

MAKE IT HAPPEN

REAL ESTATE

UPGRADES & IMPROVEMENTS

1014 Montrose Boulevard #B

Houston, Texas 77019 · Montrose Terrace

The story behind the design, the systems, and the care that went into this home.

A home designed as a whole

The owners bought this townhome thinking it might be their forever home. Every decision that followed was made with that in mind: how the rooms would feel, how the finishes would work together, how the technology would serve daily life, and how to care for the property so problems would not return a few years later.

Some improvements are obvious the moment you walk in. Others, like the network infrastructure, HVAC work, roof treatment, and community-wide restoration, are less visible but equally important. This booklet walks through both, so you know exactly what you are looking at.

AT A GLANCE

Earth Weave
Premium natural wool carpeting

Custom Chandelier
Handcrafted functional art in glass

Philips Hue
Color smart lighting throughout

ecobee
Climate, sensors, doorbell & security

Hardwired Ethernet
Wired across four floors; fiber-ready

New AC Coil
American Standard, October 2025

Private Backyard
Japanese cedar & Twinkly Pro lighting

Community
Major HOA restoration completed 2026







An intentional palette

Rather than treating each room as a separate decorating project, the owners worked from one consistent palette that complements the home's architecture: slate-blue walls, crisp white trim, warm wood tones, and brushed-metal finishes.

From there, complementary blues, greens, grays, and carefully chosen fabrics give each room its own personality without feeling disconnected. The contrast between darker hallways and lighter rooms is deliberate, so each space feels different as you move through the house while everything stays visually connected.

01 All bedrooms repainted

Each bedroom was repainted with its own color scheme, some softer blues, others greens or deeper tones, chosen to suit the space while staying true to the overall design.

02 Custom draperies

Draperies were selected room by room to coordinate with the wall colors, flooring, and finishes. **The custom draperies stay with the house.**

03 New ceiling fans & details

Three ceiling fans were replaced. Even the chandelier glass colors, fixture finishes, and carpet were chosen with the palette in mind.





Materials chosen to live with



FLOORING

Earth Weave natural wool carpet

One of the home's most significant interior investments. This is premium Bio-Floor carpeting from Earth Weave, a specialty American maker of natural wool flooring, and you notice the difference the moment you step on it: soft, warm, and quiet underfoot, with a texture quite unlike conventional carpet.

It is made from natural materials throughout, with pure wool fibers and hemp, cotton, and jute backings, and was chosen with comfort and indoor air quality in mind. The neutral gray ties the rooms together while leaving each one free to have its own color.

CUSTOM FUNCTIONAL ART

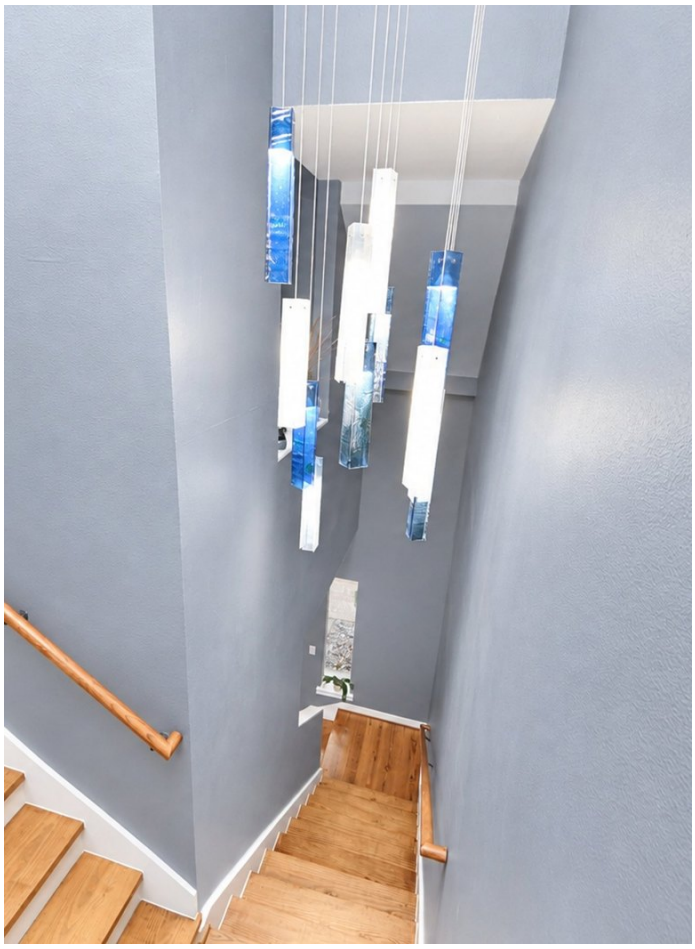
The stairwell chandelier

Rather than an ordinary retail fixture, the stairwell is lit by a handcrafted piece of functional art, commissioned from **Shimale – Light in Art**, the studio of glass artist Shimon (Shimal'e) Peleg.

Twelve glass pendants cascade through the open stairwell, made to order for its height. The glass colors were chosen to echo the home's palette, and they change character with the daylight and the angle you see them from, so the piece becomes a focal point as you move between floors.

Philips Hue bulbs keep it a soft warm white most days, letting the artist's colors show, with the option of seasonal color in the white pendants for holidays.

Original order and installation documentation available. Conveyance of the chandelier to be confirmed in the sale contract.





The technology is already installed

Three systems work together, so a new owner can build on them rather than start from scratch. Accounts and subscriptions are simply reset in the new owner's name.

LIGHTING

Philips Hue

Nearly every overhead fixture uses Hue color-capable smart bulbs, controlled by app, schedule, or voice.

- Millions of colors and tunable whites
- Room-by-room dimming and scenes
- Wake-up, bedtime, and away routines
- Works with Apple Home/Siri and Google Home

CLIMATE & SECURITY

ecobee

Smart thermostats run the upstairs and downstairs HVAC, informed by room sensors in most rooms.

- Remote control, schedules, and occupancy comfort
- Video doorbell with person detection
- Indoor cameras for the living room and garage
- Door/window and motion sensors; optional pro monitoring

WIRED ACROSS FOUR FLOORS

Ethernet

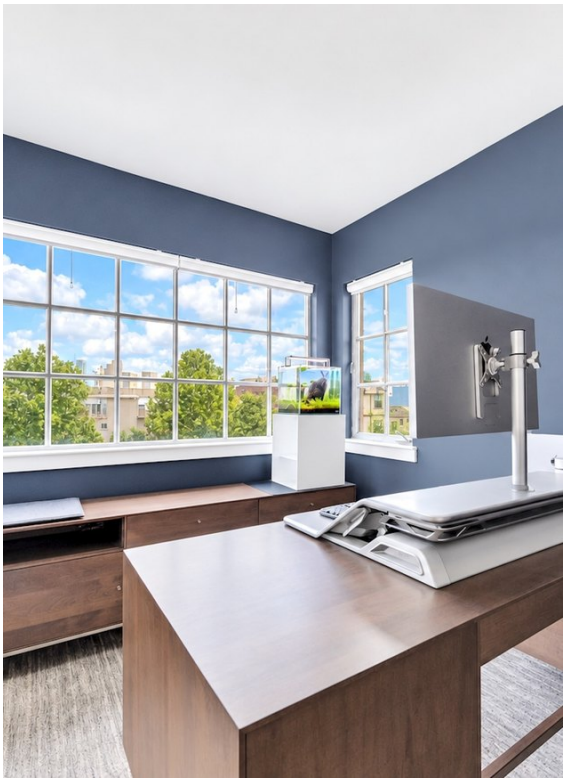
Hardwired runs from a central hub in the primary closet to the 4th-floor office, a second bedroom, the kitchen, and the first-floor room.

- Reliable connections for work and streaming
- Ethernet wiring for Wi-Fi access points on every floor
- Hard to add once a home is finished
- Wired for Xfinity and fiber-ready

STAYS WITH THE HOUSE

The Hue bulbs and bridge, the ecobee thermostats, sensors, doorbell, cameras and security equipment, and the installed Ethernet cabling and wall jacks, subject to the final sale contract. The home's original ADT wiring also remains in place.

Built to stay comfortable



01 Major HVAC work, October 2025

Ace Comfort Air Conditioning & Heating installed a new **American Standard evaporator coil** on one system, with a new condensate drain pan, condensate shutoff switch, and refrigerant recharge.

The invoice lists a 10-year manufacturer parts warranty; any remaining coverage is subject to confirming transfer terms.

02 Second system inspected & serviced

Rather than repair only one unit, the owners had the second system fully inspected, serviced, and recharged.

03 Added AC vent in the 4th-floor office

An additional vent improves airflow and temperature in the light-filled top-floor office, making it a comfortable place to work from home year-round.

04 Reflective roof over the office

The flat roof above the fourth-floor office was cleaned, sealed with rubber-based treatments, and finished in a high-reflectivity white coating to help keep moisture out and reduce heat gain into the office below. (The community's asphalt roof was completely replaced in 2018.)

05 Private exterior finishes

Exterior doors repainted in high-quality Sherwin-Williams coatings, and the unit's private metal railings prepared and repainted in durable Sherwin-Williams oil-based paint, chosen for Houston's sun, rain, and humidity.







An outdoor patio, redesigned

The backyard was rebuilt to feel like a natural extension of the home, with materials and colors chosen with the same care as the interior.

01 Japanese cedar fencing & woodwork

Older fencing and woodwork were replaced, not repainted, with high-quality Japanese cedar for privacy and a warm, consistent finish.

02 Professional-grade stain & seal

Treated with EXPERT Stain & Seal in Mahogany, a penetrating oil finish that protects against moisture and sun and can be refreshed without stripping.

03 Rock & flower garden

Aging garden structures gave way to decorative rock, flowers, and plantings.

04 Twinkly Pro palm-tree lighting

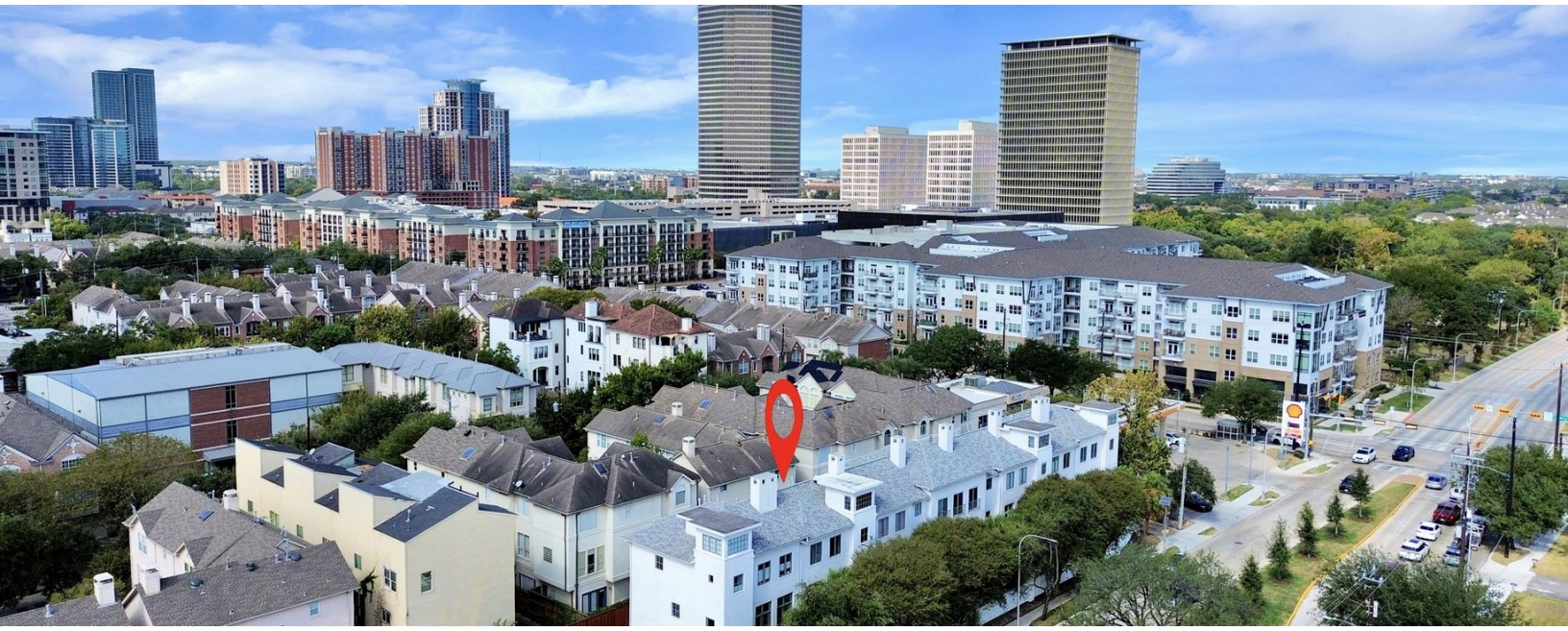
Professional, app-controlled lighting on the palms: warm white for everyday evenings, or holiday and party scenes with a tap. No more hanging seasonal lights.







Twinkly Pro system and controller intended to convey, subject to the final contract. Before-and-after photos available on request.



A well-kept community

Montrose Terrace is a small, seven-unit, self-managed townhome community. Buyers are evaluating the shared property too, and the HOA has completed substantial restoration work, especially in 2026.

2018 — Asphalt roof replaced
Complete replacement of the community's asphalt roofing as a major HOA project.

2024 — Rear fence replaced
A substantial section of rear community fencing replaced, not just refinished.

2026 — Cedar fence restoration
About 500 ft of cedar privacy fence pressure-washed, cleaned, brightened, and sealed with EXPERT Stain & Seal (Cedar).

2026 — Metal rails & gates restored
320+ linear ft, including the Montrose Blvd railings and entry/exit gates: rust removed, posts repaired, primed, and painted Sherwin-Williams Refuge (SW 6228).

2026 — Perimeter wall repaired & repainted
Stucco repaired after comparing three contractor proposals, then painted in Sherwin-Williams Emerald Rain Refresh, a self-cleaning exterior finish.

Ongoing — Common-area care
Driveway pressure washing, paint touch-ups, a refreshed entry keypad, and vehicle-gate maintenance.





Improvements at a glance

IN THE HOME

- Earth Weave natural wool carpeting
- Custom handcrafted art-glass chandelier
- All bedrooms repainted in a coordinated palette
- Custom draperies (stay with the house)
- Three new ceiling fans
- Philips Hue color smart lighting throughout
- ecobee thermostats, room sensors, doorbell, cameras & security
- Hardwired Ethernet across four floors; fiber-ready
- New American Standard evaporator coil (Oct 2025); second system serviced
- Added AC vent in the 4th-floor office
- Reflective white roof coating above the 4th-floor office
- Exterior doors and private railings repainted (Sherwin-Williams)
- Japanese cedar backyard fencing with EXPERT Stain & Seal
- Rock & flower garden
- Twinkly Pro programmable palm-tree lighting

IN THE COMMUNITY

- 2018 — Complete asphalt roof replacement
- 2024 — Rear community fence replaced
- 2026 — ~500 ft cedar fence restored & sealed
- 2026 — 320+ ft of railings & gates restored
- 2026 — Perimeter-wall stucco repaired
- 2026 — Wall repainted in Emerald Rain Refresh
- Ongoing — Driveways, gates & common areas maintained

INTENDED TO CONVEY

- Philips Hue bulbs and bridge
- ecobee thermostats, sensors, doorbell, cameras & security equipment
- Twinkly Pro lighting and controller
- Installed Ethernet cabling and wall jacks
- Custom draperies and installed ceiling fans

Subject to the final sale contract. The chandelier and other electronics will be confirmed there. Smart-home accounts and subscriptions transfer to the new owner's name.

DOCUMENTATION AVAILABLE ON REQUEST

Chandelier order and installation records, the 2025 HVAC invoice, HOA financial records and contractor proposals, project receipts, material details, and before-and-after photos of the backyard and HOA projects.



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FOR A PRIVATE SHOWING, CONTACT

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Information provided by the seller and believed reliable but not guaranteed. Buyers should independently verify all details, including improvements, warranties, inclusions, HOA information, and systems. Items intended to convey are subject to the final sales contract.