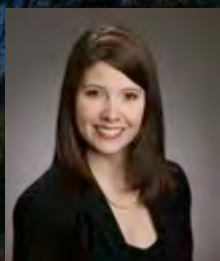




# THE DEFINITIVE HOUSTON CONDO BUYING GUIDE

## Inner Loop Edition



**Paige Martin**  
Broker Associate  
Keller Williams Realty  
713-384-5177  
[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)

# Benefits Of Inner Loop Highrise Living

## 1. No yard work. Easy to maintain. Less hassles.

Tired of mowing the lawn, trimming the trees or keeping up the exterior of a house? Highrise & condo residents have a much easier and maintenance free lifestyle than supporting a large house.

Many Inner Loop buildings also have fitness rooms, rooftop decks, pools & more amenities – all without any maintenance from you.



## 2. Choose from fantastic Inner Loop locations.

Inner Loop condos are located within Houston’s most exciting districts. Residents are a few blocks from parks, running trails, and numerous entertainment hubs like restaurants, museums, and shopping centers.

Condos in the Inner Loop also have easy access to Houston’s largest employment centers like Downtown, Galleria, and Medical Center.

## 3. Security and controlled access. Easy to “lock and leave” for people on the go.

Many Inner Loop condos have 24-hour staff, guards, secure parking, gated entrance and building security. Some buildings also have fire prevention and emergency systems as well as surveillance cameras. Condos can provide peace of mind for frequent travelers.

## 4. Service, amenities & great staff.

Inner Loop highrises offer great amenities: tennis courts, pools, saunas, fitness rooms, well-kept grounds, roof top decks, and more. Porters, valet, building managers, concierges, trash & dry cleaning pickup are also available at many luxury buildings.

ONE OF HOUSTON’S TOP RANKED REALTORS

# Inner Loop Condo Buildings



# Inner Loop Condo Buildings Map Legend

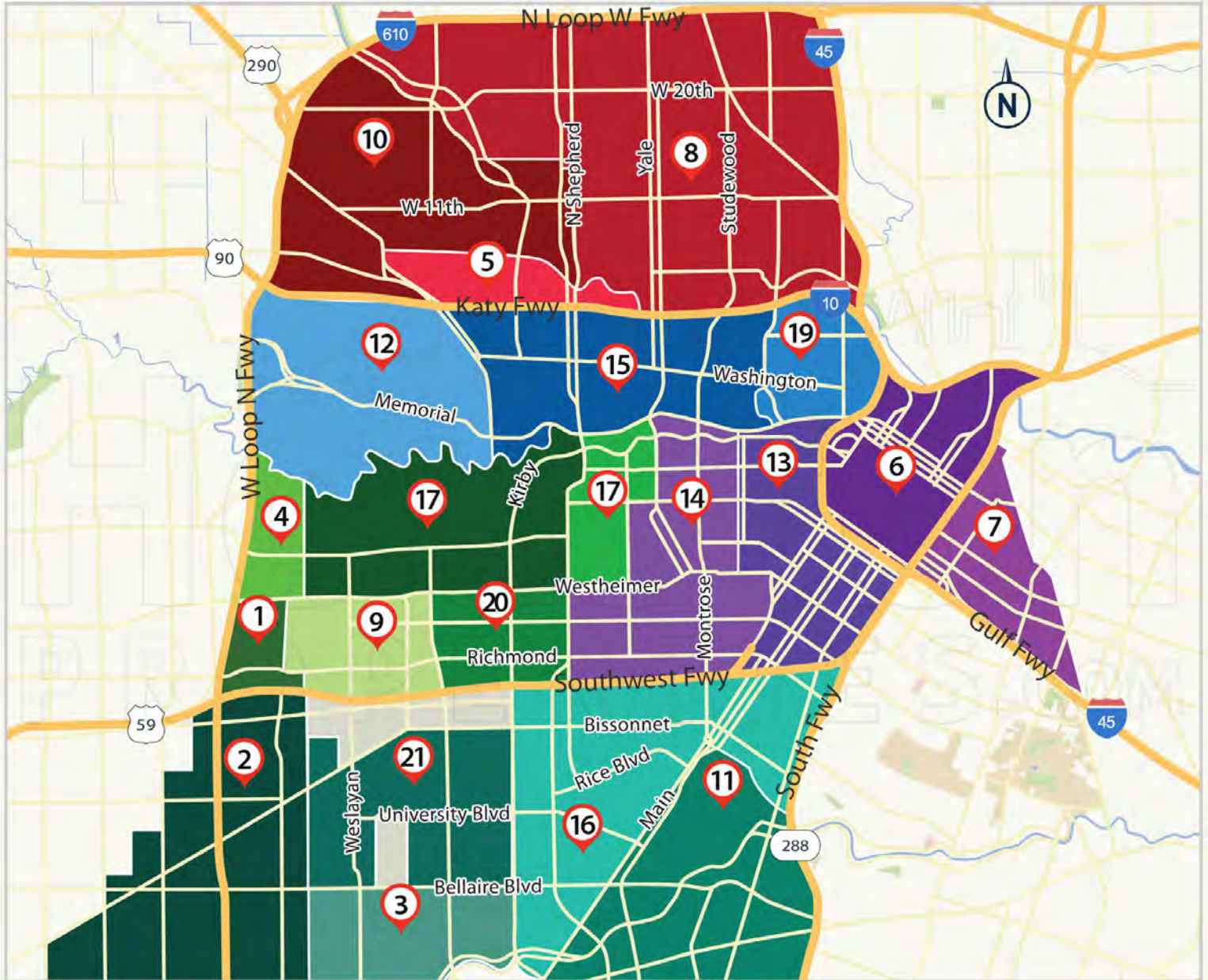
- |                         |                         |
|-------------------------|-------------------------|
| 1. 1000 West Clay       | (1000 W Clay)           |
| 2. 1111 Studewood Place | (1111 Studewood)        |
| 3. 2120 Kipling         | (2120 Kipling)          |
| 4. 2727 Kirby           | (2727 Kirby)            |
| 5. 6007 Memorial        | (6007 Memorial)         |
| 6. Bayou Bend Towers    | (101 Westcott)          |
| 7. Bostonian Reserve    | (4402 Lillian)          |
| 8. Briar Place          | (21 Briar Hollow)       |
| 9. Chateau Ten          | (2221 Welch)            |
| 10. Flats on Fairview   | (2312 Commonwealth)     |
| 11. Gotham Lofts        | (1021 Shepherd)         |
| 12. Greenway Plaza      | (14 Greenway)           |
| 13. Highland Tower      | (2207 Bancroft Hill)    |
| 14. Inwood Manor        | (3711 San Felipe)       |
| 15. Jackson Place       | (505 Jackson)           |
| 16. Lamar Tower         | (2929 Buffalo Speedway) |
| 17. Lovett Place        | (510 Lovett)            |
| 18. Metropolis Lofts    | (1914 W Gray)           |

ONE OF HOUSTON'S TOP RANKED REALTORS

# Inner Loop Condo Buildings Map Legend

- |     |                           |                   |
|-----|---------------------------|-------------------|
| 19. | Morrison Heights          | (2802 Morrison)   |
| 20. | One Montrose Place        | (1419 Montrose)   |
| 21. | Park Square               | (49 Briar Hollow) |
| 22. | Parc IV                   | (3614 Montrose)   |
| 23. | Parc V                    | (3600 Montrose)   |
| 24. | Regency House             | (2701 Westheimer) |
| 25. | Renaissance At River Oaks | (2111 Welch)      |
| 26. | Renoir Lofts              | (1005 Shepherd)   |
| 27. | Riva At The Park          | (3331 D'Amico)    |
| 28. | The Briarglen             | (2211 Briarglen)  |
| 29. | The Huntingdon            | (2121 Kirby)      |
| 30. | The Piedmont              | (1010 Rosine)     |
| 31. | The Point                 | (102 Quitman)     |
| 32. | The Royalton              | (3333 Parkway)    |
| 33. | The Vistas at Midtown     | (1900 Genesse)    |
| 34. | The Willowick             | (2200 Willowick)  |
| 35. | Tremont Tower             | (3311 Yupon)      |
| 36. | Villa Serena              | (2700 Albany)     |
| 37. | Washington Lofts          | (1716 Washington) |

ONE OF HOUSTON'S TOP RANKED REALTORS



- |                   |                           |                        |
|-------------------|---------------------------|------------------------|
| ① Afton Oaks      | ⑨ Greenway Plaza          | ⑰ River Oaks           |
| ② Bellaire        | ⑩ Lazybrook / Timbergrove | ⑱ River Oaks Neighbors |
| ③ Braeswood Place | ⑪ Medical Center          | ⑲ Sawyer Heights       |
| ④ Briar Hollow    | ⑫ Memorial Park           | ⑳ Upper Kirby          |
| ⑤ Cottage Grove   | ⑬ Midtown                 | ㉑ West University      |
| ⑥ Downtown        | ⑭ Montrose                |                        |
| ⑦ EaDo            | ⑮ Rice Military           |                        |
| ⑧ Greater Heights | ⑯ Rice / Museum District  |                        |



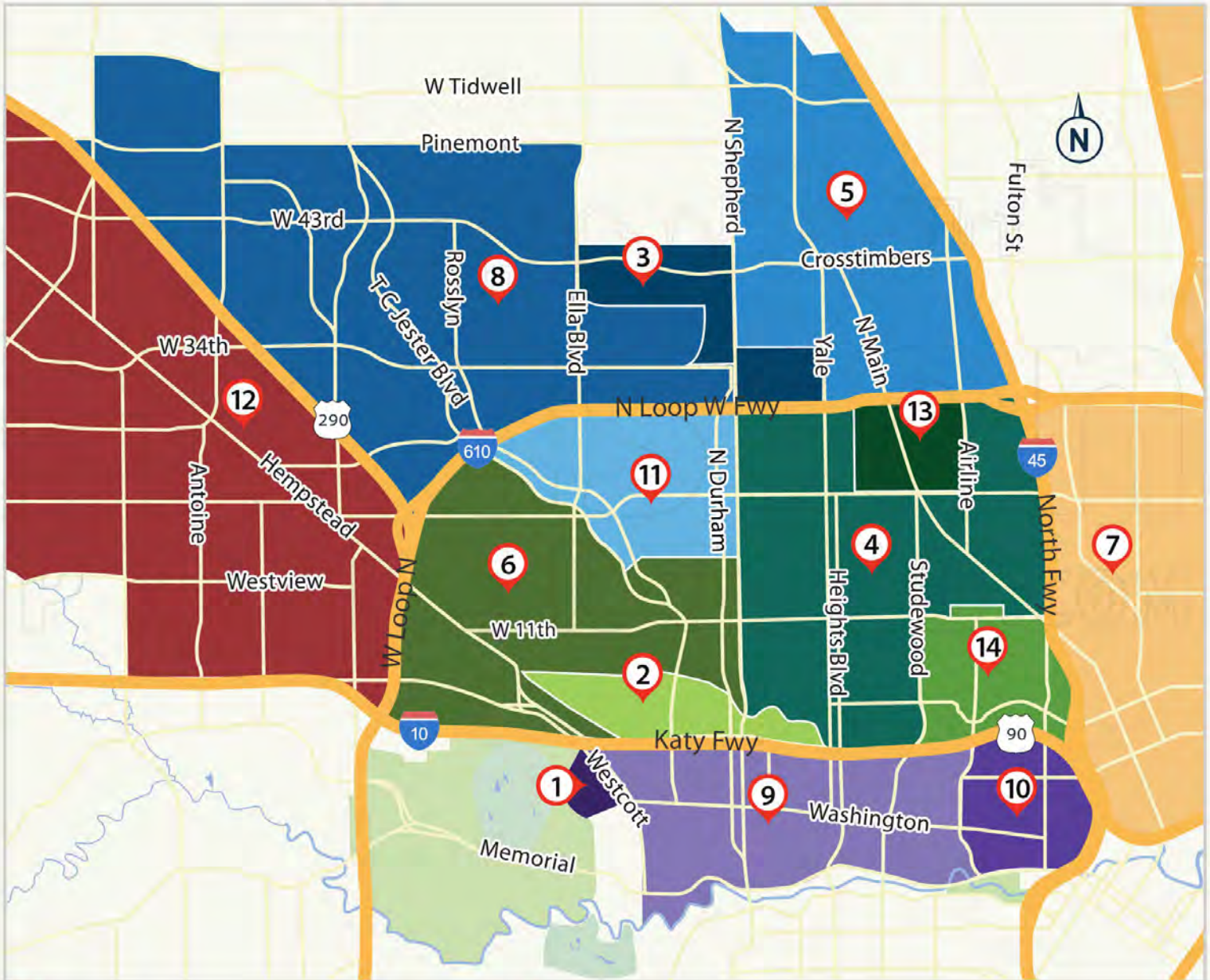
**Paige Martin**

713-384-5177

Broker Associate

Keller Williams Realty

Paige@HoustonProperties.com



- ① Camp Logan
- ② Cottage Grove
- ③ Garden Oaks
- ④ Houston Heights
- ⑤ Independence Heights Area
- ⑥ Lazy Brook/ Timbergrove
- ⑦ Northside
- ⑧ Oak Forest
- ⑨ Rice Military
- ⑩ Sawyer Heights
- ⑪ Shady Acres
- ⑫ Spring Branch
- ⑬ Sunset Heights Area
- ⑭ Woodland Heights



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No representations or warranties (expressed or implied) are made to the accuracy of this information, or with respect to suitability, usability, feasibility, merchantability or condition of any property or area. All ordinances, resolutions, regulations and orders shall govern in the event of any conflict or inconsistency. Data presented for informational purposes only.

# The Optimum Home Buying Experience



The Houston Properties Team believes your home is an investment – both in the life you want to live and also to help you create long-term wealth.



Our purpose is to help people create prosperity & wealth through the ownership of real estate.

By finding the right home, our clients experience joy in their lives and abundance with their assets.

*We've carefully watched how home buying trends have changed over the past few years. Numerous problems have emerged that don't appear until years after closing (resale issues, flooding, survey problems, etc.) As a result, to best help our clients, the Houston Properties Team has designed a totally new buying process for today's enlightened buyers.*



Questions? Contact:  
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[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)



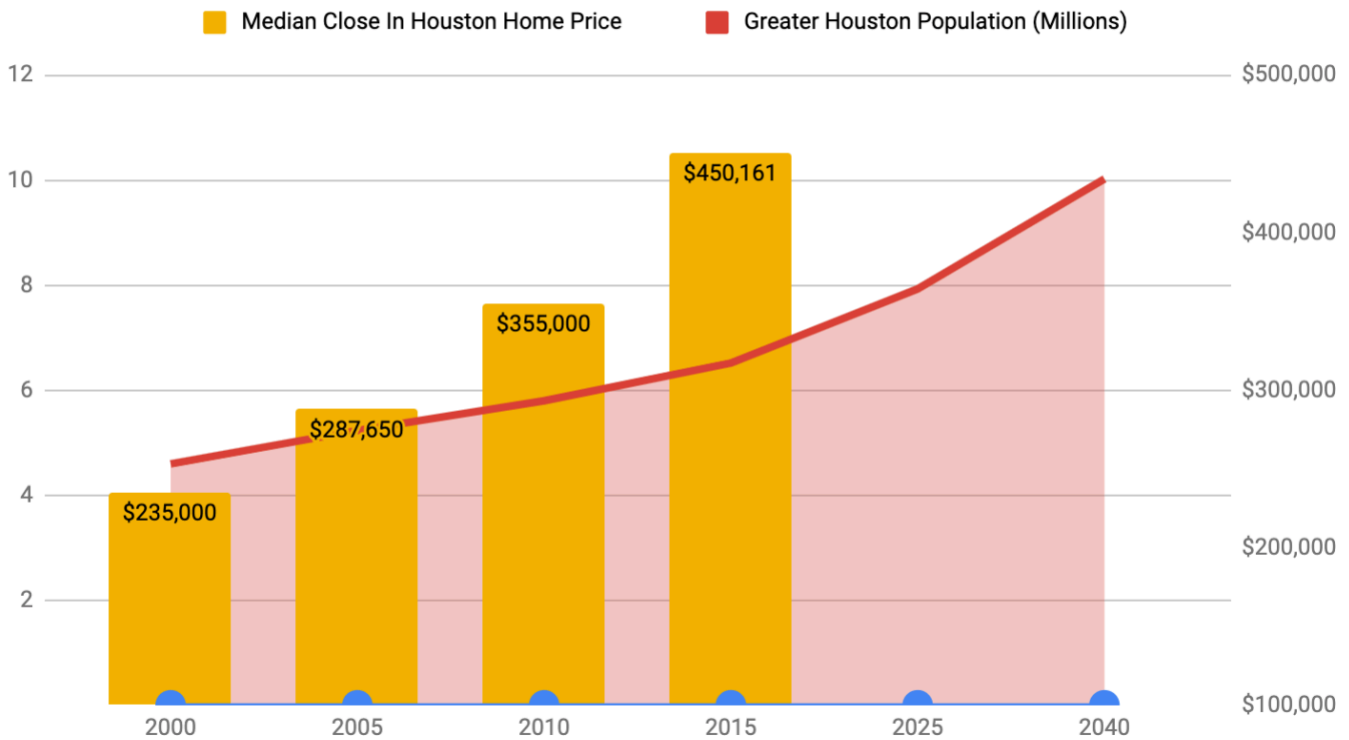
# Houston Real Estate Has Been A Great Investment



“Greater Houston’s population will surpass 10 million by the year 2040, up from roughly 7 million today.”

– *Houston MetroNext Study*

## Houston: Population Growth & Home Prices



***The #1 predictor of real estate prices is job growth.***

***Houston has created more jobs than any other major US metro area over last year.***



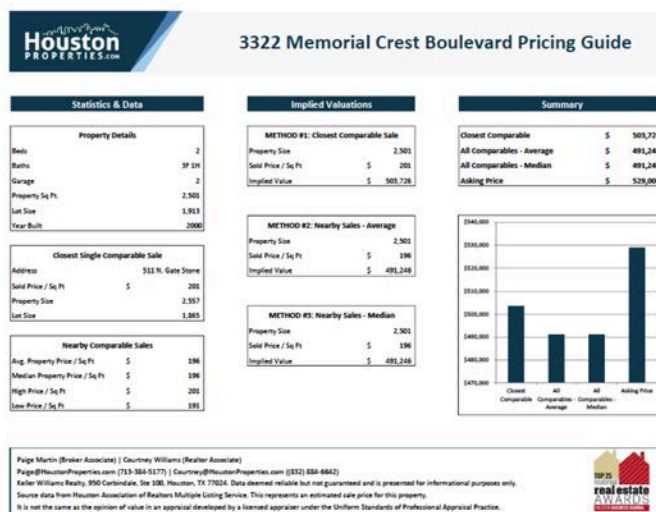
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# The Houston Properties Team Helps You Avoid Mistakes



Find homes anywhere. Send them to us. Let us help you identify issues and ones to avoid.

We analyzed over 500,000 Houston home sales since 2000.



We complete comprehensive pricing analyses before any offers.

The biggest problems fell into one of four categories.

Our *Optimum Home Buying Experience* screens for both quality of life and resale/financial loss issues.

<p><b>Location Examples:</b></p> <ul style="list-style-type: none"> <li>• Flood zones</li> <li>• Railroads</li> <li>• Highways / thoroughfares</li> <li>• Schools</li> </ul>	<p><b>Structural Examples:</b></p> <ul style="list-style-type: none"> <li>• Builder quality / reputation</li> <li>• Foundation</li> <li>• Plumbing / piping</li> <li>• Roof</li> </ul>
<p><b>Interior Examples:</b></p> <ul style="list-style-type: none"> <li>• Floor plan</li> <li>• Layout</li> <li>• Accuracy of stated home size</li> <li>• Quality and fair value of upgrades</li> </ul>	<p><b>Pricing Examples:</b></p> <ul style="list-style-type: none"> <li>• Land value</li> <li>• Home value</li> <li>• Current market trends</li> <li>• Negotiation terms &amp; strategy</li> </ul>



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 Paige Martin | 713-384-5177  
[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)

# Paige Martin

## Houston Properties Team



**Broker Associate**

**713-384-5177**

[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)

As featured on *Fox News in the Morning*, *Reuters*, *Wall Street Journal*, *Houston Chronicle*, *Fortune*, *Forbes*, *Houston Business Journal*, and *Houston Magazine*, Paige Martin, a consistent Top Producing Keller Williams Broker and the lead of the Houston Properties Team, is ranked as one of the top residential Realtors in the world.

### Paige Martin's recent awards include:

- 2019: One of the Top 25 Residential Realtors in Houston, *Houston Business Journal*
- 2019: One of America's Best Real Estate Agents, *RealTrends.com*
- 2018: #5 Individual Agent, Keller Williams, Worldwide
- 2018: #1 Individual Agent, Keller Williams, Texas
- 2018: One of America's Best Real Estate Agents, *RealTrends.com*
- 2018: One of the Top 25 Residential Realtors in Houston, *Houston Business Journal*
- 2017: #9 Individual Agent, Keller Williams, Worldwide
- 2017: #1 Individual Agent, Keller Williams, Texas
- 2017: One of America's Best Real Estate Agents, *RealTrends.com*
- 2017: One of the 100 Most Influential Real Estate Agents in Texas, *Real Estate Executive*
- 2017: One of the Top 25 Residential Realtors in Houston, *Houston Business Journal*
- In addition to over 324 additional awards.

“We recently closed on our fourth real-estate transaction with Paige Martin as our Realtor®. We love her!”

Lindsay Bourg,  
Chief Accounting Officer

Paige was appointed by Houston's Mayor to the Downtown TIRZ board, and has been recognized for her philanthropic work by numerous organizations including the Houston Police Foundation, Citizens for Animal Protection, Houston Ballet, and Alley Theatre. Paige is a graduate of Baylor University.



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# See What Our Clients Have To Say (Over 475 5-Star Reviews)



Our boutique Houston Properties Team has more 5-Star Google Reviews than any real estate organization in Houston (including those 50 times our size).

[Google "Houston Properties Team" and/or Paige Martin](#)

See our team's reviews on HAR:

[https://www.har.com/paige-martin/agent\\_PaMartin](https://www.har.com/paige-martin/agent_PaMartin)

See who we know in common:

<https://LinkedIn.com/in/HoustonTexasRealtor>



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[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)

# Open Houses Are A Great Way To See Options



It's great to tour open houses.

**CAUTION:** Recently, we've seen a lot of open houses cancel at the last minute and/or already be under contract.



**Email me the open houses you want to attend, I can:**

- Confirm the home is still available;
- Confirm the open house is still on;
- Pull the disclosures for you;
- Highlight what you may want to look out for on your tour (both in the area and within the home);
- Give you a sense of how it's priced.

And then if you like it, we can tour it a second time together with a really critical eye.



Questions? Contact:  
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[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)

# Step By Step Guide To Buying A Home In Houston



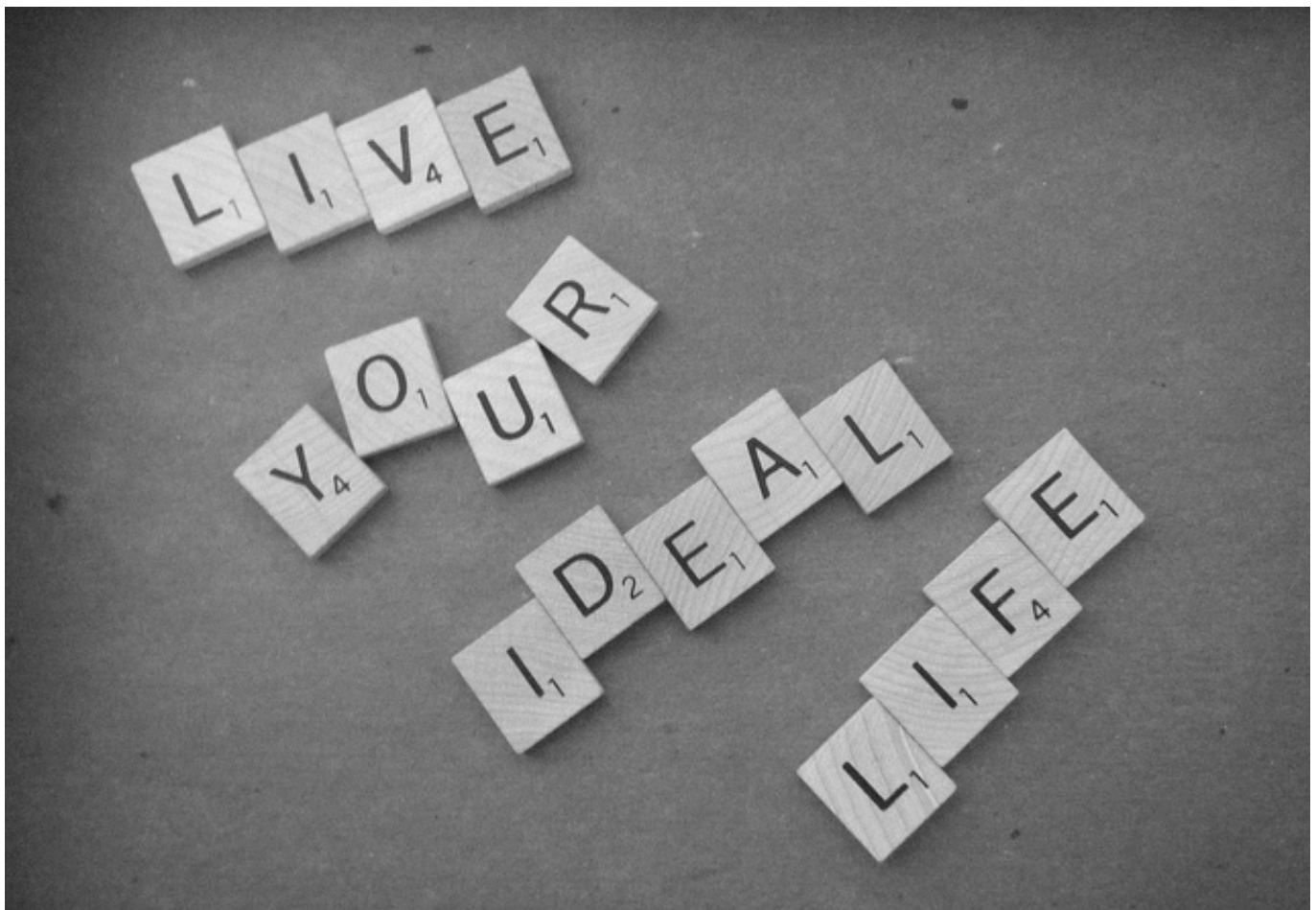
# The Optimum Home Buying Experience: The 58 Questions



Answer 58 questions upfront;

So you can say “yes” to the question afterwards:

“Are you 100% sure you found the right home for you?”



The right home helps families bring stability and joy to their life. This is the part of the discussion where your Houston Properties Team Realtor® brings out our proprietary questionnaire to help you ensure you’re finding the best home for you.



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[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)

# VIP Buyer Loyalty Agreement (We're Free To You)



## Our VIP Buyer Loyalty Agreement states that as your buyer specialists, we will:

- Help you secure the best financing program for your situation.
- Give you candid, diligent and honest assessments of any home's positive and negatives features. (We'll tell you the good, bad and the ugly.)
- Arrange a private showing of any property you want to see, including any new construction, bank-owned, and FSBO properties.
- Provide you neighborhood trends, market analytics, and a home value assessment for any property we're considering making an offer upon.
- Discuss the strategy for making an offer, as well as financing terms, interest rates, cost-to-close, possession date, inspections, termite/pest/environmental reports, and any questions you might have.
- Prepare an offer with terms, provisions, special stipulations, amendments, exhibits, and addendums weighted in your best interest.
- Present the offer on your behalf and negotiate in your favor to help you secure the property at the best possible price and terms.
- Recommend extremely competent affiliates that can help both with your home purchase, including legal advice, home inspections, appraisals, and warranties, as well as homeowner, hazard, and title insurance and any vendors you need during your home ownership.
- Always be available to answer any questions you might have.



## In return, you will:

- Give us your candid feedback.
- Be loyal to us.
- (There is no cost to you.)



Questions? Contact:  
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[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)



**PAIGE MARTIN'S  
AWARDS**



One of Houston's Top 25  
Residential Realtors



One of America's Best  
Real Estate Agents



#1 Individual Agent,  
Keller Williams Memorial




Five Star Realtor Award



One of Houston's  
Top 50 Realtors

 [HoustonTexasRealtor](#)

 [Paige.M.Martin](#)

 [HoustonPaige](#)

# INNER LOOP HOUSTON CONDOS

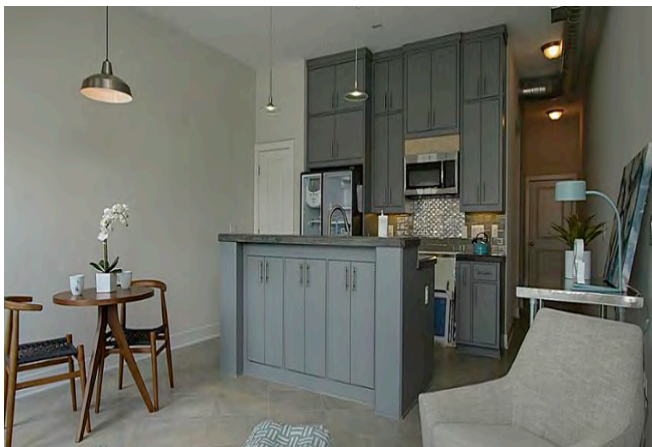
**ONE OF HOUSTON'S TOP RANKED REALTORS**

Featuring only 30 units, 1011 Studemont is a new construction midrise nestled within the historic and vibrant Rice Military area.

**Address:** 1011 Studemont Street,  
Houston, Texas 77007  
**Year Built:** 2017  
**Number of Units:** 30  
**Neighborhood:** Rice Military  
**Nearby:** Memorial Park, The Washington  
Corridor, Walgreens

### Amenities:

- Roof terrace with a view of Downtown
- Community room
- Fitness center
- Custom-designed Eggersmann kitchen cabinetry
- GE stainless steel appliances
- Built-in cabinetry
- Wrought iron balcony railings
- Soft-close drawers



### Highlights:

- New midrise construction from Fisher Homes (same builders behind Morrison Heights)
- Near Houston's finest restaurants, bars, parks, and shopping centers.
- Near Memorial Park and Museum District
- Good access to Downtown, Texas Medical Center, and the Galleria.

**View all 1011 Studemont condos for sale at**  
[HoustonProperties.com/Houston-Condos/Inner-loop/The-Studemont](https://HoustonProperties.com/Houston-Condos/Inner-loop/The-Studemont)

ONE OF HOUSTON'S TOP RANKED REALTORS

Bailey Properties' 2120 Kipling Condominiums is a 4-story Contemporary-style residential midrise in the newly revitalized Upper Kirby District.

**Address:** 2120 Kipling St, Houston Texas, 77098

**Year Built:** 2014

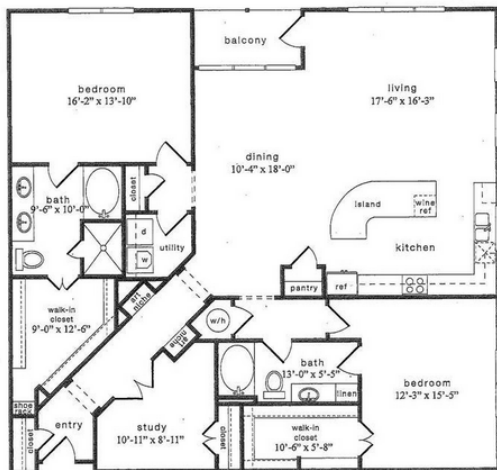
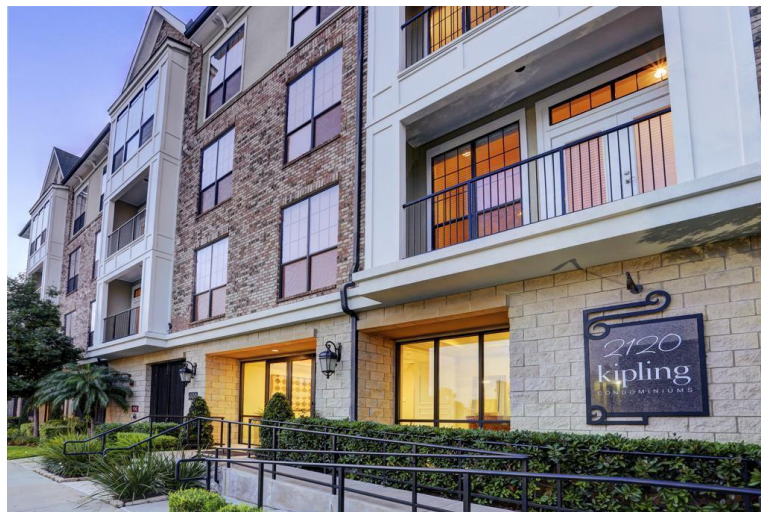
**Number of Units:** 27

**Neighborhood:** Upper Kirby

**Nearby:** Shepherd Square and Alabama-Shepherd shopping centers, various shops and restaurants along W Alabama and Westheimer

### Amenities:

- 24-hour controlled access
- Secure parking garage



### Highlights:

- Contemporary architecture with 5 one-, two-, and three-bedroom floor plans
- High accessibility, minutes away from Galleria and Downtown
- Near retail and dining hotspots

**View all 2120 Kipling condos for sale at**  
[HoustonProperties.com/Houston-Condos/Inner-Loop/2120-Kipling](https://HoustonProperties.com/Houston-Condos/Inner-Loop/2120-Kipling)

ONE OF HOUSTON'S TOP RANKED REALTORS

# Bayou Bend Towers

Upholding its 30-year reputation as a luxury residential condo complex, Bayou Bend Towers is composed of three buildings nestled mere blocks away from Houston's Memorial Park.

**Address:** 101 Westcott Street, Houston Texas  
77007

**Year Built:** 1981

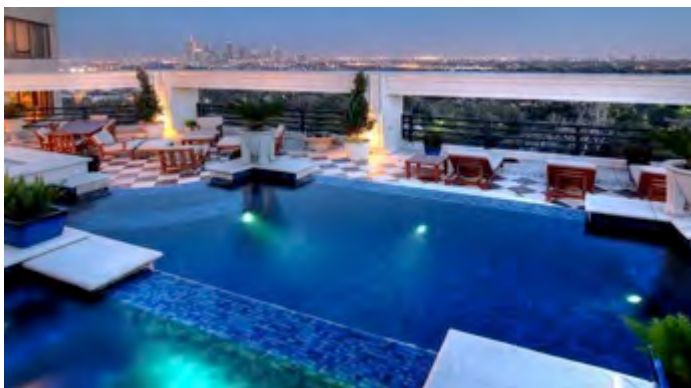
**Number of Units:** 108

**Neighborhood:** Rice Military /Washington Corridor

**Nearby:** Bayou Bend Collection and Gardens,  
Memorial Park, Buffalo Bayou hike and bike trails

### Amenities:

- 24-hour concierge
- Valet parking
- 24-hour controlled access
- Service desk
- Swimming pool and spa
- Tennis courts
- Basketball court
- Exercise room
- Meeting room
- Guest room
- Playground and picnic area



### Highlights:

- Location near Buffalo Bayou and Memorial Park
- Full service amenities
- Kid- and pet-friendly building

**View all Bayou Bend Towers Condos for sale**

<http://HoustonProperties.com/Houston-Condos/Inner-Loop/Bayou-Bend-Towers>

**ONE OF HOUSTON'S TOP RANKED REALTORS**

Located within River Oaks, Gotham Lofts is a residential midrise recognized by many as Houston's version of the elegant Credit Lyonnais building in Paris.

**Address:** 1025 S. Shepherd, Houston  
Texas 77019

**Year Built:** 1998

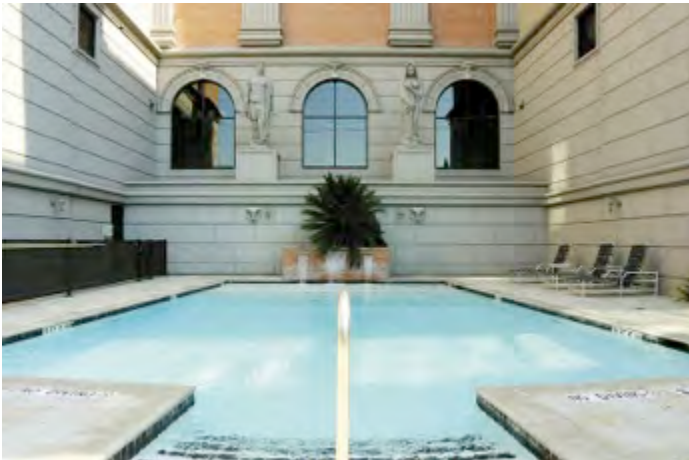
**Number of Units:** 41

**Neighborhood:** River Oaks

**Nearby:** River Oaks Theatre, River Oaks  
Shopping Center, Live Oak Park

#### **Amenities:**

- Parking
- Pool
- Storage room
- Private balcony (select units)



#### **Highlights:**

- Near Minute Maid, Toyota Center, and Sam Houston and Tranquility Park
- Easy access to Downtown, Medical Center, Galleria
- Loft-type features such as high ceilings, exposed AC ducts, etc.

**View all Gotham Lofts for sale**  
**[HoustonProperties.com/Houston-Lofts/Inner-Loop/Gotham-Lofts](https://HoustonProperties.com/Houston-Lofts/Inner-Loop/Gotham-Lofts)**

**ONE OF HOUSTON'S TOP RANKED REALTORS**

Made up of two 30-story luxury residential buildings, The Greenway Condominiums is nestled within the Greenway Plaza, Houston's first master-planned mixed-use development.

**Address:** 14 & 15 Greenway Plaza Houston, Texas 77046

**Year Built:** 1980

**Number of Units:** 383

**Neighborhood:** Upper Kirby

**Nearby:** Houston City Club, Lakewood Church, Greenway Commons, Tony's

### Amenities:

- Concierge service
- Valet parking
- Swimming pools
- Conference room
- Library
- Controlled access
- Secure parking



### Highlights:

- Full service amenities
- Great Upper Kirby location
- Upscale dining and retail nearby
- Minutes away from key districts like downtown and the Galleria

**View all Greenway Condos for sale**

<http://HoustonProperties.com/Houston-Condos/Inner-Loop/Greenway-Plaza>

ONE OF HOUSTON'S TOP RANKED REALTORS

Located in the area between the Galleria and River Oaks, Highland Tower is a 16-story luxury high-rise from Pelican Builders and Ziegler Cooper Architects.

**Address:** 2207 Bancroft Lane, Houston Texas 77027

**Year Built:** 2010

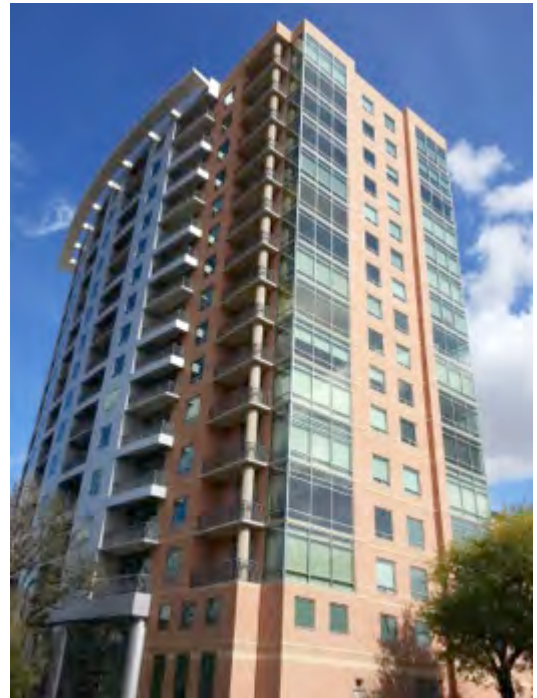
**Number of Units:** 96

**Neighborhood:** Briar Hollow

**Nearby:** Highland Village, River Oaks District, The Galleria, The Briarglen

### Amenities:

- 24-hour concierge service
- Swimming pool
- Outdoor pavilion
- Private park with putting greens
- Fitness center
- Lounge room
- Private massage therapy room
- Controlled access at all points of entry



### Highlights:

- Fifth-floor terrace level
- Recent (2010) construction
- Convenient access to River Oaks District and Highland Village, with over 100+ upscale dining and retail options

**View all Highland Tower Condos for sale**

<http://HoustonProperties.com/Houston-Condos/Galleria/Highland-Tower>

**ONE OF HOUSTON'S TOP RANKED REALTORS**

Designed by architect Carlo di Nunzio, Il Palazzo is a 6-story luxury residential midrise with Italian-inspired architecture. Covering an entire city block, the building features 52 lofts and 6 penthouse units.

**Address:** 1401 Calumet St, Houston  
Texas 77004

**Year Built:** 1999

**Number of Units:** 58

**Neighborhood:** Museum District

**Nearby:** Hermann Park, Holocaust  
Museum, Children's Museum

### Amenities:

- Concierge service
- Controlled access
- Parking
- Porter service
- Landscaped garden
- Fitness center



### Highlights:

- Convenient access to METRORail
- Easy commutes to Med Center and Downtown
- Hermann Park, McGovern Centennial Gardens and several museums nearby

**View all Il Palazzo Condos for sale**

<http://HoustonProperties.com/Houston-Condos/Museum-District-Area/Il-Palazzo>

ONE OF HOUSTON'S TOP RANKED REALTORS



Located within the posh River Oaks area, Inwood Manor is a 16-story residential building with Renaissance-inspired gardens and bi-level penthouses.

**Address:** 3711 San Felipe St, Houston Texas  
77027

**Year Built / Converted:** 1962 / 1978

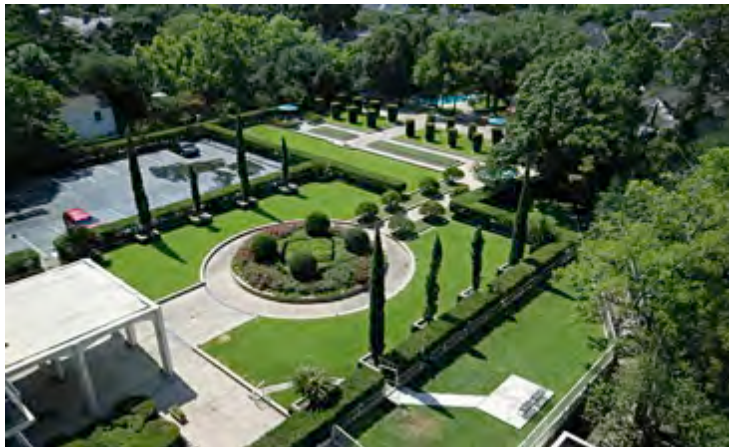
**Number of Units:** 110

**Neighborhood:** River Oaks

**Nearby:** River Oaks Country Club, River Oaks Park,  
Highland Village, River Oaks District

### Amenities:

- Concierge service
- Fitness center
- Party room
- Swimming pool
- Guest suites
- Storage room
- Garden



### Highlights:

- Few blocks away from Highland Village (50+ stores and restaurants)
- Beautiful landscaped grounds and dog walking areas
- Full service amenities

**View all Inwood Manor Condos for sale**

<http://HoustonProperties.com/Houston-Condos/Inner-Loop/Inwood-Manor>

**ONE OF HOUSTON'S TOP RANKED REALTORS**

One of Houston's earliest residential high-rises, Lamar Tower stands at 23 stories. The full service building offers a wide range of amenities.

**Address:** 2929 Buffalo Speedway, Houston Texas 77098

**Year Built:** 1965

**Number of Units:** 286

**Neighborhood:** Upper Kirby

**Nearby:** St John's, Lamar High School, River Oaks Park, St Luke's Church



## Amenities:

- Concierge service
- Valet parking
- Doorman and porter service
- Fitness center
- Jogging track
- Swimming pool
- Dog walking areas
- Party rooms



## Highlights:

- Full service building
- Established homeowners association and management team
- Location close to Greenway Plaza, schools, churches, restaurants, and retail centers

**View Lamar Tower Condos for sale**

<http://HoustonProperties.com/Houston-Condos/Inner-Loop/Lamar-Tower>

**ONE OF HOUSTON'S TOP RANKED REALTORS**

With 6 floors with only 28 residences, Oaks on Caroline is a new construction midrise near Museum District's 19 cultural centers.

**Address:** 4820 Caroline Street, Houston, Texas 77004

**Year Built:** 2017

**Number of Units:** 28

**Neighborhood:** Museum District

**Nearby:** Hermann Park, Museum of Fine Arts, Houston Museum of Natural Science

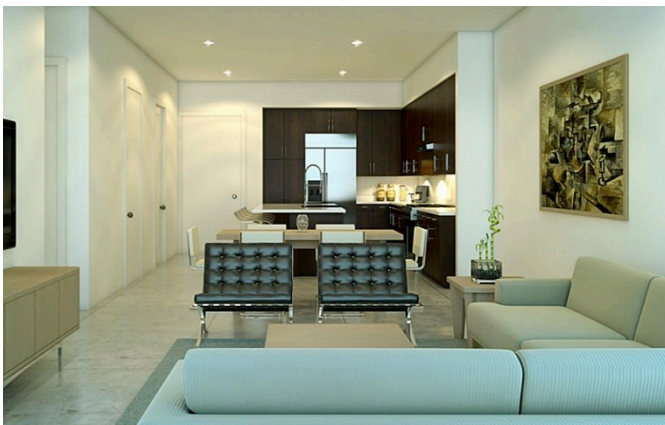
### Amenities:

- Designer hardware and plumbing fixtures
- High efficiency double-paned windows
- Natural stone countertops
- One and two-bedroom options
- Private balconies
- Reserved parking spaces for residents in garage
- Separate storage units
- Solid wood floors
- Stainless steel kitchen appliances



### Highlights:

- New construction midrise with Texas Hill Country architecture
- Low HOA Fees
- Minutes from Hermann Park and numerous arts and culture centers
- Near Downtown, Medical Center and Galleria
- Two blocks away from MetroRail station



**View all Oaks on Caroline condos for sale at**

**[HoustonProperties.com/Houston-Condos/Museum-District-Area/Oaks-On-Caroline](https://HoustonProperties.com/Houston-Condos/Museum-District-Area/Oaks-On-Caroline)**

**ONE OF HOUSTON'S TOP RANKED REALTORS**

# One Montrose Place

Standing at 7 stories, One Montrose Place is one of the newer mid-rise buildings in Montrose, one of Houston's most vibrant and most accessible neighborhoods. The building features contemporary aesthetics with brick and stucco exteriors.

**Address:** 1419 Montrose Blvd, Houston  
Texas 77019  
**Year Built:** 2004  
**Number of Units:** 34  
**Neighborhood:** Montrose  
**Nearby:** William Wharton Elementary, The  
Printing Museum, River Oaks Plaza

## Amenities:

- Parking
- Controlled access
- Private balconies



## Highlights:

- Low HOA fees
- Luxury unit furnishings and finishes
- Great location >15 minutes away from downtown Houston
- Plenty of outdoor entertainment (Buffalo Bayou trails), retail and dining options nearby

**View One Montrose Place Condos for sale**

<http://HoustonProperties.com/Houston-Condos/Inner-Loop/One-Montrose-Place>

**ONE OF HOUSTON'S TOP RANKED REALTORS**

Renaissance At River Oaks is a 3-story residential complex located in the area between River Oaks and Montrose. Converted in 2000, the midrise offers a great set of amenities.

**Address:** 2111 Welch St, Houston  
Texas 77019

**Year Built:** 1992

**Neighborhood:** River Oaks

**Nearby:** River Oaks Theatre, River Oaks  
Shopping Center, Shepherd Square

### Amenities:

- 24-hour security
- Swimming pool
- Parking
- Poolside lounge area
- Fitness center
- Clubhouse



### Highlights:

- Controlled access via security gate
- Plenty of dining and retail nearby, including River Oaks Shopping Center
- Minutes from downtown Houston, Greenway Plaza and Galleria

**View all Renaissance At River Oaks Condos for sale**

<http://HoustonProperties.com/Houston-Condos/Inner-Loop/Renaissance-At-River-Oaks>

**ONE OF HOUSTON'S TOP RANKED REALTORS**

Renoir Lofts, a Randall Davis development, is a luxury mid-rise located blocks away from River Oaks Shopping Center. Named for the artist Auguste Renoir, the upscale mid-rise showcases French-inspired architecture with 16-foot caryatids, sculptures and ornate columns.

**Address:** 1005 S Shepherd Dr, Houston Texas 77019

**Year Built:** 2000

**Number of Units:** 82

**Neighborhood:** River Oaks

**Nearby:** River Oaks Country Club, River Oaks Shopping Center, Autry Park, Buffalo Bayou trails

#### **Amenities:**

- Concierge service
- Swimming pool
- Parking
- Storage room
- Formal garden



#### **Highlights:**

- Luxury lofts with 18- and 19-foot ceilings and balconies
- Near retail and entertainment, blocks away from outdoor spots (Autry Park and Buffalo Bayou trails)
- Great location within River Oaks

**View all Renoir Lofts condos for sale**

<http://HoustonProperties.com/Houston-Lofts/Inner-Loop/Renoir-Lofts>

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Located just outside downtown Houston, Rise Lofts is a 15-story luxury residential high-rise. It is one of Midtown's first high-rise developments and features studio, one- and two-bedroom lofts, and penthouse units.

**Address:** 2000 Bagby St, Houston Texas 77002

**Year Built:** 2004

**Number of Units:** 143

**Neighborhood:** Midtown

**Nearby:** I-45, Bagby Park, Theatre District, several bars and restaurants nearby



### Amenities:

- Furnished courtyards
- Sundeck
- Outdoor kitchen and grilling facility
- Swimming pool
- Spa and hot tub
- Garage

### Highlights:

- Two amenity areas: 5<sup>th</sup> floor garden courtyard, and rooftop sundeck and pool area
- Blocks away from METRORail station and Main Street
- Great access to restaurants, bars, and parks
- Midtown location provides easy commutes to downtown and Medical Center

**View all Rise Lofts for sale**

<http://HoustonProperties.com/Houston-Lofts/Midtown/Rise-Lofts>

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# The Briarglen

Centrally located within Briar Hollow, The Briarglen Condominiums is minutes away from upscale shopping centers, business districts, and top-notch dining and entertainment. The 8-story mid-rise offers distinct living spaces in a variety of floor plans.

**Address:** 2211 Briarglen Drive, Houston Texas 77027

**Year Built:** 2006

**Number of Units:** 68

**Neighborhood:** Briar Hollow

**Nearby:** Highland Tower, Highland Village, River Oaks District, The Galleria

## Amenities:

- Concierge service
- Swimming pool
- Terrace
- Fitness center
- Controlled access at all entrances
- Secure parking garage
- Landscaped patio



## Highlights:

- Great location between River Oaks and Galleria
- Easy access to Highland Village and River Oaks District
- Select units with balconies
- Moderate range of amenities and HOA fees

**View The Briarglen Condos for sale**

<http://HoustonProperties.com/Houston-Condos/Inner-Loop/Briarglen>

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Built on a 2.7-acre site along Allen Parkway, The Royalton at River Oaks is a 33-story Houston landmark. The luxury high-rise is a short drive away from Downtown, the Galleria, and the Texas Medical Center.

**Address:** 3333 Allen Parkway, Houston  
Texas 77019

**Year Built:** 2003

**Number of Units:** 253

**Neighborhood:** River Oaks

**Nearby:** Buffalo Bayou hike and bike trails,  
Spotts Park, River Oaks Shopping Center

### Amenities:

- 24-hour concierge
- 24-hour security
- Valet parking
- Fitness center
- Party room
- Swimming pool
- Business center
- Guest suite
- Storage space



### Highlights:

- 27 different floor plans
- Modern building and condo design
- Originally a rental building converted to condos
- White-glove service with formal porte-cochere entry

**View all Royalton At River Oaks Condos for sale**

<http://HoustonProperties.com/Houston-Condos/Inner-Loop/Royalton>

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The Edge is a 6-story residential condominium located just within Midtown, a stone's throw away from downtown Houston.

**Address:** 300 St. Joseph Pkwy, Houston Texas 77002

**Year Built:** 2008

**Number of Units:** 93

**Neighborhood:** Midtown

**Nearby:** Bagby Park, I-45, Theater District, and 20+ restaurants, bars and cafes

### Amenities:

- Fitness center
- Party room
- Theater room
- Conference room
- Swimming pool
- Sauna



### Highlights:

- Few blocks away from METRORail
- 1-, 2- and 3-bedroom units available with assigned parking
- Easy access to freeways and main roads (I-45, Main Street, Gray Street)
- Minutes away from downtown

**View all The Edge condos for sale**

<http://HoustonProperties.com/Houston-Condos/Downtown/The-Edge>

**ONE OF HOUSTON'S TOP RANKED REALTORS**

Converted in 1978, The Willowick is a 15-story residential high-rise located within the exclusive River Oaks area. Notable for its unique wrap around terraces, the building is minutes away from Highland Village.

**Address:** 2200 Willowick Rd, Houston Texas 77027

**Year Built / Converted:** 1963 / 1978

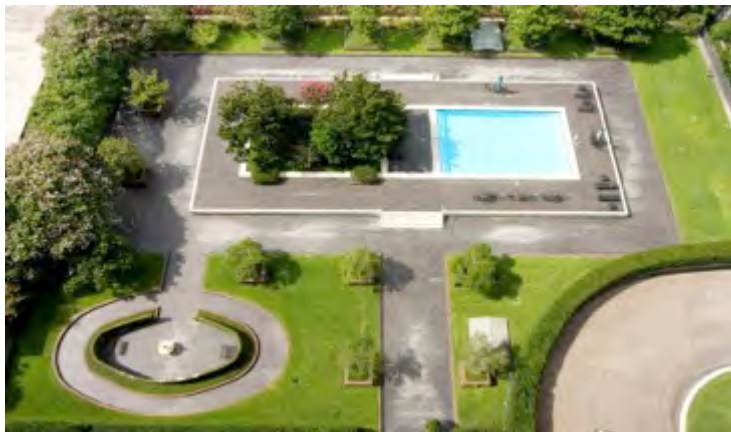
**Number of Units:** 117

**Neighborhood:** River Oaks

**Nearby:** Highland Village, River Oaks District, River Oaks Park

#### **Amenities:**

- Concierge service
- Doorman/porter
- Fitness room
- Party room
- Swimming pool
- Storage room



#### **Highlights:**

- Unique “wrap-around terraces”
- Short commutes to Greenway Plaza and the Galleria area
- Many units have been updated
- Highland Village features 40+ retail stores and restaurants

**View The Willowick Condos for sale**

<http://HoustonProperties.com/Houston-Condos/Inner-Loop/Willowick>

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# Washington Lofts

Washington Lofts is a mid-rise loft complex made up of 12 lofts and 6 penthouses spread over three 5-story buildings. Six commercial spaces are also available at street level.

**Address:** 1708, 1716 & 1722  
Washington Ave, Houston Texas 77007  
**Year Built:** 2001  
**Number of Units:** 18  
**Neighborhood:** Sawyer Heights  
**Nearby:** Washington Corridor, Sawyer Heights Village, Eleanor Tinsley Park, Buffalo Bayou trails

## Amenities:

- Balcony
- Private two-car garage
- Commercial/Office space units



## Highlights:

- Brownstone-style residential complex
- No shared walls
- Great location a few blocks away from downtown Houston
- Plenty of retail and dining options along Washington

**View all Washington Lofts Condos for sale**

<http://HoustonProperties.com/Houston-Lofts/Inner-Loop/Washington-Lofts>

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# Are You Ready To Put Us To Work For You?



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# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

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Date

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