

4521 San Felipe – Residence 1201 – Arabella in the River Oaks District

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Elegantly renovated (2022), this 3584 sq ft* 4 bedroom, 3.5 bath, world class corner residence offers a private elevator entrance and elevated, refined interior finishes. Contiguous kitchen, living, dining areas with floor to ceiling Downtown views, balcony and glass wine vault for entertaining. White Italian marble* chef's kitchen features Gaggenau® appliance suite, Eggersmann® cabinetry and large waterfall dining island. Luxurious owner's retreat (est. 854 sq ft) with sitting area, skyline views from window wall and corner balcony, reimagined and expanded marble* bath

PRIVATE ELEVATOR ENTRY – 7' 10" x 7' 1"

High speed elevator direct to private Entry Foyer
Decorative accent wall with draperies and wall mounted uplights
Ceiling mounted geometric light
Recessed ceiling-mounted, smart phone enabled, surround sound speakers connected to SONOS® whole house audio system with individual room controls*
Wide plank engineered wood floor with inlaid and framed marble patterned porcelain panels
Floor to ceiling mirrored passageway (4' 9" wide") leads to Front Hall on one side, and opposite side leads to Laundry Room with Exit door to Building Hall.

CUSTOM LAUNDRY ROOM - 8' 8" x 8' 4"

Vestibule entry from hallway through glass door; wide plank engineered wood flooring
Sleek custom cabinetry with self-closing mechanisms
Tall, built-in broom cabinet with top of cabinet storage space
Samsung® stackable front loading washer and dryer
Oversized under-mounted rectangular soaking sink with single lever goose-neck fixture with retractable sprayer head set into marble*-

topped console with counter-to-cabinet marble* backsplashes
Cabinets above sink with under cabinet lighting and illuminated top of cabinet storage space
Under counter storage cabinets with hidden pull-out ironing board compartment
Recessed energy efficient LED lighting*
Recessed ceiling-mounted, smart phone enabled, surround sound speakers connected to SONOS® whole house audio system with individual room controls*
Inlaid white-and-grey patterned marble tile flooring
Exit door to building hallway

FRONT HALL – 35' x 4' 5"

10' ceiling height
Decorative woven wall covering with a geometric pattern; two wall mounted sconce lights with pierced metal shades and glass prisms
Recessed energy efficient LED lighting*
Recessed ceiling-mounted, smart phone enabled, surround sound speakers connected to SONOS® whole house audio system with individual room controls*
Wide plank engineered wood floor with inlaid and framed marble-patterned porcelain panels
Custom double door entry to large Utility / HVAC closet (7' 4" x 3' 7)

Doors to Primary Bedroom, Bedroom # 2 and Bedroom # 3
Open to Living Room, Dining Room and Kitchen
Seamless glass door to Wine Vault
Pocket door to Powder Room

POWDER ROOM

Black rectangular vessel sink with Isenberg® mirror mounted infinity waterfall faucet, set upon imported Italian* marble-topped console
Vanity mirror
Western Pottery® water efficient toilet
Ceiling mounted designer light fixture
Tile block walls
Wide plank engineered wood floor

ILLUMINATED GLASS ENCLOSED WINE VAULT

Seamless glass entry door
52 bottle storage capacity
Wall of illuminated floor to ceiling lateral wine bottle storage racks
Built-in mirror backed console with upper level shelves and cabinet storage below
Ceiling mounted "cracked-ice-crystal" lighting fixture
Bevel edged mirror tile flooring in herringbone pattern

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LIVING ROOM – 23' 8" x 17'

10' ceiling height

Spectacular line of sight unobstructed skyline views as you enter the Living Room / Dining Room from the Front Hall

Eastern-facing long wall of floor to ceiling seamless glass windows with transoms, metallic casings and footed windowsills / display shelves

Retractable Stoneside® motorized solar shades on programmable timer*

Upholstered suede and leather* accent wall

Ceiling mounted geometric light

Recessed energy efficient LED lighting*

Recessed ceiling-mounted, smart phone enabled, surround sound speakers connected to SONOS® whole house audio system with individual room controls*

Floor to ceiling mirrored column / room divider

Wide plank engineered wood floor with brass plugs

Hallway to Bedroom # 4 and Exit Door to Building Hallway

Open to Dining Room and White Marble Chef's Kitchen

DINING ROOM – 22' x 11' 1"

10' ceiling height

Multi-pendant light fixture with prismatic bulbs

Eastern-facing long wall of floor to ceiling seamless glass windows with transoms, metallic casings and footed windowsills / display shelves

Retractable Stoneside® motorized solar shades on programmable timer*

Recessed energy efficient LED lighting*

Recessed ceiling mounted, smart phone enabled, surround sound speakers connected to SONOS® whole house audio system with individual room controls*

Floor to ceiling mirrored column / room divider

Wide plank engineered wood floor with brass plugs

Open to Kitchen and Living Room

WHITE MARBLE CHEF'S KITCHEN 22' x 19' 9"

White marble* counters; slab white marble* counter-to-cabinet backsplashes

Eggersmann® cabinets with sleek European minimalist styling, adjustable shelves, under-cabinet lighting and top of cabinet display space

Custom cabinetry features include: soft-closing mechanisms; compartmented drawers; cutlery drawer; wide drawers and cabinets; deep (pan) drawers; wide (linen) drawers and appliance barn / coffee station with interior electrics

Gaggenau® built-in refrigerator with upper level refrigerator, pull-out bottom freezer drawer; cabinet façade

Under mounted oversized farmers sink with single lever goose-neck spring pull-down faucet with retractable sprayer head; disposal

Gaggenau® stainless steel dishwasher with cabinet façade

Gaggenau® built-in microwave

Gaggenau® glass faced convection oven

Gaggenau® 5-burner gas cooktop with center oversized "wok" burner

Gaggenau® overhead stainless steel vent / light / variable speed fan with ceiling-mounted chimney

Imported Italian* marble waterfall Island (102" x 40") with drawers and cabinets on one side and space for breakfast bar seating on opposite side

Under counter KitchenAid® glass faced wine refrigerator with glide out wood-edged shelves and two programmable temperature zones

Two hanging pendant lights above island

Large amount of "open" floor space (est. 14' x 14') for furniture placement

Multi-pendant light fixture with prismatic bulbs

Tile Wall and floor to ceiling seamless glass window with transom, metallic casing and footed windowsill / display shelf

Retractable motorized solar shade on programmable timer*

Recessed energy efficient LED lighting*

Recessed ceiling mounted, smart phone enabled, surround sound speakers connected to SONOS® whole house audio system with individual room controls*

Glass Exit Door to northern-facing covered balcony (30' x 5' 6") convenient for entertaining and dining al fresco

Wide plank engineered wood floor

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OWNER'S RETREAT

Over 854 sq ft has been set aside and luxuriously appointed, making this a true Owner's Retreat

PRIMARY BEDROOM – 16' 8" x 12' 9"

10' ceiling Height

Vestibule hallway entry; 4' wide wall mounted dressing mirror

Curvilinear wall of floor to ceiling seamless glass windows with metallic casings and footed windowsills / display shelves; motorized drape

Recessed alcove with wall-mount for flat-screen TV

Accent wall with upholstered velvet headboard and wall mounted sconce light at each end

Ceiling mounted geometric ceiling light

Recessed energy efficient LED lighting*

Recessed ceiling mounted smart phone enabled speakers, connected to SONOS® whole house audio system with individual room controls*

Wide plank engineered wood floor

Glass Exit Door to covered balcony terrace (7' 7" x 9' 3") with sweeping North-facing and West-facing views

LUXURY MARBLE BATH

Entry through custom top-mounted rolling barn door

Two rectangular white basins with custom fixtures set in console topped with imported Italian* marble and storage space below

Vanity mirror; two sets of vanity pendant lights

Two tall built-in linen cabinets with adjustable shelves and top of cabinet storage space

Oversized Shower (3' 7" x 10' 3"): Seamless glass door; glass enclosure; recessed soap / shampoo niches, wall mounted rectangular Hansgrohe® rainfall showerhead with single lever temperature-control fixture; Hansgrohe® wall mounted adjustable height hand shower attachment; two ceiling mounted rectangular rainfall shower heads with Hansgrohe® single lever temperature control; inlaid tile flooring in decorative geometric pattern

Recessed Bathing Niche: Elevated imported Italian* marble platform for sleek free-standing BainUltra® double ended programmable jetted tub with wall-mounted fixtures, touchpad controls and illuminated step

Decorative ceiling mounted chandelier above tub

Separately enclosed water closet with sliding pocket door and cabinet above Western Pottery® water efficient toilet

Recessed energy efficient LED lighting*

Recessed ceiling mounted smart phone enabled speakers, connected to SONOS® whole house audio system with individual room controls*

White marble* tile floor

WALK-IN CLOSET – 12' 5" x 11' 10"

Custom configured with adjustable and reconfigurable organizational components that include: double and single hanging bars with overhead shelves; angled shoe shelves with

toe stops; full length dressing mirror and slide-out belt caddy

Center marble*-topped packing island with 8 drawers on two sides

Chandelier above packing island

Wall mounted display shelf

Tile Floor

BEDROOM # 2 – 12' 8" x 11' 1"

10' ceiling height

Vestibule entry from Hall

Two wall mounted sconce lights

Ceiling fan

Recessed energy efficient LED lighting*

Wall-mount for flat screen TV

Floor to ceiling seamless glass window with woven rolling shade and lined draperies

Wide plank engineered wood floor

Closet – 9' 3" x 2' 4"

Double door entry

Custom configured with adjustable and reconfigurable organizational components that include: double and single hanging bars; overhead wire shelves with wood border; built-in console with wood-faced mesh drawers and open shelf storage

BEDROOM # 3 W/ BATH – 11' 6" x 14' 2"

10' ceiling height

Cased entry from Hall

Mirrored accent walls; full length dressing mirror

Ceiling mounted circular lighting

Recessed energy efficient LED lighting*

Wall-mount for flat screen TV

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Floor to ceiling seamless glass window with woven rolling shade and custom fabric roman shade
Wide plank engineered wood floor

Private Bath

Console with white rectangular sink, custom fixtures and drawers and cabinets below

Decorative hanging light fixture

Wall mounted vanity mirror

Privacy alcove for Western Pottery® water efficient toilet

Shower: Seamless glass door; tile surround; recessed soap / shampoo niche, wall mounted rainfall showerhead with single lever controls and inlaid white-and-grey “water bubbles” tile floor

Closet – 13’ x 2’ 4”

Custom double door entry

Custom configured with adjustable and reconfigurable organizational components that include: double and single hanging bars; overhead wire shelves with wood border; 8 wire mesh pull-out drawers with wood borders; ceiling lights on jamb switch

BEDROOM # 4 W/ BATH – 20’ 8” x 14’ 9”

10’ ceiling height

Vestibule entry from Hall

Mirrored column

White marble* tile accent wall

Two wall mounted sconce lights

Ceiling-fan

Recessed energy efficient LED lighting*

Wall-mount for flat screen TV

Floor to ceiling seamless glass window with lined draperies
Carpet

Private Bath

Built-in console with white rectangular sink, custom fixtures and drawers and cabinets below

Wall mounted vanity mirror

White marble* accent wall

Pocket door to separately enclosed water closet with Western Pottery® water efficient toilet and white marble* tile accent wall

Shower: Seamless glass door; glass enclosure; tile surround; wall mounted soap shelf; wall-mounted rainfall showerhead with single lever controls and inlaid white-and-grey “water bubbles” tile floor

Tile floor

Walk-In Closet – 3’ 7” x 4’ 9”

Custom configured with adjustable and reconfigurable organizational components that include: double and single hanging bars; overhead wire shelves with wood border; built-in console with wood-faced mesh drawers

OUTDOOR LIVING SPACE

Covered Balcony – 30’ x 5’ 6”

Accessed via glass door in the kitchen, covered balcony terrace with sweeping North-facing views

Metal railing above a balustrade of transparent panels provides unobstructed skyline views even when seated
Space for furniture
Two wall mounted sconce lights
Exterior electric outlet in weather-resistant enclosure

Owner’s Retreat

Private Balcony - 9’ 3” x 7’ 7”

Covered corner balcony terrace with sweeping North-facing and West-facing views
Metal railing above a balustrade of transparent panels provides unobstructed skyline views even when seated
Space for furniture
Wall mounted sconce light
Exterior electric outlet in weather-resistant enclosure

FEATURES & FINISHES

Corner Unit with 180 deg views of the city skylines
Parking*: 2 unassigned spaces in attached garage with valet service
Open kitchen with est. 14’ x 14’ open space for additional furniture
Open Floor Plan: living space with seamless “flow” between Living Room, Dining Room, Kitchen and Covered 30’ Balcony, for easy living and gracious entertaining
Recent renovation by Timeline Construction: not only added the large walk-in closet to the Owner’s Retreat, and added the large Laundry Room (a significant upgrade above the

building's standard layout of laundry-room "closets"), but also incorporated many high end finishes in multiple rooms: Italian marble* counters, inlaid marble and engineered wood flooring, single lever one-touch faucet and fixture upgrades, as well as many distinctive high end light fixtures

Renovation included custom cabinetry with sleek cabinets and soft-closing mechanisms by Modern Wood Cabinet Systems in Owner's Retreat Walk-In Closet and Luxury Bath, as well as Powder Room and Laundry Room

Furnishings from Noel® and Restoration Hardware® available for purchase*

Stunning light fixtures thoughtfully chosen for each location including chandeliers, ceiling-mounted lights, sconces and pendants, many on wall-plate switches with dimmer slides

Eggersmann® luxury custom cabinetry in White Marble Chef's Kitchen. Sleek European minimalist styling, adjustable shelves, under cabinet lighting, and soft-closing mechanisms on cabinets and drawers

Generously sized closets throughout the residence, most with custom configured organizational components that can be re-positioned as needed

Solid-core paneled doors, with polished European-style lever handles, throughout the unit

Gaggenau® stainless appliances

Whole house SONOS® audio system with ceiling-mounted speakers all on central directory control with individual and separate

room selection via smart phone or other mobile devices*

Pre-wired for cable*

Energy efficient double-paned windows* with Stoneside® programmable motorized shades on a timer in Living Room and Dining Room, and motorized drape in Primary Bedroom*

Private elevator entrance direct to residence

Assigned storage unit* (est. 122 sq ft) on 8th floor, adjacent to elevator

BUILDING AMENITIES*

On-site Building Management
Staff in Arabella Uniforms and Name Badges
24-hour Concierge
Valet Parking
EV Station
Dry Cleaning and Package Receiving Room
Conference Room
Card Room
24 hour Refreshment Center
Starlight Pool with Sun Shelf
Solarium with Indoor Pool
Outdoor Bar and Palm Deck
Resident Lounge with Caterer's Kitchen
Private Wine Lockers Available
Pied-a-Terre for Guests
State-of-the-Art Fitness Center
Massage Room and Sauna
Landscaped Gated Dog Park
Dog Salon
Total 100 Units on 33 Floors

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