

Unit

- Over \$150,000+ in upgrades in the past few years.
- Front door smart Wi-Fi door lock.
- Wood fin bedrooms and common areas, tile in bathrooms, zero carpet.
- Ample closet space in bedrooms, and additional storage throughout.
- Two zone A/C with smart Wi-Fi thermostats.
- Shaker cabinets with soft closing drawers and doors.
- Samsung Black Stainless Steel appliance package.
- Counter-Depth Smart Refrigerator with Family Hub and Wi-Fi Capability.
- Glass-top induction heating cooktop with electronic pop-up vent.
- Easy care Quartz counter tops throughout.
- Shaker cabinets with soft closing drawers and doors.
- 17+ foot ceilings in the living area, floor to ceiling windows with sunset views.
- Ability to change lighting warmth.
- 151 Square Foot covered balcony.
- Remote controlled roller shades in living area and primary bedroom.
- Japanese soaking tub and towel warmer in primary bathroom.
- Floating sinks in both bathrooms with slanted linear draining.
- Linear indirect lighting in bathrooms.
- Standing showers in both bathrooms with linear drains.
- Two assigned parking spots. (11 & 12)
- Secured sizable storage outside of unit. (#21)

Building

- Controlled entry into building and garage.
- Daytime concierge with night patrol.
- Expansive pool with plenty of seating, lounge chairs, and gas grills.
- Green space perfect to take your pets.
- Ample guest parking.
- Beautiful formal gardens.
- Exterior ornamentation by local Houston artist.

Neighborhood

- Parks: Buffalo Bayou Park (0.2 Miles), Autrey Park (0.2 Miles), Memorial Park (2.0 Miles)
- Grocery: Kroger (0.4 Miles), Whole Foods (0.6 Miles), H-E-B (1.3 Miles), Trader Joe's (1.3 Miles).
- Restaurants & Entertainment: Regent Square Development (0.2 Miles, See information booklet), Backstreet Café (0.1 Miles), La Griglia (0.3 Miles), Brasserie 19 (0.3 Miles), Perry's Steakhouse (0.3 Miles), Izakaya Wa (0.5 Miles), Starbucks (0.3 Miles), Barnes & Noble (0.3 Miles).