

49 Briar Hollow Lane #2104

Park Square

Interior: 2,783 sq ft | Year Built: 1981 | Remodeled: 2019

Interior

- 21st Floor Penthouse
- 3 Bedrooms | 2.5 Baths
- Sweeping views of the city
- Unit completely remodeled by Fratelli Designs (2019)
- Fresh paint throughout entire home (2024)
- Built-in storage cabinet in the foyer
- Porcelain tile in the foyer
- 11" baseboards throughout the entire home
- Half bathroom off the foyer – fully wallpapered, featuring a sleek marble sink on a floating vanity
- Stained solid pine doors throughout
- Water heater replaced (2020)
- Whole unit Siemens FS140 surge protector installed (2021)
- TV surge protector (FSCATV Siemens) installed (2021)

Kitchen (10 x 22)

- 7.5' ceilings
- 5" w plank engineered hardwood floors (2024)
- European style cabinets with sleek hardware with soft-close drawers and cabinets
- Calacatta quartz countertops and backsplash
- All stainless-steel appliances, including Bosch refrigerator, dishwasher and microwave; Verona commercial-grade double oven with a warming drawer and an electric range
- Internal venting components in vent hood replaced to accommodate LED lighting (2023)
- Kalamera 40-bottle built-in wine cooler with two door dual zone
- Breakfast bar that seats 3
- Hard-wired surround sound speakers
- Second balcony with views of Memorial Park

Living Room (24 x 21)

- 9' ceilings
- 5" w plank engineered hardwood floors (2024)
- Large windows with views of Uptown and the Galleria
- Glass sliding door leading to one of the two balconies
- Mock fireplace surrounded by floor-to-ceiling Calacatta gold slabs
- Drop tray ceiling with integrated LED lighting
- Hard-wired surround sound speakers
- Modern recessed lighting
- Open to the kitchen
- Window shades

Primary Bedroom (22 x 17) & Bath

- 9' ceilings
- 5" w plank engineered hardwood floors in bedroom (2024); tile in bathroom
- Drop tray ceiling with integrated LED lighting
- Modern recessed lighting
- Hard-wired surround sound speakers in both the bedroom and bathroom
- Barn door from bedroom to the bathroom
- Double sink vanity, with soft-close drawers, a seating area and ample storage space
- Floor-to-ceiling tile surrounding the soaking slipper tub and walk-in shower
- Frameless glass-enclosed shower with a large Grohe rain shower head and hand shower
- Engineered hardwood flooring continues in the large walk-in closet with built-in shelving and soft-close drawers

Dining Room (14 x 20)

- 9' ceilings
- 5" w plank engineered hardwood floors (2024)
- Wallpaper accent wall
- Drop tray ceiling with integrated LED lighting
- Modern recessed lighting
- Large windows with views of the west and north sides
- Window shades

Michele Alexander REALTOR-ASSOCIATE®
michele.alexander@sothebys.realty 281-731-3656

All amenities should be verified by buyer

Martha
Turner

Sotheby's
INTERNATIONAL REALTY

49 Briar Hollow Lane #2104

Park Square

Interior: 2,783 sq ft | Year Built: 1981 | Remodeled: 2019

Secondary Bedrooms & Bathroom

- 9' ceilings
- Two secondary bedrooms
- Drop tray ceiling with integrated LED lighting
- Modern recessed lighting
- Spacious closets with built-in shelving
- Large windows with views overlooking the city
- Shared full bathroom in the hallway
- 5" w plank engineered hardwood floors in bedrooms (2024), tile in bathrooms
- Large tub/shower combo with frameless glass
- Double sink vanity with Calacatta quartz countertop and sleek cabinetry

Bonus Room (14 x 9)

- Versatile flex space, ideal for a home office, crafts room or extra storage space
- 5" w plank engineered hardwood floors (2024)
- Built-in shelving
- Extra storage closet with additional built-in shelving

Utility (9 x 5)

- Washer connection; electric dryer hookup
- Upper storage cabinets and built-in shelving
- Porcelain tile floors
- Water heater closet
- HVAC closet

Exterior

- Two balconies – with Spanish tile flooring and glass railing
- Two assigned parking spaces in the garage
- One assigned storage space in basement
- Two central electric A/C units (both replaced in 2019)

Building Amenities

- Building is equipped with a 500 gallon Rolls Royce diesel emergency generator AND an automatic transfer switch directly to Centerpoint. In the event of a failure with the state grid, power in the building is restored within 10 seconds
- Fitness center – undergoing updates in January 2025 with new equipment, LED lighting and new flooring
- Dry sauna room with hot tub
- 24-hour concierge service – upon request the concierge will keep packages or place your mail and packages in unit while you're away
- 24/7 manned gated entry
- Pool with updated deck, BBQ, and lounge seating
- Terrace of the pool patio with dining and seating by the outdoor firepit
- Lighted tennis / pickleball court
- Assigned dog walk / play area
- Valet service for residents
- Library with large screen TV
- Party room equipped with a catering kitchen, available for reservations
- Ample visitor parking
- Monthly HOA dues include: Cable, internet, water, sewer, trash and recycling.

Community

- Zoned to HISD schools: School at St George Place, Lanier Middle & Lamar High Schools
- Close proximity to Memorial Park, offering running, walking and cycling trails; home to the Memorial Golf Course, sports courts (including tennis courts and softball fields), and many community events
- Abundant nearby shopping at The Galleria, Highland Village, Uptown Park, and River Oaks District
- Conveniently located near Downtown Houston, Texas Medical Center, Post Oak, and more
- Close to some of Houston's membership-based clubs including The Houstonian Club, Houston Country Club, and The Briar Club