



JENNIFER LERNER

2211 AUGUSTA DR, UNIT 1

FEATURES & AMENITIES (*all per seller)

LOCATION & COMMUNITY

- Minutes from Highland Village, Uptown Park, the Galleria and countless restaurants, parks, gyms and shops
- One of the friendliest, most welcoming, family-friendly communities in the Galleria area
- Close proximity to the Galleria, Downtown and the Medical Center
- Easy access to major freeways: 610, 59, 10 and the Westpark Tollway
- Never flooded; Harvard Square's drainage system provides community-wide rain and water control

HOME FEATURES

- Open floor plan, perfect for entertaining
- Gorgeous open kitchen with quartz countertops, Monogram appliances and floor-to-ceiling custom cabinets with abundant storage
- Beautifully maintained, Lovett-built home, elevator capable, situated in a prime location within Harvard Square. Built in 1996
- Gym/playroom wired for surround sound with overhead speakers
- Automatic sprinkler system in front and back courtyard

UPGRADES

- Hardwood floors throughout entry, living room, dining room, all bedrooms and master bath, 2019
 - Roof, 2021
 - Gutter drains, 2021
 - Two HVAC units, 2025 and 2021
 - Turf installed, 2023
 - Exterior Nest cameras, 2023
 - Exterior and shutters painted, 2019
 - Interior painted, 2021 (walls and ceilings); cabinetry, 2019
 - Wrought iron balusters, 2019
 - Quartz countertops in the kitchen, master bath and secondary bath, 2018
 - High-end Monogram Profile appliances, 2017
 - Custom cabinets and vanities in the kitchen and all bathrooms, 2017
 - Fully renovated primary bath with dual vanities, quartz countertops, marble wall tile, an oversized shower and an exquisite standalone tub, 2019
 - Elfa closet systems in both primary closets, 2019
 - Courtyard fully landscaped with concrete patio and pavers, 2019
 - Kitchen pendant lights, 2020
 - Surround sound and Sonance overhead speakers in gym/playroom, 2021
 - Wifi-enabled Ecobee digital thermostats, 2021
 - Baseboards and updated crown molding, 2017
 - Front-door entry keypad, 2020
 - Ring doorbell, 2020
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