

523 LOVETT BOULEVARD

FEATURES & AMENITIES

Location

- Prime Montrose location within walking distance of 24+ restaurants, cafés, boutiques & neighborhood favorites
- Minutes to Downtown, Texas Medical Center & Museum District areas
- Convenient access to all major freeways
- Walkable, highly connected urban setting

Property

- 3,681 SF | 4 Stories | 3 Bedrooms | 3.5 Baths
- Located within the private, gated Lovett Gardens community
- Open-concept living & dining designed for entertaining
- Private elevator serving all four floors
- 24KW Generac whole-home generator powers major systems, including elevator
- 2-car attached garage

Exterior & Outdoor Living

- Multiple outdoor living opportunities
- Expansive rooftop terrace with panoramic Downtown skyline views
- Private balcony off of primary bedroom
- Fenced rear patio
- Beautifully landscaped community setting

Kitchen

- Gourmet kitchen with Viking stainless-steel appliances
- Sub-Zero refrigerator
- Professional gas cooktop
- Double ovens, one with French-door
- Granite countertops with center island
- 3 pantries for ample kitchen storage
- Under-cabinet lighting

Dining Area

- Open to the kitchen & living areas
- Direct connection to the home's open-concept living

Living Room

- Spacious 24' × 16.5' living room
- Soaring ceilings & abundant natural light
- Floor-to-ceiling windows
- Gas-log fireplace
- Beautiful hardwood floors
- Open sightlines to dining area & kitchen

Primary Suite

- Entire third floor primary retreat
- Spacious bedroom with sitting area & second gas-log fireplace
- Spa-inspired bath with jetted tub & oversized walk-in shower
- Dual vanities
- Two custom walk-in closets
- Private balcony with Downtown-facing views

Secondary Bedrooms

- Two first floor secondary bedrooms
- All bedrooms feature en-suite baths
- One first-floor bedroom offers direct access to the rear patio
- Hardwood floors & abundant natural light
- Flexible layout for guests, family or private office use

Utility Room

- Convenient third-floor location
- Washer & dryer included
- Additional storage space

Fourth Floor & RoofTop

- Flexible bonus space for potential 4th bedroom, home office, den, gym or media room
- Approximately 13.5' × 11'
- Expansive rooftop terrace
- Panoramic Downtown Houston skyline views
- Ideal for entertaining, dining or relaxing outdoors
- Elevated private retreat above the city



COLDWELL BANKER
REALTY

PATRICK BANKS
713.824.9054
PATRICK@PATRICKBANKS.COM