

Features & Amenities



House Overview

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|---------------------|---------------------|
| Bedrooms | 3 |
| Baths | 3 Full +1 Half Bath |
| Square Feet | 4,052 per HCAD |
| Lot Size | 2,123 per HCAD |
| Year Built | 2018 per Builder |
| Garage | 2 Car Attached |
| Neighborhood | River Oaks Area |

OVERALL

- Classic architecture with hand carved limestone and brick exterior
- Community with courtyard surrounded by wrought iron fencing
- Refined English style townhomes pay homage to the historical London hotel, Belmont Cadogan Hotel
- Custom elevator give access to all floors
- Designer finishes and features throughout
- Recent exterior work completed (receipts upon request)
- Evaporator coil replaced on one unit in 2023 with 10 year warranty
- HOA fee covers exterior fencing/gates, exterior window washing, twice weekly trash removal and landscape maintenance
- Close to popular dining & shopping in Montrose & River Oaks: Barnaby's, La Griglia, Brasserie 19, Common Bond Bistro, Empire Cafe, Ostia, Riel, Paulie's Agora, Montrose Wine & Cheese, milk+sugar, Rosie Cannonball, Le Labo, Emerson Rose, Lo-Fi Vintage, just to name a few!
- Incredible location; minutes from tons of popular shopping and dining in River Oaks Shopping District and River Oaks Shopping Center!
- Easy access to major freeways I-10, 59, 610, Allen Parkway, Downtown, Medical Center, and the Galleria.

FRONT EXTERIOR

- Beautiful exterior that has a gated pedestrian entrance through the manicured community
- Brick and limestone exterior with wrought iron balconies
- Covered entrance leads to custom mahogany door
- Gutters

BACK EXTERIOR

- Private driveway leads to attached 2 car garage
- Garage with epoxy flooring
- Added steps and railing to access backdoor

ENTRY

- Inviting foyer with room for entry furniture and wallspace to display art
- Directional art light
- Marble tile floor
- High ceiling
- Decorative wrought iron railing
- Large storage closet under the stairs
- Mudroom by back door and garage with built-in storage cabinets and room for furniture as well as window with custom shade

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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LIVING ROOM

- Located on the 2nd floor and open to dining room; ideal for entertaining
- Intricate ceiling details
- Floor to ceiling windows outlook common courtyard
- Recessed LED can lighting
- Gas log fireplace with stone surround and mantle
- High ceiling
- Double crown molding
- Note: drapes are excluded but rods will stay
- Note: Mirror over fireplace is excluded

FORMAL DINING ROOM

- Next to kitchen; open floor plan with living room
- Double crown molding
- High ceiling
- Art lights
- Electrical to add a chandelier
- Note: Decorative light fixture is excluded

KITCHEN

- Chef's kitchen
- Quartz countertops
- Breakfast bar
- White subway tile backsplash
- Pantry cabinet with slide out drawers
- Tons of storage
- High-end Thermador stainless steel appliances
- Built-in stainless steel French door Thermador refrigerator and freezer
- Built-in stainless steel Thermador microwave
- 6 burner stainless steel Thermador gas range with griddle and double convection ovens and stainless steel vent above
- Stainless steel Thermador dishwasher
- Under cabinet lighting and electrical outlets
- Oversized one basin stainless steel sink
- 2 Circa Lighting designer pendant lights over breakfast bar
- Soft shut drawers
- Pull out trash can drawer
- Recessed can lights
- Large window with custom shade
- Open floor plan with breakfast area
- Crown molding

- Window above sink with custom window treatment
- Door leads to balcony
- Breakfast area
 - Lots of natural light,
 - Double crown molding
 - Note: current light fixture is excluded, but original light fixture from Circa Lighting can be rehung
 - Access to elevator
 - Rods to add drapes to close off the kitchen/breakfast area when entertaining
 - Note: drapes in breakfast area and entrance are excluded but rods will stay

POWDER ROOM

- Stone countertop
- Decorative sconces
- Vanity with storage
- Window with custom window treatment
- Note: light fixture excluded

GAMEROOM

- Located on the 4th floor
- Fabulous space with room for a tv room as well as space for a game table
- Built-in dry bar with beverage fridge with cabinet front
- Built-in glass display cabinets (note: the decorative lining in cabinet fronts will be removed)
- Storage cabinets
- Doors to the balcony open all the way to have great indoor/outdoor living
- Circa Lighting light fixture
- Recessed LED can lighting
- Crown molding
- Windows with custom window shades

STUDY

- Located on the 3rd floor
- French doors open up to this private study
- Wainscoting
- Floor outlet
- Built-in bookshelves with adjustable shelving
- 3 decorative task lights over the bookshelves
- Electrical to add light fixture

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The
Conkling
Group

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- Recessed LED can lights
- Note: light fixture excluded
- Note: drapes excluded but rods will stay

PRIMARY SUITE

- Spacious primary suite with room for a sitting area
- Gas log fireplace with stone surround
- Extra wide baseboards and crown molding
- Recessed LED can lights
- Modern ceiling fan
- Built-in bar space to have your morning coffee or evening glass of wine with beverage fridge with cabinet front
- Custom drapes
- Note: Primary bedroom hallway lamp is excluded
- Double doors open to en-suite bathroom
- 'His' and 'Her' separate walk-in closets; each with built-in dressers and tons of hanging space

PRIMARY BATHROOM

- Spa-like bathroom
- Marble tile floor
- Separate vanities with quartz countertops and plenty of storage
- Each vanity has a decorative mirror and 2 sconces
- Soaking tub with quartz surround
- Large window with custom window shade
- Separate walk-in shower with marble tile and bench seat, frameless glass surround, and a separate handheld sprayer
- Separate water closet with head knocker cabinet
- Note: 2 decorative hanging light fixtures are excluded

SECONDARY BEDROOM #1

- Located on the 4th floor
- Freshly painted
- Low profile carpet
- Crown molding
- Modern ceiling fan
- Recessed LED can lights
- Walk-in closet
- Windows with custom window treatments

- Additional flex space for a reading nook or desk area
- Private balcony with iron railing overlooking courtyard with room for outdoor furniture
- En-suite BATHROOM
 - Door from secondary bedroom #1 as well as door to game room
 - Vanity with storage cabinets
 - Decorative mirror and vanity lights
 - Walk-in shower with bench seat and glass door

SECONDARY BEDROOM #2

- Located on the first floor
- Flexible room that could make an ideal study, home gym or guest room
- Modern ceiling fan
- Crown molding
- Recessed led can lighting
- Marble tile floor
- Custom drapes and windows with screens
- Walk-in closet
- ENSUITE BATHROOM
 - Vanity with storage
 - Decorative mirror
 - Headknocker cabinet
 - Walk-in shower with bench seat
 - Window with custom window blind

UTILITY ROOM

- Located on the 3rd floor outside of the primary bedroom
- Work sink
- Storage cabinets
- Custom window shade
- Washer/dryer connections