

**Description for House Brochure**  
**Unit 73/83, Villa d'Este**

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Villa D'Este Condominium presents the best of old-world Italian-inspired design. Claiming one of Houston's most prominent addresses in exclusive Uptown Park, Villa D'Este expresses the elegant vision of its builder, Giorgio Borlenghi, founder and chairman of Interfin Corporation. Nestled on a six-acre, park-like setting atop the banks of Buffalo Bayou, Villa d' Este Condominium's warm Texas limestone exterior is complemented by immaculate lush grounds, underground parking, secluded swimming area, and a fitness club overlooking serene woods and two lighted tennis courts.

Unit 73/83 offers a rare, two-story dwelling with the unique feel of an expansive private home supported by the over-arching amenities of a superbly run, residential building. This home's flexible floorplan provides one-level living on the main floor with hardwood floors, a magnificent primary suite, cutting-edge kitchen, formal rooms, and breakfast/family room. The upper floor, accessible via interior staircase or elevator, expands the options with three luxurious bedroom suites, one of which may serve as a second primary suite if desired, and a large den/sitting area. Walls of operable windows, equipped with remote-controlled shades, and wide tiled balconies afford east and south views from both levels.

The main entrance on the lower floor encompasses a reception foyer that transitions into spacious, open formal rooms. Views of walking paths, tennis courts, the wooded tracts of Memorial Park, and the downtown Houston skyline form scenic backdrops for both formals as well as the family room that opens to the kitchen. The living room features a floor-to-ceiling bow window (operable windows) and delicately wrought U-shaped track art lighting. The dining room has access to the wide balcony through glass slider doors and an interior window with pendant lighting for easy serving from the elegant bar. The bar boasts high-end granite countertops, two chillers, abundant glass-front upper cabinets, and pendant lighting.

A short hall from the foyer travels past the elevator and formal powder room to the cutting-edge kitchen. Clad in black granite, stunning white marble, and stainless steel, the island kitchen features a Dacor glass cooktop and warming drawer, Thermador wall ovens and microwave, restaurant-grade SubZero window refrigerator/freezer with refrigerator and freezer drawers, and a stainless-steel cabinet and sink with pull-out faucet. The adjoining breakfast room has track lighting, a built-in banquette, two desks, a coffee bar, storage cabinet, and slider glass doors to the balcony. Behind the kitchen, a hall travels past a walk-in pantry with sink and a large utility closet to the service entrance.

A pocket door opens from the living room into the luxurious primary suite, enhanced by operable east and south windows, a sitting area, and two spacious custom-fitted walk-in closets. The recently refreshed bath features a marble floor and sink decks, mirrored above-sink walls, a water closet with bidet, and designer wall covering. Sea-foam green glass tiles surround the Jacuzzi tub positioned beneath a window and the seamless-glass entry shower with double heads.

On the upper floor, a pair of opaque glass doors opens into the large den with track art lighting and a wide bow window (operable windows). A hall branches from the staircase landing and travels to the laundry room, service entrance, and two guest suites. Adjoining the den, the largest guest suite offers east and south views and a walk-in closet with Programme Martin storage. The sumptuous bath has a porcelain tile floor, Duravit vessel sink, water closet, and a black and white tiled seamless glass-entry shower. Additional bedroom suites have access to the upper balcony through slider glass doors, custom-fitted walk-in closets, and marble-clad baths.

*Sent to Carmen 11/14/22*