

3311 Yupon Street #416*

Features of the Building

- Building: Tremont Tower
- Modern mid-rise building located in Houston's trendy Montrose neighborhood
- Units have tall ceilings, large windows offering tons of natural light, wonderful view from balcony and living room
- Built in 2003
- 76 units
- 6 floors
- Constructed with steel and concrete
- Aluminum beams in walls
- Controlled access (with fob)
- Gated secure parking garage
- EV charging station
- No valet parking
- Allowed to have 2 pets
- Bike locker/ storage
- Dog park
- Fitness center (open 6:00am-10:00pm 7 days/ week)
- 1 assigned parking spot included with HOA (current owner parks on 1st floor corner)
- \$75 extra per month for each additional car/ parking spot
- Mailroom upfront in building
- Service elevator
- Trash chute on each floor
- Package closet

Information About Unit #416

- Located on the 4th floor
- Elevators in the building rest on the 4th floor (never have to wait)
- 1 bedroom
- 1 full and 1 half bathroom
- 1 A/C unit (2003)
- Water heater located in hall closet in unit (2004)
- Full-sized washer and dryer stacked in closet (included)
- Nest thermostat
- No carpet
- Tile flooring throughout
- Spacious primary bedroom with tall ceilings, fan (new), and USB in outlets on wall (new)
- Primary bathroom has butcher block countertops, double sinks, large rain shower (recently re-sealed), hidden cabinet space with laundry shoot, and a nice walk-in closet
- In the combined living/ dining space recently added a fan

- Wall of windows in living room with newly installed (March 2023) solar shades to keep unit cool (remote controlled)
- Kitchen has Bosch oven (2020) and electric stove (2020), Bosch dishwasher (2020), Whirlpool refrigerator (2020), and deep soft-close cabinets and drawers
- Relaxing balcony with wonderful tree-top view of medical center skyline

Updates

- New ceiling fans in primary bedroom and in living/dining room
- Put in solar shades rated to 5x to help keep unit cool- remote controlled (March 2023)
- USB in outlets in primary bedroom
- Ceilings, walls, baseboards, and interior doors were freshly painted (July 2021)
- Kitchen counters replaced (2019)
- Kitchen, bathrooms and tile floors were completely renovated (2014)

Additional Information

- Tremont Tower Condominium Association (HOA)
- Manager: Heather Guerrero (713-533-9224)
- HOA fee: \$394 mandatory maintenance fee per month
- Fees include: water, sewer, trash, gas, security, and parking
- Other mandatory fees: \$250 transfer fee

***All information per seller**

