



Notable Features + Amenities

**2 Bedrooms | 2 Full and 1 Half Baths | Assigned Garage Parking
1,929 Sq. Ft. (Per HCAD) | Built in 1962 (Per HCAD)**

Miscellaneous Features

- All Poggenpohl custom cabinetry in unit with soft close doors/drawers and advanced built-in storage solutions
- 27' x 5' Private balcony in unit
- Utility room in unit
- Whole building remodeled in 2015; unit was gutted and remodeled as a part of this process

Building Amenities

- 24/7 Concierge
- Valet Parking
- Resident Lounge with coffee bar
- Library
- Outdoor leisure areas with gas powered grills, fire pits, pool and hot tub, and sun-bathing decks
- Private dog run
- Dog wash station
- Massage room
- Fitness Center and separate yoga room
- Secure package handling and tracking available 24 hours a day
- Guest suites available for rent

Dining Room - 16' x 12'

- 9' Ceiling
- Three floor-to-ceiling windows with retractable shades
- One floor-to-ceiling glass door to patio with retractable shade
- Open to living room
- Recessed lighting
- 4" Baseboards
- 5" Hardwood floors

Kitchen - 19' x 10'

- 9' Ceiling
- Quartz countertop with marble slab full backsplash
- Island with marble countertop and marble slab waterfall edges; bar seating for three stools, dishwasher with cabinet facade, sink, and rubbish/recycling bin drawer
- Gaggenau stainless steel appliance package: five burner gas cooktop, vent hood, double door refrigerator and freezer with cabinet facade, under-counter wine refrigerator, wall oven, microwave, and dishwasher
- Stainless steel deep basin sink with gooseneck faucet (on island)
- Custom built-in cabinetry with custom storage solutions, soft close doors and drawers
- Recessed lighting
- 4" Baseboards
- 5" Hardwood floors

Living Room - 16' x 16'

- 9' Ceiling
- Five floor-to-ceiling windows with retractable shades
- Open to kitchen and dining room
- Recessed lighting
- 4" Baseboards
- 5" Hardwood floors

Powder Room - 7' x 7'

- Custom Poggenpohl floating vanity cabinet with marble countertop and backsplash and polished nickel hardware
- Kohler commode with marble backsplash
- Two polished nickel wall sconces
- Recessed lighting
- 12" Tile baseboards
- 12" x 24" Tile floors

Study/Media Room - 10' x 10'

- 9' Coffered ceiling
- Three floor-to-ceiling windows with retractable shades
- Built-in cabinetry with book shelves and cabinet storage
- 4" Baseboards
- 5" Hardwood floors

Primary Bedroom - 17' x 15'

- 9' Ceiling
- Four floor-to-ceiling windows with retractable shades
- Chandelier with fabric shade and polished nickel decor
- Directional art lighting
- Sliding pocket door to bathroom
- Recessed lighting
- 4" Baseboards
- Carpet floors

Primary Bathroom - 14' x 12'

- Floating vanity with custom cabinetry, dual Kohler sinks, marble countertop and backsplash, and two polished nickel vanity sconces
- Free-standing Apaiser tub with polished nickel hardware
- Walk-in shower with seamless glass enclosure, marble slab bench seat, polished nickel hardware with rainfall shower head, and floor-to-ceiling tile walls
- Private lavatory closet with built-in cabinetry, frosted glass door, and Kohler commode with floor-to-ceiling backsplash
- Recessed lighting
- 6" Tile baseboards
- 12" x 24" Tile floors

Primary Closet - 11' x 7'

- Modifiable built-in Container Store storage system
- Ten hanging rods; two dress height
- Built-in drawer storage
- Adjustable shelving system
- Fixed pendant light fixture
- 4" Baseboards
- Carpet floors

Flex Space / Office - 9' x 7'

- Accessible via primary bathroom
- Serves as secondary entrance to unit, has access to common area hallway
- Good place for a private workspace or additional storage
- Fixed pendant light fixture
- 4" Baseboards
- Carpet floors

Secondary Bedroom - 12' x 12'

- 9' Ceiling
- Two floor-to-ceiling windows with retractable shades
- Hanging chandelier with polished nickel shade
- Closet with built-in hanging storage, cabinets, and adjustable shelving
- 4" Baseboards
- Carpet floors

Secondary Bathroom - 8' x 8'

- Floating vanity with custom cabinetry and quartz countertop and backsplash
- Two polished nickel vanity sconces
- Kohler tub/shower combo set in floor-to-ceiling tile surround
- Kohler commode
- Recessed lighting
- 4" Baseboards
- 12" x 24" Tile floors

Utility Room - 8' x 6'

- Overhead built-in cabinetry
- Space for full-size front-loading washer and dryer below a built-in folding counter
- Fluorescent lighting
- 4" Baseboards
- 12" x 24" Tile floors
- Exclusions
- Dining room chandelier
- Study/Media room chandelier



Floor Plans

