

1840 Palm St.

HOUSTON, TX 77004



Exterior Construction

- Stucco & siding exterior with firewall
- 3 layer stucco application
- Moisture barrier underneath stucco to prevent moisture & allow moisture release
- Weep holes in designation locations to allow for moisture release
- Wood accents on balconies
- Custom iron railings on all balconies
- Teak wood & turk on all balconies
- Slab foundation

Smart Home

- Control4 installed
- Select switches equipped with Control4 switches
- Ability to add-on to Control4 System

Kitchen

- Quartz countertops
- Waterfall island
- Custom Italian cabinetry
- White Oak Engineered wood floors
- Brick veneer accented on vent hood
- Soft close cabinets & drawers
- Fisher & Paykel appliance package
- Large walk-in pantry with shelving for small appliances
- Control4 tablet

Entry

- Steel swivel door with smart lock & smart door bell
- Art deco wall with accent light
- 11 ft. ceiling

Dining

- Engineered white oak floors
- Serving bar with floating shelving
- Sliding doors opening up to private courtyard
- Concrete pavers & crushed rock courtyard
- 11 ft. ceiling

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Family Room

- Engineered white oak floors
- Brick veneer accented wall
- Custom inlet shelving
- Gas fireplace with remote control capability
- 3/4 length windows throughout to allow maximum light
- 11 ft. ceiling

Back yard & Balconies

- New fence throughout back & sides of property
- Sod & crushed rock placed throughout back yard
- X sqft back yard
- 2 story third floor patio
- Outdoor kitchen ready (grill not included)
- Spiral staircase with stunning Downtown views
- Teak wood & turf flooring on balconies

Game Room

- Engineered white oak flooring
- Wet bar with serving window to service outdoor patio
- 4 panel sliding windows to transition game room into indoor/outdoor living
- Control panel closet for smart home equipment
- Pre-set for surround sound speakers

Primary Bedroom

- Engineered white oak flooring
- Elegant butane fireplace
- Large walk-in closet with custom built-ins & island
- 10 ft. ceiling

Primary Bathroom

- Polished italian porcelain tile
- Floating vanities
- Separate make-up bar
- Large oval soaking tub accented with brick veneer
- Double-wide walk-in shower with 2 rainfall shower heads & two handheld shower wands
- 10 ft. ceiling

Secondary Bedrooms

- Engineered white oak flooring
- En-suite bathrooms with floating vanities, tile flooring and frameless walk-in showers or garden style tub/shower combination
- Large closets with custom built cabinetry

Study

- Open concept with views of the game room
- Storage closet