

Welcome Home!

Court at Museum's Gate

4004 Montrose Boulevard #35, Houston, TX 77040

Welcome to a one-of-a-kind contemporary condo in the heart of Montrose. This 1985 Post-Modern structure, designed by renowned architect Jay Baker, is recognized by the American Institute of Architects as a *Landmark Property*. Enjoy this peaceful tree-lined neighborhood as you walk to St. Thomas University, The Menil Collection, Museum of Fine Arts, The Contemporary Arts Museum, Rice University, Hermann Park, classic restaurants/coffee shops, parks, and museums. The best of urban living! Established in 1882, Montrose is named among the *Ten Great American Neighborhoods* by the American Planning Association. The condominium underwent complete architectural renovation in 2021. The perfect lock and leave luxury condominium in the heart of Houston!

2021 Renovation Details:

Custom cabinets in the Kitchen, Bathroom, Primary Suite, Living Room
New sinks (Kohler Kitchen Workstation) and Speakman faucets/Kitchen, Bath
New appliances: range, dishwasher, washer/dryer combo, water heater
Custom window treatment throughout
Italian porcelain tile flooring throughout (72"x10" planks - easy clean)
New high-end carpet on the stairs
New ceiling fans in the Study and Living Room
New can-lighting installed throughout the unit
Undermount lighting in the Kitchen
Designer tile installed in the Kitchen, Bathroom and Living Room fireplace surround
Granite (Colonial White) installed in Kitchen
Marble (Fantasy Ocean) installed in the Bathroom and top of Primary built-in chest
Custom mirrors and designer lighting in Bathroom
New toilet
Surround sound in Living Room
TV mounted above fireplace

2023 Power washing and sealing of building
Painted roof deck walls

2022 Roof and drainage repair. Replaced roof door and sill pan.

2019 Air Conditioners replaced (2 units)

2012 Building roof replacement