

# 1111 Hermann Drive #21E

## Warwick Towers

**\$1,100,000.**

### **ENTRY (10 x 8)**

- ◆ Custom mahogany front door
- ◆ White oak floor
- ◆ Recessed lighting
- ◆ Coat closet with 6 panel wood door
- ◆ Added sprinklers

### **LIVING ROOM (24 X 11)**

- ◆ Recessed lighting
- ◆ Crown moulding
- ◆ White oak floor
- ◆ Ceiling speakers
- ◆ Large windows with UV blocking film
- ◆ Balcony access overlooking Hermann Park
- ◆ Somfy brand motorized sun shade
- ◆ Somfy brand motorized black out shade
- ◆ Remote controlled electric mock fireplace
- ◆ Sony flat screen tv

### **DINING ROOM (13 X 12)**

- ◆ Recessed lighting
- ◆ Crown moulding
- ◆ White oak floor
- ◆ Floor to ceiling mirror
- ◆ Ceiling speakers
- ◆ Brass and crystal chandelier
- ◆ Opens to kitchen and living room

### **POWDER ROOM**

- ◆ 6 panel wood door
- ◆ Recessed lighting
- ◆ Brazilian granite countertop
- ◆ Designer glass sink
- ◆ White oak floor
- ◆ Toto soft close commode

### **KITCHEN (18 X 14)**

- ◆ Large island with closed storage and Brazilian granite countertop
- ◆ Brazilian granite countertops with tile back-splash
- ◆ Custom mahogany cabinets some with glass doors, shelving and interior lighting
- ◆ Under cabinet lighting
- ◆ White oak floor
- ◆ Recessed lighting
- ◆ Ceiling speakers
- ◆ Jenn-Air 5 burner electric cooktop with glass and stainless steel vent hood
- ◆ KitchenAid electric convection oven
- ◆ KitchenAid built in microwave
- ◆ Bosch dishwasher
- ◆ GE stainless steel refrigerator
- ◆ Oversized stainless steel sink with InSinkErator and instant hot water
- ◆ Frigidaire wine fridge
- ◆ Added sprinklers

### **STUDY (12 X 11)**

- ◆ Double pocket doors with frosted glass
- ◆ Recessed lighting
- ◆ Crown moulding
- ◆ Ceiling speakers
- ◆ Carpet floor
- ◆ Large glass windows with UV film and two smaller operable windows
- ◆ Floor to ceiling cabinets and built in closet
- ◆ Murphy bed

### **DESIGNER LAUNDRY CLOSET**

- ◆ Located in the kitchen behind two custom doors with decorative glass panels
- ◆ Speed Queen washer and dryer (included)
- ◆ Shelving for storage
- ◆ Hanging rod for clothes

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## **PRIMARY BEDROOM (18 X 12)**

- ◆ Recessed lighting
- ◆ Crown moulding
- ◆ Ceiling speakers
- ◆ White oak floor
- ◆ Wall of windows with UV film overlooks Hermann Park and Miller Outdoor Theatre
- ◆ Two operable windows
- ◆ Somfy brand motorized sun shade
- ◆ Somfy brand motorized black out shade
- ◆ Walk in closet
- ◆ Wall of floor to ceiling built in closets with shelving and space for office work

## **WARWICK TOWERS FEATURES**

- ◆ Pool and hot tub
- ◆ Fitness room
- ◆ Sauna
- ◆ 5 hole putting green
- ◆ Tennis court
- ◆ Jogging trail
- ◆ 5th floor garden
- ◆ Elegant gazebos with grilling areas

## **SCHOOL DISTRICT**

Poe Elementary School  
Cullen Middle School  
Lamar High School

## **PROPERTY PROFILE**

Year Built: 1983 / Appraisal District  
Square Feet Condo: 1,806 / Appraisal District  
Square Feet Balcony: 65 / Appraisal District  
Total Square Feet: 1,871 / Appraisal District  
Taxes 2023: \$14,532 w/o exemptions

## **PRIMARY BATH (12 X 8)**

- ◆ Recessed lighting
- ◆ Crown moulding
- ◆ Ceiling speakers
- ◆ Crema Marfil marble floor
- ◆ Crema Marfil marble countertops
- ◆ Porcelain sinks
- ◆ Large mirror with sconces
- ◆ Linen storage
- ◆ Kohler jetted tub with Crema Marfil marble tile surrounding
- ◆ Separate shower with marble surround, glass tiles, bench, wall mounted and handheld shower heads
- ◆ Separate water closet with Toto commode/bidet

## **HOMEOWNER'S ASSOCIATION**

Monthly Maintenance Fee: \$2,212.04

### **Maintenance fee includes:**

- ◆ Building grounds
- ◆ Common area insurance
- ◆ 24/7 Concierge
- ◆ Porter
- ◆ Valet
- ◆ Cable/Internet
- ◆ Water/Sewer/Trash

## **PARKING AND STORAGE**

Parking Spaces: 4316 and 4324  
Storage Unit: 426