

EXCITEMENT LIST – 3350 McCue, #2002

What is your favorite feature of your home?

- BUILDING AND PROPERTY NEVER FLOODED
 - INCLUDING THE BASEMENT!!!!
- 24/7 Concierge
- Valet parking - FREE
- 2 assigned parking areas in garage
- Storage closet in basement included
- Year around heated pool and jacuzzi
- Large gym facility - FREE
- Contemporary Club Room complete with kitchen, 24-hour coffee bar, pool table, and bar area.
- Tennis courts.
- Our floor only has 3 units, all other floors have 4 units so it is more private.
- The view from the 20th floor is amazing.
 - It is fun to watch the ebb and flow of the Southwest Freeway and the lights of the Galleria area.
 - On New Years Eve and July 4th the views from the balcony is filled with a multitude of fireworks displays.
 - The nighttime views are wonderful!
 - The balconies of this unit are usable and great for parties.
 - There is balcony access from the kitchen, living room and primary bedroom.
- All rooms have floor to ceiling windows with amazing views.
- All bedrooms have large walk in closets with the primary bedroom having TWO custom closets.
- Storage space abounds throughout.
- The living room has a retro chandelier made of acrylic.
- There is a trash compactor and trash shoot which makes the disposal of trash easy access.
- The staff and residents are very friendly.
- The Bristol has 24-hour concierge service with great security.
- This unit has two parking spaces in the garage and guest parking is available.
- There is a large gym with views of the pool and TV's as well as a sauna.
- The pool and jacuzzi are heated throughout the year for swimming.
- The Bristol has a spacious contemporary Club Room that can be used for any size gathering.
- Part of the Club Room is a functional kitchen and a 24 hour coffee bar.
- A pool table, large TV and a bar enhance the room.
- Private tennis courts.
- Adjacent to the building is a large green area used for walking and as a dog park.
- The Bristol is easy access to everywhere in Houston and it is on the new Metro-Rapid Silverline bus system for the Galleria area.

What is the best thing about the location of your home?

- The proximity to shopping, restaurants, and freeways both 59 and 610.

Tell me about any upgrades or updates you have done.

- The water system and pipes for the entire building, and each unit, were replaced with state of the art PEX Piping. This includes each individual unit.
- Trash disposal system for the entire building.
- Designer paint throughout.

ROOM BY ROOM MARKETING

FLOOR PLAN:

- 2 bedroom / 2 bath
- Open floor plan
- Wet Bar
- Lots of storage:

- 3 walk-in closets and a coat closet

KITCHEN

- Granite countertops
- Stainless appliances
- Refrigerator
- Electric cooktop
- Warming drawer
- Trash compactor
- Access to balcony

LIVING ROOM

- Wet bar
- Granite countertop with storage
- Wine refrigerator
- Lighting for artwork
- Hardwood floors
- Full length windows with views
- Window treatments on each window
- Access to balcony

PRIMARY BEDROOM SUITE

- Large bedroom (13x19)
- 2 walk-in custom closets
- Linen storage with built in hamper
- Private balcony
- Large bathroom
 - Granite counter tops
 - Double Sinks
 - Walk in shower
 - Bathtub

SECOND FULL BATHROOM

- Bathtub with shower
- Granite countertop
- linen storage with built in hamper

Special Features

- Large windows in each room
- Window treatments for each window
- Wrap-around wide balconies
- Hardwood floors, tile and carpet.
- Concierge 24/7
- Valet parking - FREE
- 2 assigned parking areas in garage
- Storage closet in basement included
- Year around heated pool and jacuzzi
- Large gym facility - FREE
- Contemporary Club Room complete with kitchen, 24-hour coffee bar, pool table, and bar area.
- Tennis courts.
- Large green area for walking or dog park
- Building is a Comcast community with HOA covering a portion of the monthly charges.

SCHOOLS

- St. George Place
- Tanglewood Middle School
- Wisdom High School