

SIGNATURE FEATURES

- Miele appliance package
- Poggenpohl or Eggersman European custom cabinetry
- Wide plank premium hardwood flooring
- Oversized his and hers bedroom closets
- Timeless yet welcoming interior areas designed by renowned architects Mayfield and Ragni Studio – MaRS
- Hermann Park and its 445 acres of lush landscaping are steps away
- Ease of access to Houston Light Rail, Texas Medical Center, and Downtown
- Directly across from Asia Society Texas Center
- Located on a corner site, taking advantage of views and layouts
- Intimate, boutique-sized building
- Large private terraces with outdoor amenities such as gas fireplace, built-in grill, and pre-wired for television over fireplace
- Graciously setback from the surrounding buildings

SITE AND STRUCTURAL / BUILDING

- Concrete structure
- Acoustically separated partitions and floors
- Direct elevator access to some units
- Covered, enclosed parking with direct secure access into the building
- High performance expansive low-E glass façade that maximizes access to natural light and views to the surrounding parks and tree-lined streets
- Warm use of exterior materials distinguish the building as residential use
- Two dedicated parking spaces per unit
- Two elevators to service the building
- Designed by professionally licensed structural engineer
- Window typologies that maximize views in an urban environment
- Warm use of exterior materials distinguish the building as residential use
- Trash chute access on each floor
- Car charger capability (as requested at owner expense) for parking garage
- All point of entry to be access controlled
- Gas to be provided to building from one master meter; Gas usage to be paid by condominium association, not individual owners
- Fire sprinkler system provided in all residences and common areas; Fire protection system shall be classified and designed in accordance with NFPA #13
- Distinctively residential exterior materials and tones



INTERIOR FEATURES

- Typical ceiling heights 10'-0" for standard residences with soaring 20'-8" double height volumes in select living areas
- Innovative and distinct residence types with a range of interior amenities
- Designed with emphasis on Entertainment and Master Bedroom suites
- Door hardware selections in oil rubbed bronze finish
- Smoke detectors as required
- Fire sprinkler system with recessed concealed heads
- Units are pre-wired for cable TV (satellite capable) and telephone/network cabling (CAT 5 wiring)
- All window locations to be pre-wired for motorized low voltage window treatments (i.e. solar shades and/or draperies)
- Select wide plank engineered hardwood flooring with acoustic underlayment provided in entry, living, dining, kitchen, hallways, and powder rooms
- High ounce weight woven New Zealand wool broadloom carpet with cushioned pad underlayment provided in all bedrooms
- Master closets to include built-in shelving and aluminum hanging rods
- Double-glazed commercial grade aluminum windows
- Recessed LED lighting to be provided throughout; All bedrooms are pre-wired for ceiling fans (fans to be provided by others)
- Utility Rooms to have built-in upper cabinets and full-height storage cabinets in select units
- Utility Room flooring to be 12"x 24" porcelain tile
- Solid core flat panel style interior doors
- Walls and ceiling to be painted with flat latex paint with a rolled texture (3/4" nap maximum); All trim molding to be finished with semi-gloss alkyd enamel paint
- Gracious outdoor spaces on all units, with integral outdoor fireplaces and gas grill
- Double height living rooms that take advantage of the views while recreating a unique condominium environment unlike any other
- Master Bath soaking tub to be freestanding Wet Style Ove series or equal
- Master Bath plumbing fixtures in oil rubbed bronze
- Frameless shower enclosures at Master Bath
- LED under cabinet countertop lighting
- Fire ribbon fireplace on balconies



COMMON AREA AMENITIES

- Lower monthly HOA fees. Total cost of ownership is reduced and future costs are more predictable by minimizing common areas and maximizing private spaces
- Large entrance lobby appointed with elegant furnishings
- Covered enclosed parking with direct secure access into building
- Gracious double height lobby space manned
- High performance expansive low-E glass facade that maximizes access to natural light and views to the surrounding parks and tree lined streets
- Warm use of exterior materials distinguish the building as residential use
- Monitored and controlled access garage
- Two dedicated parking spaces per unit
- Two elevators to service the building

KITCHENS

- Badger 1/2 horsepower garbage disposal unit
- Kitchen Sink – Blanco Claron stainless steel undermount sink – (model 700U)
- Kitchen Faucet – Grohe Minta with pull-down spray – (model 32319)
- LED under cabinet countertop lighting
- Cabinetry to be European styled by Poggenpohl or Eggersmann
- Kitchen countertops to be porcelain slab, engineered quartz, or equivalent
- Vent exhaust to exterior
- Tall cabinets, wall cabinets, and island back panel veneer
- Base and island cabinets – High-gloss lacquer or super matte/high-gloss acrylic surfaces
- Hardware – E-sign channel system in aluminum-colored to stainless steel

APPLIANCES

- Kitchen appliances by Miele
- Miele 36" Built-in Refrigerator-Freezer – cabinet panel-ready
- Miele Double Ovens
- Miele Wall mount Microwave
- Miele 36" Stainless 5-burner gas cooktop
- Miele Built-in Wall Vent Hood
- Miele Integrated Dishwasher – cabinet panel-ready

BATHROOMS

- Bathroom countertops to be natural stone, porcelain slab, or engineered quartz
- Master Bath soaking tub to be freestanding Wet Style Ove Collection or equal
- Master Bath plumbing fixtures to be in oil-rubbed bronze
- Guest Baths plumbing fixtures to be in oil-rubbed bronze
- Kohler San Souci Comfort Height Elongated toilet in Guest Baths
- Master Bath tile flooring and surround to be natural stone or porcelain tile selections
- Secondary baths tile flooring and surrounds to be porcelain tile
- 3/8" thick frameless shower enclosures at Master Bath
- 1/4" semi-framed shower enclosures at Guest Baths
- Towel bars and papers holders provided in all baths

ALLOWANCES AND CHANGES

- Climate-controlled storage units available for purchase
- All change orders and upgrades to be in writing and signed by Buyer and Seller, and paid in full before work begins or materials purchased
- Home automation system available as upgrade
- Window covering screens available as upgrade

