

Luxury Penthouse Residence

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A gracious residence that will delight even the most discerning buyer. There are spectacular views of both Downtown and the Galleria. Located conveniently close to Tanglewood and River Oaks, this home features over 4700 square feet, three bedrooms plus Study, an open floor plan, large formals, walk-in wine vault and an amazing and thoughtful attention to design, craftsmanship and finishes. The subject of several articles and photo essays in "Architectural Digest"

Penthouse Residence - 3 Bedrooms, 3 Baths and Powder Room; Study/Office Alcove; 4787 Sq.ft per HCAD; Architect, Robert A. Levy; Interior Designer Melinda Brizzolara Crader; Touch Home Automation and Interior Control By Crestron® Control System

CUSTOM ENTRY – 33'2" x 6' 2"

Two elevators to 29th Floor arrive at reception area with elevated and curved ceiling, recessed lighting and mitered maple floor
Exit door to Stair Hall
Exit door to Service Hallway
Custom carved 8qwood door and wall-mounted accent light

RECEPTION FOYER AND STAIR HALL – 12' 8" x 20' 1"

Ceiling height 8q0+with coffered oval open to the floor above
Suspended staircase with wide (49+) maple treads, maple risers and custom stainless steel stacked-ribbon balustrade and banister
Recessed alcove under staircase (suitable for furniture placement)
Coat closet with hanging bar and overhead shelf
Curvilinear accent walls
Optional free-standing 325 gallon saltwater* aquarium with coral reef habitat and stained wood cabinets on two sides below
Concealed closet with aquarium auxiliary tank/pump
Concealed closet with audio and Crestron® home automation controls
Recessed lighting
Maple floor with extended height (8+) baseboards
Open to Family Room
Open Dining Room and Living Room

POWDER ROOM

Glass vessel sink atop ¾+glass console on metallic pedestal
Wall-mounted vanity mirror

Recessed lighting on dimmer
Toto® energy efficient low-flow commode
Painted walls with inlaid metallic-glazed accent tiles
2+x 2+glazed tile floor with inlaid metallic-glazed accent tiles and extended height (8+) baseboards

DINING ROOM – 19' 1" x 17' 6"

Elevated ceiling height of 10q1+
Two walls of tall (8q10+) fixed and operable seamless glass windows with remote solar shades facing Downtown (East) and Galleria (South)
Schumacher® silk* floor-to-ceiling lined draperies with remote control
Ceiling mounted rail lighting with adjustable and directional lights on dimmer
Ceiling-mounted speakers Sony® speakers with surround sound
Maple floor with extended height (8+) baseboards
Open to Living Room

LIVING ROOM – 23' 6" x 18' 2"

Elevated ceiling height of 10q1+
Wall of tall (8q10+) fixed and operable seamless glass windows with remote solar shades facing Galleria (South)
Schumacher® silk* floor-to-ceiling lined draperies with remote control
Recessed alcove (12q8+x 2q3+) suitable for large furniture pieces
Ceiling mounted rail lighting with adjustable and directional lights on dimmer
Ceiling-mounted speakers Sony® speakers with surround sound
Recessed electrical outlets in maple floor
Maple floor with extended height (8+) baseboards

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FAMILY ROOM – 22' x 18' 3"

Elevated barrel vaulted ceiling height of 10q
Two walls of tall (8q10+) fixed and operable seamless glass windows with remote solar shades facing Downtown (East) and Galleria (South)
Floor-to-ceiling lined draperies with remote control
Surround-sound with ceiling-mounted and wall-mounted speakers
Built-in flat screen corner TV in gilt frame
Recessed lighting
Recessed electrical outlets in maple floor
Maple floor with extended height (8+) baseboards
Glass exit door to open air garden terrace
Open to Kitchen

GRANITE KITCHEN W/DINING TABLE SPACE & WINE VAULT – 18' 3" x 18' 3"

Custom maple cabinetry with adjustable shelves, under-cabinet lighting and cabinet faces of burled eucalyptus wood
Custom cabinetry features include wide drawers and cabinets; deep (pan) drawers; compartmented platter storage; under-counter pull-out shelves; under-counter pull-out spice trolley; two under-counter pull-out trash slides; custom compartmented drawers and self-closing mechanism on drawers
Slab granite counter tops with bullnose edging and miniature granite tile mosaic backsplash
Center island with breakfast bar seating and curved pass-through slab granite service-counter to Family Room
Space for dining table
Built-in L-shaped buffet server with slab granite counter with bullnose edging, three upper level curved ¾+glass display shelves with under-cabinet storage below; long granite counter (11q 10+long+) facing wall of tall windows with space for bar seating or serving
Built-in Thermador® stainless steel refrigerator / freezer
Two under-counter pull-out GE® Monogram refrigerator drawers with cabinet facades
Under-mounted double stainless steel sink with Dornbracht® single lever goose-neck fixture;

goose-neck flexible arm with sprayer, soap/lotion dispenser, disposal and purified water system*
Two Thermador® stainless steel dishwashers
Thermador® stainless steel glass-faced, self-cleaning double ovens with digital programming and bake/broil/roast convection capabilities
Thermador® built-in microwave
Gaggenau® indoor electric grill with 2 independent elements; 9 power levels; perforated stainless steel container with lava stones and dishwasher-safe drip tray
Thermador® 5-burner electric cooktop
Zephyr® stainless steel range hood (Cheng designer collection) with curved stainless steel canopy, directional halogen lights, variable speed fan with 3 speed levels, vertical exhaust, ceiling-mounted chimney and touch screen control panel
Recessed lighting on dimmer
Accent wall with miniature granite tile mosaic with inlaid metallic accent tiles
Ceiling-mounted speakers
Ceiling mounted rail lighting with adjustable and directional lights on dimmer
Maple floor with extended height (8+) baseboards
Open to Kitchen Office
Open to Walk-In Wine Vault

WALK-IN CURVILINEAR WINE VAULT

Curved glass French doors with dual cremone bolts
Floor-to-ceiling custom stainless steel bottle racks with 400 bottle storage capacity
Rolling stainless library ladder provides access to top level storage racks
Programmable thermostat
Separate A/C unit for wine vault for temperature stability
Recessed lighting

KITCHEN OFFICE – 5' 8" x 10' 7"

Built-in slab granite desk with drawers and file drawers below
Upper level adjustable shelves and cabinets with under-cabinet task lighting
Miniature granite mosaic tile backsplash
Long wall with two tiers of built-in pantry cabinets and adjustable shelves
Ceiling-mounted rail lighting
Maple floor with extended height (8+) baseboards

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UTILITY ROOM / MUD ROOM – 10' x 7'

Full sized Maytag® washer and dryer included
Upper level cabinets over washer and dryer
Counter with cabinet storage below
Corner laundry-drop cabinet (laundry chute from Master Bath)
Walk-in under-stair storage closet (4q3+x 11q10+) with wall-mounted pegboard panels and built-in shelving with adjustable shelves
Ceiling-mounted lighting
Maple floor with extended height (8+) baseboards

SECOND FLOOR

SECOND FLOOR LANDING & HALL

Custom stainless steel stacked-ribbon balustrade overlooks stair hall below with three recessed opaque lighting panels
A Calderesque chandelier with bulbs encased in paper shades flutter from the center of the dome
Oval stainless steel stacked-ribbon balustrade and guard rail overlooks Entry Foyer below
Wall with floor-to-ceiling bookcases with adjustable shelves
Closet with hanging bar and overhead shelf
Two tiers of floor-to-ceiling cabinetry conceals upper level adjustable shelves and lower-level pull-out storage drawers
Recessed shelf tower with 6 adjustable shelves
Recessed lighting on dimmers
Doors to bedrooms
Cased opening to Study
[Note: Fortuny® sconce lights are EXCLUDED]

STUDY – 10' 3" x 6' 3"

Cased opening from Hall with track-mounted lined draperies with stack-back space against wall
Ceiling-mounted candelabra light fixture with electric candle lights and cascading prisms and drops
Maple floor with extended height (8+) baseboards

MASTER SUITE

MASTER BEDROOM – 21' x 19' 2"

Double door entry from second floor hall
Elevated ceiling height of 10q3+

Wall of tall (8q10+) fixed and operable seamless glass windows overlooking Downtown skyline (East) with remote solar shades and black-out shades
Wall of tall fixed and operable seamless glass windows overlooking Galleria skyline (South) with remote solar shades, black-out shades and built-in display shelf
Remote controlled floor-to-ceiling lined silk draperies with contrasting silk valance
Custom wall treatment with sueded texture and ceiling level hand-painted accents
Wall-mounted Sony® speakers with surround sound
Ceiling mounted rail lighting with adjustable and directional lights on dimmer
Carpet with extended height (8+) baseboards
Door to Master Bath

MASTER BATH

Coffee/juice bar: metal bar sink with goose-neck fixture set into curvilinear slab granite counter with 1+x 1+Walker-Zanger® opalescent tile backsplash; under-counter drawers and cabinets, and under-counter SubZero® refrigerator with cabinet facade

Oversized shower: two ceiling-mounted rainfall showerheads with Dornbracht® temperature-control fixtures; wall-mounted hand-shower attachment, built-in bench seat, miniature granite tiled walls and rimless glass door

“Her” Bath:

Separately enclosed water closet with Toto® energy efficient low-flow commode
Tall (52+) wainscoting of 1+x 1+Walker-Zanger® opalescent tiles topped with contrasting border tile rail
Built-in slab travertine vanity with knee-space and under-counter drawer
Wall-mounted triple mirror / medicine cabinet with hinged side panels providing 180° views
Wall-mounted vanity lighting
Built-in slab travertine console with glass vessel sink and cabinet below

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Wall-mounted vanity mirror
Tall, free-standing linen cabinet with upper level glass compartment w/ glass shelves
Wall of tall floor-to-ceiling fixed and windows with display shelves
Wall-mounted Sharp® 17+flat screen TV
Large, deep pedestal soaking tub
Ceiling-mounted Sony® speakers with surround sound
Recessed lighting
16+x 16+marble tile floor
[Note: Fortuny® light fixture is EXCLUDED]

“Her” Walk-In Closet: 8’ 6” x 13’ 3”

Customized and adjustable organizational components that are currently configured with: double and single hanging bars with overhead shelf and top-of-cabinet display/storage space
Built-in bench seat with cubby storage below Window
Built-in chest of drawers with 14 drawers and upper level cabinets
Wall-mounted accessory hooks
Three floor-to-ceiling shelf towers, each with 9 adjustable shelves
Full length dressing mirror mounted on door
Ceiling-mounted light
Carpet

“His” Bath:

Separately enclosed water closet with Toto® energy efficient low-flow commode
Tall (52+) wainscoting of 1+x 1+Walker-Zanger® opalescent tiles topped with contrasting border tile rail
Built-in slab travertine console with glass vessel sink and cabinet below
Wall-mounted vanity mirror
Wall-mounted Sony® 17+flat screen TV
Ceiling-mounted Sony® speakers with surround sound
Tall, free-standing linen cabinet with upper level glass compartment w/ glass shelves
Recessed lighting
16+x 16+marble tile floor

“His” Walk-In Closet: 10’ 1” x 7’ 8”

Customized and adjustable organizational components that are currently configured with: double hanging bars with overhead shelf and top-of-cabinet display/storage space
Built-in chest of drawers with 10 drawers and upper level cabinets
Corner cabinet with laundry-drop compartment (laundry chute to Utility Room) and 3 adjustable shelves
Built-in bench seat with open storage below
Shelf tower with 9 adjustable shelves
Ceiling-mounted light
Carpet

BEDROOM # 2 W/PRIVATE BATH – 14’ 9” x 14’ 3”

Vestibule entry
Ceiling height of 9q10+
Double-door walk-in closet with double and single hanging bars and 7 adjustable shelves
Wall of fixed and operable windows facing Downtown (East) with remote solar shades and black-out shades over built-in bench seat with upholstered cushion and triple drawer storage below
Wall of tall fixed and operable windows facing the Galleria (South) with remote solar shades and black-out shades
Remote controlled floor-to-ceiling lined draperies
Wall-mounted flat screen TV
Recessed lighting
Carpet with extended height (8+) baseboards

Private Bath:

Under-mounted Duravit® sink set into slab travertine counter with drawers and cabinets below
Vanity mirror
Toto® energy efficient low-flow commode
Tub/shower with Dornbracht® temperature control fixtures and diagonally set 12+x 12+ travertine tile surround with inlaid tile accent border
Recessed lighting
12+x 12+travertine tile floor

BEDROOM # 3 W/PRIVATE BATH – 16’ 6” x 16’ 5”

Vestibule entry

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Ceiling height of 9q10+
Two double-door walk-in closets with double and single hanging bars and adjustable shelves
Wall of fixed and operable windows facing the Galleria (South) with remote solar shades and black-out shades
Remote controlled floor-to-ceiling lined draperies
Recessed lighting
Carpet with extended height (8+) baseboards

Private Bath:

Under-mounted Duravit® sink set into slab travertine counter with drawers and cabinets below
Vanity mirror
Toto® energy efficient low-flow commode
Tub/shower with Dornbracht® temperature control fixtures and diagonally set 12+x 4+ travertine tile surround with inlaid tile accent border
Recessed lighting
12+x 4+travertine tile floor with travertine tile baseboards

OPEN AIR GARDEN TERRACE - 14' 8" x 12' 7"

Open air terrace with spectacular skyline views of both Downtown (East) and the Galleria (South)
Balcony wall and wrought iron railings (41+tall)
Wood deck tiles on interlocking base designed to allow water to drain freely under the tiles [Note: Penthouse residences have own drainage to exterior of building]
Exterior electric outlets
Exterior speaker
Hose bib
Rainbird® watering system
Corner planting bed with grassy lawn

OTHER FEATURES

Extensive and totally customizable electronic wiring throughout the residence with Creston® Control System utilizing touch-panel controls for music, TV, remote draperies, sun shades and black-out shades*
All windows with remote solar shades; bedrooms with remote black-out shades*
Remote controlled window draperies*

Whole-home audio system with central directory control*
Speakers throughout the home and on exterior Garden Terrace; surround-sound in the Dining Room, Living Room, Family Room, Master Bedroom, and Master Bath(s)*
Solid core interior doors
Walker-Zanger® custom tiles in Master Bath*
Extra padding under all carpets*
Significant storage space; many areas customized with organizational storage units
Tall ceilings on both floors
Space for future elevator*
Abundant natural light via tall windows throughout the home with energy efficient clear tinting*
Lutron® lighting system, most wall plates with one-touch+dimmer switches
Programmable thermostats with LED read-out*
CAT5 Pre-wiring for cable and multiple phone lines*
WI-FI capabilities*
Low E, Double-Paned windows throughout*
All TV\$ remain with the property*

* = Per Seller

EXCLUSIONS

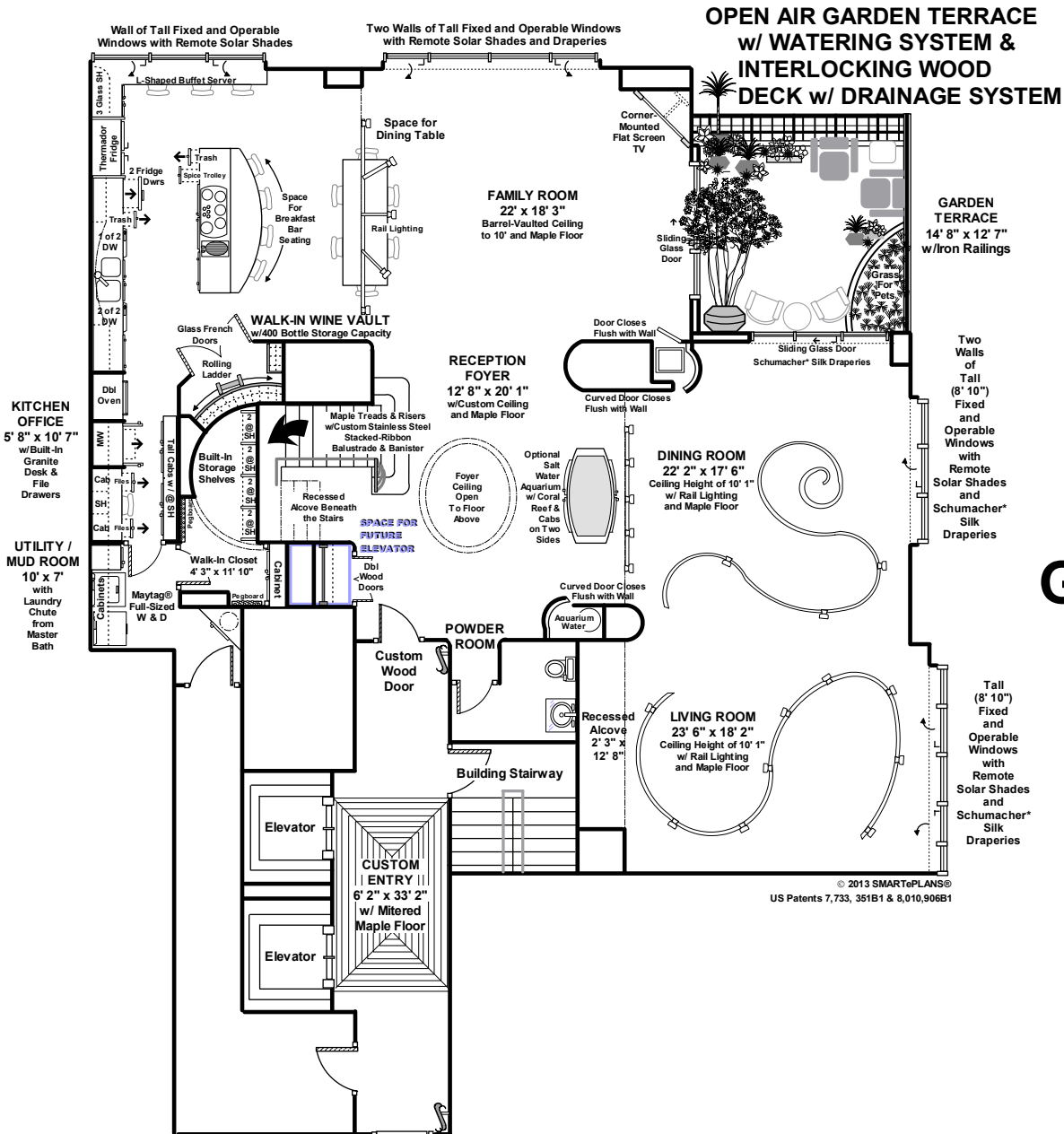
Kaleidescape® Movie Server
Fortuny® sconce lights in second floor hall
Fortuny® light fixture in Master Bath

BUILDING / RESIDENCE FEATURES

Three parking spaces
Full staff including 24-Hour Concierge & Daytime Porter
Fully sprinkled for fire safety with pressurized stair wells
HOA Fee includes: Building & Grounds, Cable TV, Concierge, Insurance Common Area, Onsite Guard; Recreational Facilities; Trash; Water: Sewer; Full Service Valet; 24-Hour Staff
Deadbolt lock on front door
Heated Pool & Fitness Center
Recreation and Gathering Rooms
Full Service Area
Management Onsite
Rentable Storage Facilities available

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VIEW OF DOWNTOWN SKYLINE (EAST)

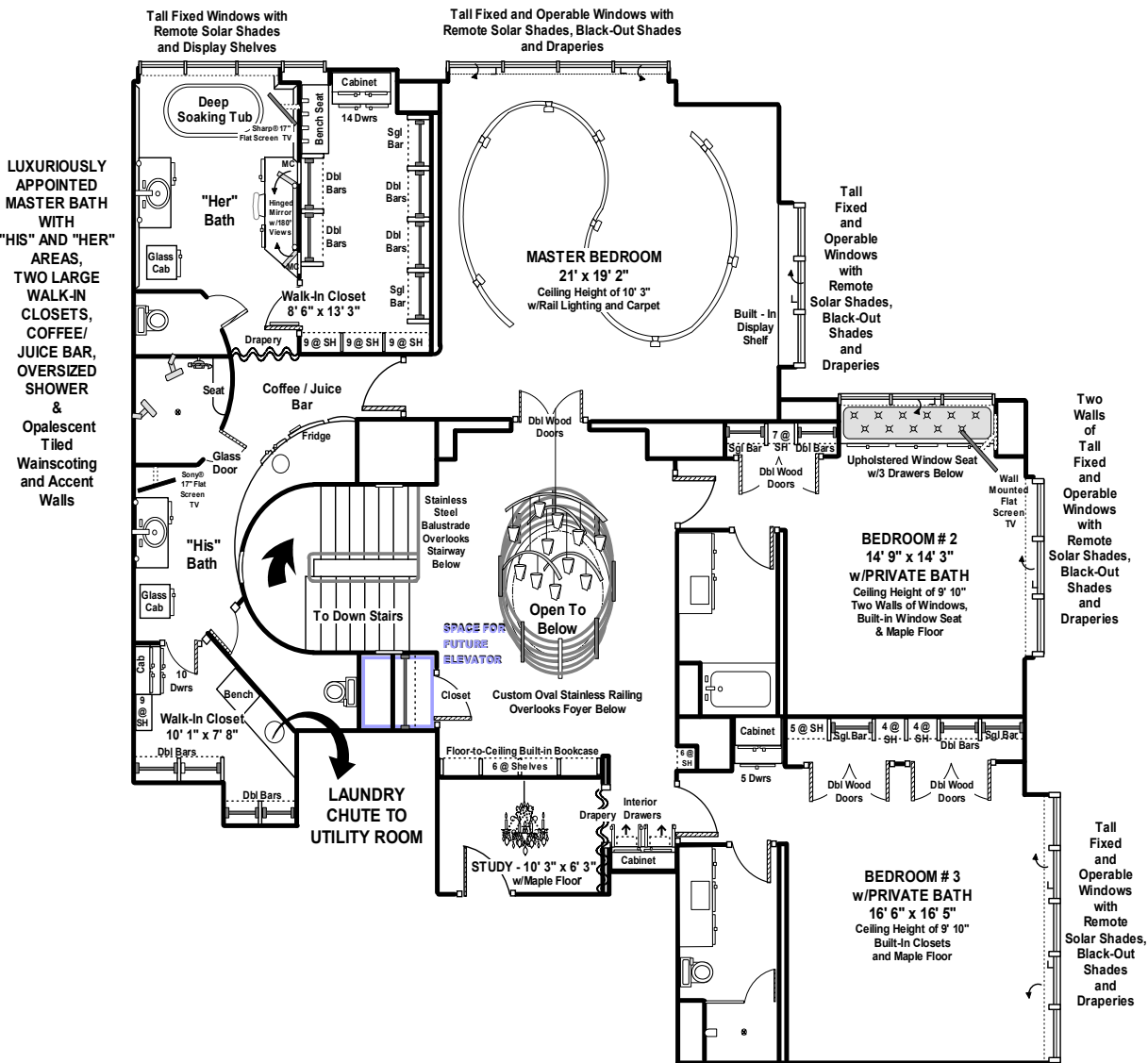


VIEW OF THE GALLERIA (SOUTH)



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VIEW OF DOWNTOWN SKYLINE (EAST)



VIEW OF THE GALLERIA (SOUTH)



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