



# 14 Greenway, Unit 15P

## Updates & Features

(Per Seller)

- Fabulous 2-bedroom 2-bath condo on the 15<sup>th</sup> floor with great East and Southwest views including the Texas Medical Center
- Abundant storage with built-ins throughout the condo
- Complete renovation down to the studs occurred in spring, 2020
- Quartz countertops in kitchen, kitchen island extension, dining room, and in new built-in buffet
- Custom cabinets and soft close drawers
- Under-mount lighting for custom built kitchen cabinets, built-in wine rack, and soft close cabinet doors and drawers
- Custom pantry with shelves and drawers
- Extra storage in cabinet of island extension to kitchen
- Engineered wood flooring with soundproof material throughout condo
- Ceramic tile flooring and granite countertops in both bathrooms
- All stainless-steel Samsung appliances in kitchen purchased in 2020
- Renovation also included new purchase of Samsung Washer/Dryer with granite countertop custom cabinet and shelves in storage/utility room
- Built-ins galore in primary and secondary bathroom as well as in primary closet
- Walk-in showers with surround ceramic tile and river rock tile floors in both bathrooms
- Fantastic lighting with coffered ceilings throughout condo
- New window shades throughout condo
- Large primary bedroom with custom closet
- Ideally located across the street from LifeTime Fitness, Tony's Restaurant, and other nearby restaurants
- Renovation resulted in a wonderful flow between kitchen, living, and dining rooms making it great for entertaining with excellent access to all these rooms
- Second bedroom converted to office with granite countertops for custom built desk, file cabinets, and bookshelves
- Wall-to-wall vanity mirrors and frameless shower enclosures with clear glass tempered doors in both bathrooms
- Water filtration system for kitchen and both bathrooms
- Renovation included air duct cleaning, new sidewall grills, thermostat, custom insulated drain pan and heating element
- Ceiling fans in living room, dining room, and both bedrooms

- New comfort height toilets with safety bars in bathrooms
- Walk-in showers include safety bars
- Lighting dimmers in all living areas

## **Utilities**

Valet/Porter services, domestic water, sewer, trash, basic internet and cable costs are included in HOA

Maintenance fees- \$1,388/month

HOA fees exclude Chilled Water (for AC use)

Chilled water costs averaged \$169/month in 2022 and \$136/month in 2021

Electricity costs averaged \$59/month in 2022 and \$50/month in 2021