

GIORGETTI HOUSTON

2710 STEEL STREET, #305

Upper Kirby District

DISTINCTIVE FEATURES

- 3rd floor | 2,692 SF | 2 beds | 2.5 baths | Study | Terrace | 2 parking spaces | 1 CC storage unit
- One of the 1st residences built in 2020; One of a kind
- 10 FT Ceilings
- Custom fixtures and recessed lighting
- Giorgetti custom cabinets in Macroer finish kitchen/baths
- Italian quartz counters throughout
- Double glazed commercial windows w/remote shades
- Listone Giardano custom wood flooring throughout
- Herringbone/Brick patterned tile flooring in bathrooms
- Savant System | Home automation
- Solid core flush style 8 FT interior doors

ENTRY

- Custom hanging fixture
- Custom extended bench
- Custom Listone Giardano wood flooring herringbone

STUDY

- Custom Rimediso Pocket Doors
- Custom built-in cabinets with dual desks
- Custom Listone Giardano wood flooring
- DaVinci Custom Gas Fireplace with light/heat settings

LIVING | DINING ROOMS

- Adjoining rooms open to kitchen
- Custom Listone Giardano wood floors
- Custom entertainment wall with storage

KITCHEN FEATURES

- Gaggenau Appliances behind cabinet-matched panels
 - 36" double door refrigerator, freezer bottom
 - 36" 5-burner gas cooktop and vent hood
 - 30" steam oven
 - 24" microwave
 - 30" warming drawer
 - 24" dishwasher
 - Wine Refrigerator
- Custom Giorgetti cabinets in Macroer finish
- Extended island with seating; under-mount sink
- Listone Giardano custom wood floors
- Italian Quartz Counters and 48" backsplash
- Custom Giorgetti oak floating shelves

PRIVATE TERRACE

- 337 SF outdoor living space with incredible views of Steel Street and century-old live oak trees
- Clear railing allowing maximum views
- Custom remote screens
- Outdoor kitchen in stainless steel has grill, vent hood, sink and upgraded refrigerator

PRIMARY SUITE

- Listone Giardano custom wood flooring
- Modern steel/glass sliding door to private terrace
- Room for sitting area
- Walk-in customized boutique-style closet

PRIMARY BATH

- Herringbone wall tile | Brick patterned floor tile
- Custom Giorgetti cabinets with Macroer finish
- Italian Quartz Counters
- Double Sinks; Separate vanity area
- Freestanding MTI tub; floor mount faucet/sprayer

SECONDARY SUITE

- Listone Giardano custom wood flooring
- Modern steel/glass sliding door to private terrace
- Walk-in closet with custom built-ins

SECONDARY BATH

- Herringbone patterned tile flooring
- Italian Quartz Counters
- Curbless W/I shower with rain shower; glass enclosure

PROPERTY AMENITIES

- Prime location walk to Whole Foods, shops, dining
- Parking garage 2nd floor; Places #48 and #49
- Assigned climate controlled storage unit #23 (garage)
- Key-fob secured entry to lobby; fitness center; parking garage; outdoor areas; hot tub/plunge pool
- 24/7 manned security
- Concierge | Porter
- Property maintained by Association