

UPDATES & FEATURES

**Unit 3303 in the Spires hi-rise condominium located at
2001 Holcombe Blvd, Houston, TX 77030**

**Gorgeous Move-in Ready – Extensive remodel with high-end upgrades
Convenient location in the Texas Medical Center**

General

- Recessed LED lighting throughout the space
- Ceiling fan with light fixtures in living room as well as both bedrooms
- Durable engineered hard wood floors in living, dining, foyer, hall, kitchen, and bedrooms with premium grade underlayment to minimize noise
- Beautiful chandelier in the dining room
- Installed low-profile overhead beams in both bedrooms for installation of ceiling fans with light fixtures
- Wall sconces in primary bedroom
- Tankless hot water heater
- High-end marble tiles in bathrooms
- Water shut-off valves installed in kitchen and bathrooms – this allows you to undertake any plumbing work in the future without the requirement to shut off the water supply for the whole building and thereby incur additional charges from the building management or inconvenience other residents
- Replaced all faucets, light fixtures, and light switches throughout
- Replaced hardware on doors throughout
- GFCI plugs installed in locations as required by code
- Whole unit paint
- Custom curtain rods and drapes in living room and bedrooms
- Blinds on bay windows in living room and bedrooms
- Two assigned parking spaces and one storage unit included
- Convenient in-house building management
- 24-hour concierge and valet parking available
- Secured access

NOTE: The building management is in the process of converting one unit in the building which will be available for a fee to accommodate visiting family, friends, and guests.

Kitchen

- Large open kitchen with an island with a built-in stove, storage, and breakfast bar. Kitchen is open to the living and dining rooms.
- Black stainless steel appliances, including built-in Bosch cooktop in the island, Bosch convection oven, Sharp microwave drawer, and LG dishwasher

- Modern black stainless steel island range hood vent
- Large single vessel stainless steel kitchen sink with matte black Delta touch/touchless faucet, instant hot water dispenser, and Delta touchless soap dispenser
- Built-in frost-free wine cooler and wine rack
- Custom white kitchen cabinets, large drawers with soft-close, golden champagne hardware, and large pantry with slide-out drawers and ample storage
- Quartz counters and matching quartz backsplash for a seamless and elegant look
- Recessed overhead LED lighting and dimmable under counter lighting make this kitchen light, bright and perfect for anyone who loves to cook while enjoying the gorgeous 33rd floor view!

Primary Bedroom & Bathroom

- Overhead beam for installation of ceiling fan with light fixture
- Wall sconces to add ambient lighting
- Electrical and cable outlets to facilitate wall mounted TV – wall mount included
- Custom closet system to maximize space – includes drawers, shoe rack, and high ceiling with shelving for additional storage
- Large shower with a seat, custom marble niche, dual rain and wall shower heads for spa-like feel, and custom frameless sliding glass shower door
- High-end hexagon polished marble tile on floors
- Quartz vanity with vessel sink, chrome faucet, and shower

Second Bedroom & Bathroom

- Overhead beam for installation of ceiling fan with light fixture
- High-end hexagon polished marble tile on floors
- Quartz vanity with vessel sink, chrome faucet, and shower
- **This room is currently being used as a study/office but can be a second bedroom with closet.**

Items included at no cost in this sale:

- Black stainless steel LG French door refrigerator
- Frost-free wine cooler
- LG stackable washer and dryer
- Custom curtain rods and drapes for bay windows in primary bedroom, second bedroom, and living room