

711 Main #1001

Features List

Overall

- 2301 sq/ft per HCAD.
- 2 Bedrooms, 2 Full Baths.
- 14' exposed cement ceilings.
- Stone floors throughout except primary Bathroom. (No carpet in home!)
- Two HVAC units:
 - Main unit replaced in 2021 with 17 seer unit.
 - Secondary unit replaced in 2018 by previous owner.
- Water Heater replaced in 2022.
- Two tandem assigned parking spaces in secured basement garage.
- \$1810 monthly HOA fee includes building & common area insurance and maintenance, limited access building & garage entry systems, Porter, water, sewer & trash.

Balcony: Approx. 15' x 8'

- Accessed through double doors directly from Living Room. *The Main St facing balcony units at Capitol Lofts are the only ones in Downtown that extend over the sidewalks allowing for spectacular views up and down Main St.*

Rooftop:

- Exclusive use of 1 of 3 private rooftop decks.
 - Rooftop deck is not directly accessible from unit. Stairwell to full rooftop located in hallway directly outside the unit's front door.
 - Decking on rooftop in need of replacement as disclosed in Seller's Disclosure Notice. *List price was determined without giving value for rooftop deck since it needs replacing.*
 - FYI: Unit's percentage of ownership for calculating monthly HOA fee does NOT include rooftop sq/ft.

Entry: Approx. 5'x5'

- Built-in art/display niche.
- Access to approx. 8' x 3' storage closet with upper shelving for additional storage. This closet is also access to main interior HVAC unit.

Living Room: Approx. 19' x 19'

- Floor to Ceiling wall of windows overlooking Main St.
- Exposed brick wall with custom LED sconce lighting.
- Track Lighting above.
- Open to Dining Room & Kitchen.

Dining Room: Approx. 18' x 15'

- Floor to Ceiling wall of windows overlooking Main St.
- Custom LED chandelier.
- Track Lighting above.
- Open to Living Room & Kitchen.

Kitchen: Approx. 15' x 14', Completely remodeled 2021.

- Kitchen completely updated in 2021.
- Cabinetry is blend of custom built & existing cabinets. All doors & drawer facings are custom built. All doors & drawers are soft close.
- Quartz countertops & backsplash.
- Oversized island with induction cooktop and quartz countertops & quartz waterfall sides.
- Custom built round casing for exhaust vent over induction cooktop. Vents to outside.
- Double ovens. One is convection oven as well.
- Built-in microwave drawer.
- Dishwasher with custom-built front to match cabinetry.
- Built-in Sub-Zero refrigerator/freezer. *This is the only appliance not replaced in 2021 when Kitchen was remodeled. It was in unit when Seller purchased.*
- Oversized undermount sink with commercial style plumbing fixture.
- LED under cabinet lighting.
- Butler's Pantry style cabinetry with additional storage and display shelves.
- Suspended track lighting above.

Utility Room: Approx. 6' x 6'

- Accommodates full size washer & dryer. Dryer is vented to outside.

Primary Bedroom: Approx. 21' x 16'

- Floor to ceiling wall of windows overlooking Main St.
- 2" wood blinds on windows for privacy.
- Exposed brick wall with sconce lighting.
- Custom LED chandelier.
- Track lighting above.

Primary Bedroom Walk-in Closet: Approx. 11' x 11'

- Entry through double frosted glass insert doors.
- Additional direct access into Primary Bathroom.
- Custom built stained wood organization system gives “boutique” look & style to closet.
 - Abundant storage shelves and hanging rods.
 - Built-in 3-sided full length dressing mirror.

Primary Bathroom: Approx. 17' x 7' Completely Remodeled 2021.

- Custom built cabinetry throughout. All drawers and doors are soft close.
- Dual vanities with dual undermount sinks, quartz countertops with waterfall sides.
- Additional custom built cabinets with linen and storage shelves.
- Dual lit mirrors over vanities that slide up to reveal built-in medicine cabinets.
- Frameless glass enclosed wet area with custom tile floors and walls, including built-in shampoo shelf.
 - Oversized shower with rainfall shower head and separate hand-held fixture.
 - Freestanding deep soaking tub with custom plumbing fixture.
- Custom chandelier and track lighting above.
- Direct access from Primary Bedroom and direct access from Primary Closet.

Secondary Bedroom: Approx. 16' x 16'

- Custom dark stained built-in shelving/storage unit on 2 walls with rolling library ladder.
- Exposed brick wall with one large window and 2 smaller accent windows higher up on wall.
- 2” wood blinds on windows for privacy.
- Custom LED chandelier.
- Track lighting above.
- Direct access to Secondary Bathroom.
- Large Walk-In Closet located directly outside Bedroom in Hallway.

Secondary Bathroom: Approx. 12' x 6'

- Large vanity with double doors & 6 drawers for storage.
- Large granite countertop with undermount sink.
- Oversized walk-in shower with marble surround and frameless glass enclosure.
- Marble floors.
- Updated LED vanity lighting.
- Track lighting above.
- Bathroom is accessible from Hallway or directly from Secondary Bedroom.

All information is a representation from the Seller and should be independently verified by Buyer!