



# THE WILSHIRE

AT RIVER OAKS DISTRICT

## Standard Features

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### SIGNATURE FEATURES

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- Wolf cooking appliances
- Sub Zero Integrated Refrigeration in all plans
- SieMatic (German) cabinets
- 7" Wide hardwood flooring
- Oversized master bedroom closets
- Unmatched amenities
- Timeless yet welcoming interior amenity areas designed by renowned Kirksey Architecture
- Walking distance to River Oaks District – Houston's next epicenter for shopping and dining
- Two (2) hospitality suites for resident occasional guests
- Reserved parking spaces for each residence included in the price

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### INTERIOR FEATURES

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- Ceiling heights – 10' for standard residences, 11' for floors 15-17
- Emtek Milano door hardware with rectangular rosette in satin nickel finish
- Smoke detectors as required
- Fire alarm system
- Fire sprinkler system
- Pre-wired for cable TV (satellite capable) and telephone (Category 5 wiring)
- Pre-wired for sound system in living room, kitchen, master bedroom and master bath
- Pre-wired for electric solar shades or curtains at all windows
- Select white oak or walnut Manhattan Collection engineered 7" hardwood flooring. Hardwood flooring provided in entry, living, dining, kitchen, hallways to bedrooms and powder room (where applicable)
- Carpet selections to be nylon in cut and loop pattern. Provided at bedrooms only
- Double glazed commercial grade aluminum windows
- Kitchen backsplash to be porcelain slab, Walker Zanger Café collection in 3"x6" or 3"x12" subway size or Skyline collection of linear gloss/matte blended glass
- Bedroom closets finished out with shelving and aluminum rods
- Solid core two-panel styled interior doors
- Utility room flooring to be 12"x24" porcelain tile by Walker Zanger in Cemento, Geotech or Stark series
- Recessed lighting to be provided in main living areas, bedrooms and corridors. All bedrooms are pre-wired for ceiling fan (fan provided by other)
- Upper cabinets provided at utility room
- Walls and ceiling paint to be flat latex paint with a rolled texture (fine). All trim molding to be finished with semi-gloss enamel



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## COMMON AREA AMENITIES

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- Large entrance lobby appointed with elegant furnishings
- Two guest suites available for daily fee rental for visitors of owners. Guest suites located on level 2
- First floor lobby features three adjacent areas featuring a morning / gather room appointed with flat screen TVs, a lounge room for gatherings and an adjacent lounge extension with bistro tables. All three spaces can be used for one large function or used and enjoyed separately for non-reserved functions. Catering kitchen on 1st floor
- Paver and landscaped outdoor plaza adjacent to first floor lobby amenity rooms with 2 fire pits
- Over-sized swimming pool with sun shelf
- Covered pool-side pavilion with outdoor kitchen and flat screen TV
- Paved pathways with multiple secondary outdoor gathering areas
- Four (4) private cabanas pool side with flat screen TVs
- Large fitness center with cardio machines and light free weights and flat screen TV
- Large private lounge room appointed with comfortable furnishings, a serving island and flat screen TV
- Catering kitchen on level 4 with coffee service
- All residences include in the purchase price 2 reserved parking spaces. Residences on floors 15-17 receive 3 reserved parking spaces
- Private dining room on 4th floor
- Backup generator for common area power (including elevators) in the event of power outage

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## BATHROOMS

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- Bathroom countertops to be natural stone or engineered quartz
- Master bath soaking tub to be Kohler Underscore series
- Master tub deck to be undermount styled installation
- Master bath plumbing fixtures to be Kohler Pinstripe series in polished chrome
- Guest bath plumbing fixtures to be Kohler Purist series in polished chrome
- Toilets to be Kohler Archer Comfort Height, elongated with soft close lid (K-3551-0)
- Master bath tile flooring and surround to be natural stone or porcelain tile selections with added tile accents. Representative selections are Walker Zanger Gascogne Blue Limestone, Studio Moderne Stone, Villa D'Oro, Bianco Bello Marble, Lagos Azul, Color Basics, Skyline Linear Gloss/ Matte Glass blend, Café Series and Roku Glass mosaics
- Secondary baths tile flooring and surrounds to be represented from the following Walker Zanger lines: Color Basics, Tuileries, Villa D'Oro, Geotech or Calacatta Porcelain tile
- 3/8" thick frameless shower enclosures at master bath
- 1/4" semi-framed shower enclosures at 2nd baths
- Recessed frameless mirror detail at all bathroom vanities excluding the powder
- Towel bars and papers holders provided in all baths



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## APPLIANCES

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- Kitchen appliances to be Sub-Zero and Wolf stainless steel package (excluding venthood and dishwasher)
- Sub-Zero 36" Integrated Over and Under Refrigerator/Freezer – cabinet panel ready – (model IT-36CIID) for floors 3-14
- Sub-Zero 30" Integrated Column Refrigerator and 18" Integrated Column Freezer – cabinet panel ready – (models IC-30RID and IC-18FI) for floors 15-17
- Sub-Zero 24" Undercounter Built-In Dual Zone Wine Storage – (model 424G/S/TH) for floors 3-14
- Sub-Zero 24" Integrated Full Height Wine Storage with Stainless Steel panel – (model IW-24) for floors 15-17. Holds 102 bottles
- Wolf 24" Undercounter Microwave Drawer – (model MD24TE/S) for floors 3-5
- Wolf 30" Drop Down Door Wall Microwave – (model MDD30TE/S/TH) for floors 6-17
- Wolf 36" 5 burner gas cooktop – (model CG36S5T/S) for all floors
- Wolf 30" Single electric wall oven – (model SO30TE/S/TH) for all floors
- Asko Extra Tall Tub Full Integrated Dishwasher – cabinet panel ready – (model D5534XXLFI) for all floors
- Zephyr 36" Anzio Wall Hood – (model ZAN-M90BS) for all floors
- Refrigerator and Dishwasher to have option of either Cabinet Panel or Stainless Steel Panel front
- Clothes Washer and Dryer Included – GE Frontload Washer GFWN1100H and Dryer GFDL110EH

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## KITCHENS

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- Badger 1/2 horsepower garbage disposal unit
- Kitchen countertops to be porcelain slab or engineered quartz
- Kitchen Sink – Kohler stainless 18 gauge Vault undermount sink – (model K-3821-3-NA)
- Kitchen Faucet – Blanco Sonoma Stainless Steel with pull-down spray – (model 441647)
- Under cabinet countertop lighting
- Cabinetry to be European styled, slab door front by SieMatic Cabinets in either matte laminate and wood grain laminate finishes
- 40" (nominal) Upper cabinets with option of glass panel or solid panel cabinets. Cabinet over sink is 35" (nominal) for more working clearance
- Vent exhaust to exterior

The residences at The Wilshire will be built in accordance with plans and specifications prepared by Kirksey Architects, Rogers Moore Engineers (Structural), Halff Associates, Inc. (Civil) Thompson Company, Inc. (MEP) and Kudela & Weinheimer (Landscape). The plans for these residences meet or exceed all requirements of the City of Houston building department and all applicable building codes.





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## SITE & STRUCTURAL/BUILDING

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- Resident and guest entry drive with covered porte-cochere drop off lane
- Covered visitor parking within main parking structure
- Nineteen (19) covered spaces for guest parking inside of parking garage on level one (1)
- Designed by professional and licensed structural engineer
- Reinforced concrete frame consisting of a rigid column and flat slab building frame. Floor and roof slabs will be 8" thick, reinforced with high strength post-tensioned steel reinforcement along column lines (two way) and mild-steel reinforcement
- Exterior Skin – Exterior walls consist of pre-cast architectural concrete and commercial quality window glazing system
- Window System - Dual pane, insulated, low-e coated, clear glass similar to Viracon 1" VNE29-63. Fixed glazing to have no greater than a 0.25 solar heat gain coefficient
- Resident demising walls to be double stud walls with 5/8" studs, (2) layers 5/8" gypsum board each side, acoustic insulation on each side, 1" air space between studs
- Trash chute access on each floor
- Recycle program will be available for building
- Car charger capability (as requested at owner expense) for parking garage
- Passenger elevators (2) – Machine room-less (Otis Gen 2 or similar)
- Freight elevator (1) – Gearless traction elevator
- All points of entry to be access controlled and activated by key fobs
- Hot water to be a central gas fired system
- Air conditioning and heating system to be water source heat pump system central
- Gas to be provided to building from one master meter. Gas usage to be paid by condominium association, not individual owners
- Fire sprinkler system provided in all residences and common areas. Fire protection system shall be classified and designed in accordance with NFPA #13

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## ALLOWANCES & CHANGES

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- All change orders and upgrades to be in writing and signed by Buyer and Seller, and paid in full before work begins or materials purchased
- Powder room mirrors not included where applicable. All master bath and secondary baths with vanity cabinets to come with a mirror
- No decorative hanging light fixtures or ceiling fans provided in purchase price
- Storage units available for purchase
- Home automation system available as upgrade
- Window covering screens available as upgrade
- Tier 3 & 4 (Units J-N) have optional dry bar available as upgrade

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All content contained within is believed to be accurate but not warranted.