

INNER LOOP CONDOS

HOUSTON PROPERTIES TEAM | PAIGE MARTIN



HOUSTON
PROPERTIES
TEAM

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) |

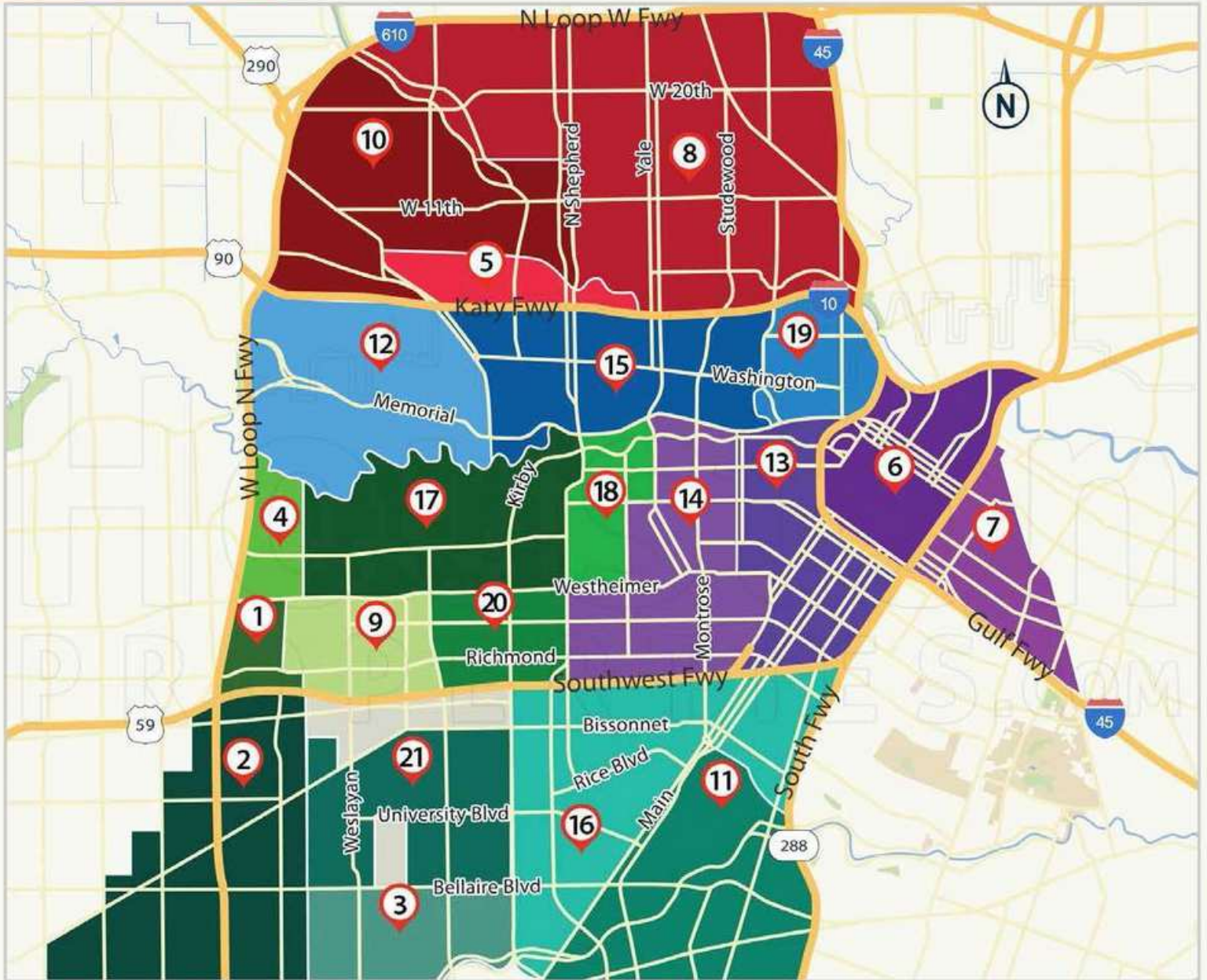
ONE OF HOUSTON'S TOP RANKED REALTORS

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

Inner Loop



- | | | |
|-------------------|---------------------------|------------------------|
| 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 | |

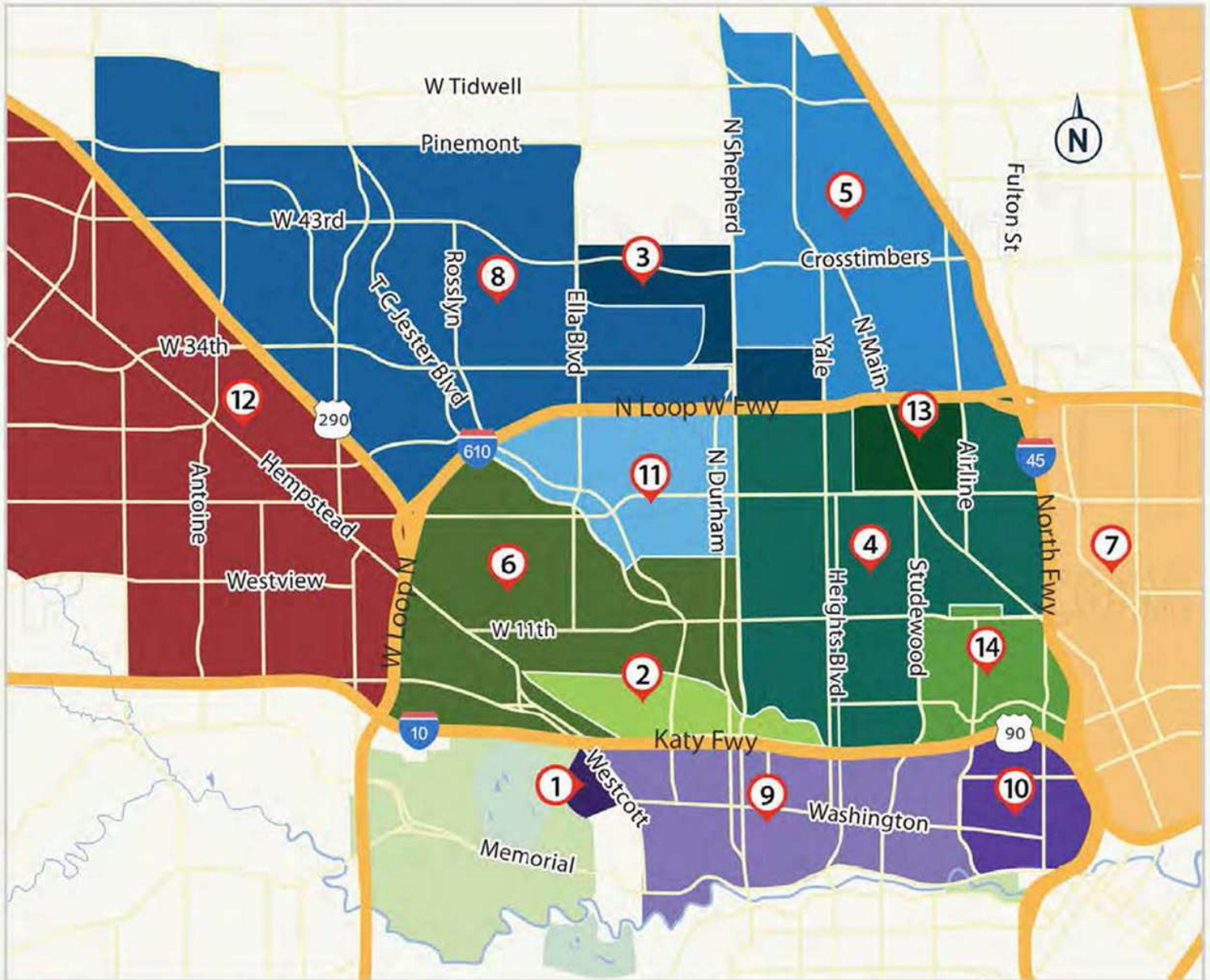


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Greater Heights



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



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THINKING ABOUT BUYING?

	Not Concerned			Very Concerned		
Right location	0	1	2	3	4	5
Right home	0	1	2	3	4	5
Process & where to start	0	1	2	3	4	5
Resale risks	0	1	2	3	4	5
Timing & moving	0	1	2	3	4	5
Financing	0	1	2	3	4	5
Hidden defects	0	1	2	3	4	5
Buying experience	0	1	2	3	4	5
Negotiations	0	1	2	3	4	5
Communications	0	1	2	3	4	5
Construction quality	0	1	2	3	4	5
Hiring the right agent	0	1	2	3	4	5
Budget & costs	0	1	2	3	4	5
New construction	0	1	2	3	4	5
Neighborhood expertise	0	1	2	3	4	5
Getting a good deal	0	1	2	3	4	5
Commissions	0	1	2	3	4	5
Bad investment	0	1	2	3	4	5
Multiple offers	0	1	2	3	4	5
Other _____	0	1	2	3	4	5

PLEASE CIRCLE YOUR TOP 3-5 PRIORITIES

WHO WE ARE



PURPOSE

Help the people in our world
make wise decisions.

MISSION

We believe your home is an investment –
both in the life you want to lead and also
to help you generate long term wealth.

CORE VALUES



ACCOUNTABLE



CARE



COACHABLE



KNOWLEDGE



TRANSPARENCY

#1 Real Estate Team

Houston Business Journal

America's Top 100 Real Estate Teams

Wall Street Journal

Top Real Estate Agents & Realtors

US News Real Estate

#1 Real Estate Team

Keller Williams Memorial

Top 25 Keller Williams Team

KW International

America's Best Realtors

Newsweek

America's Best Real Estate Teams

RealTrends

HOUSTON REAL ESTATE HAS BEEN A GREAT INVESTMENT

SUMMARY APPRECIATION FROM 2000 - 2024

+ **23%**

"5 Success Themes"
Positive Impact

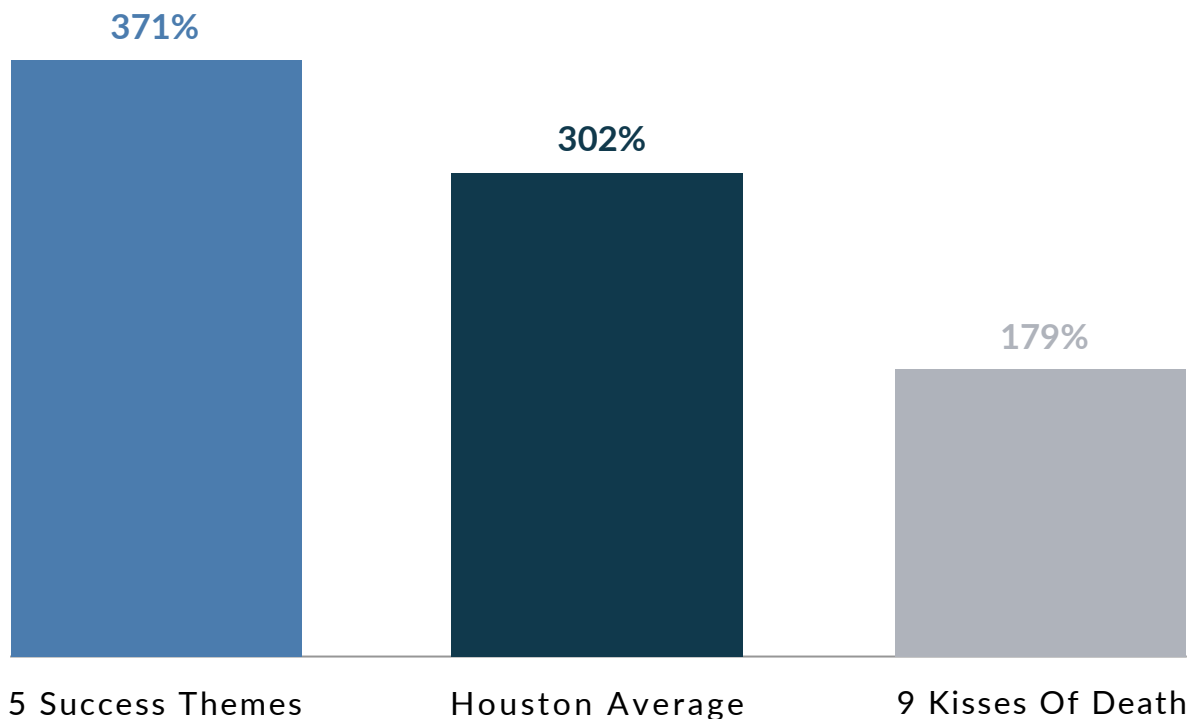
+ **302%**

Average Appreciation
Since 2000

- **41%**

"9 Kisses Of Death"
Negative Impact

Our analysis of 512,056 Houston home sales over 20 years identified 14 key characteristics that significantly impact resale values.



Houston's real estate market benefits from 50,000+ new residents annually.
HoustonProperties.com/Home-Guide/What-To-Avoid-When-Buying

WHAT SETS US APART

3.9%

Lower Purchase Price
Than The Avg Realtor

\$ 2B+

Houston
Real Estate Sold

99%

Homes Appraised at
or Above Purchase Price

OUR 14 PROPRIETARY SYSTEMS GIVE YOU A COMPETITIVE EDGE IN THE BUYING PROCESS

- ✓ Proprietary market analysis tools uncovering hidden real estate values
- ✓ Comprehensive database management system sourcing off-market inventory
- ✓ LifeSync Strategy Framework balancing lifestyle & wealth creation with minimal hassles
- ✓ Real-time data analytics platform accurately predicting current value
- ✓ Custom neighborhood assessment system modeling future property appreciation
- ✓ Curated property selection process removing properties with systematic risk
- ✓ Tactical negotiation framework ensuring clients receive the best terms
- ✓ Streamlined transaction technology simplifying the buying and selling process
- ✓ TimelineSync proprietary technology ensuring on-track closings and clear next steps
- ✓ TrustPath comprehensive fiduciary guidance system protecting your interests
- ✓ Proprietary inspector & vendor database curated over 20 years with IntelliSmart grading
- ✓ Rigorous inspection protocols protecting client investments
- ✓ Meticulous closing checklist avoiding transactional errors
- ✓ Evolve360 continuously refines our systems using each transaction's feedback

WE HAVE AN UNFAIR ADVANTAGE. WE CARE MORE.

WHAT WE DO FOR YOU

SECURE THE RIGHT PROPERTY AT THE BEST PRICE WITH THE FEWEST HASSLES

1 Buyer Strategy Session

- Analyze macro & micro market data
- Assess area pros & cons
- Provide neighborhood expertise
- Detail home buying process
- Connect with trusted lenders
- Provide consultation for decision-making
- Review and sign fiduciary agreement
- Secure your "Golden Ticket"

4 Negotiate The Contract

- Leverage our reputation and expertise
- Conduct preliminary title search
- Update comparative analysis
- Draft offer with key terms
- Highlight strengths in offer presentation
- Negotiate terms
- Initiate escrow and title process
- Establish timelines

2 Find & Evaluate Inventory

- Search on market MLS
- Search HPT Off-Market Vault
- Search KW Non-MLS Inventory
- Pull property disclosure & details
- Honest & timely feedback
- Review 9 Kisses of Death
- Review 5 Investment Success Themes
- Show homes matching your criteria

5 Navigate Inspections & Renegotiations

- Conduct thorough inspections
- Coordinate due diligence
- Manage re-inspections & timelines
- Assess property risks & compliance
- Align with appraisers for valuation
- Scrutinize transactional documents
- Advise on re-negotiations for optimal terms
- Handle contract amendments & signatures

3 Analyze Livability & Resale

- Confirm availability
- Showing / re-show
- Complete 3-tier valuation analysis
- Source material non-public information
- Create offer & financing strategy
- Prepare offer documents

6 Close The Transaction

- Monitor contract contingencies
- Manage closing logistics
- Verify closing conditions
- Oversee property handover
- Connect with trusted vendors
- Assist with market analysis & financial planning

Additionally, we utilize a 152-step checklist incorporating best practices from our experience selling \$2 billion+ in Houston real estate.

Our fee: 3% of sales price + \$495 transaction fee. This may be covered in full or part by the seller.

WHAT PEOPLE ARE SAYING

“ We've relocated frequently in the USA and abroad, and Houston Properties consistently excels. Whether it's the agents' friendliness and efficiency or the flawless communication from the back-office staff, they impress. Highly recommend HPT! Repeat clients of HPT, used their services four times now, attesting to their exceptional quality and service.

- *Claire & Andy Madden*



“ Our journey with Houston Properties, supported by their expertise, helped us avoid a \$250,000 flood damage cover-up by the seller. Through their dedication, inspector network, and systematic approach, HPT uncovered this issue. Not only did they secure our refund, but they also found an off-market property we treasure. We wouldn't choose anyone else!

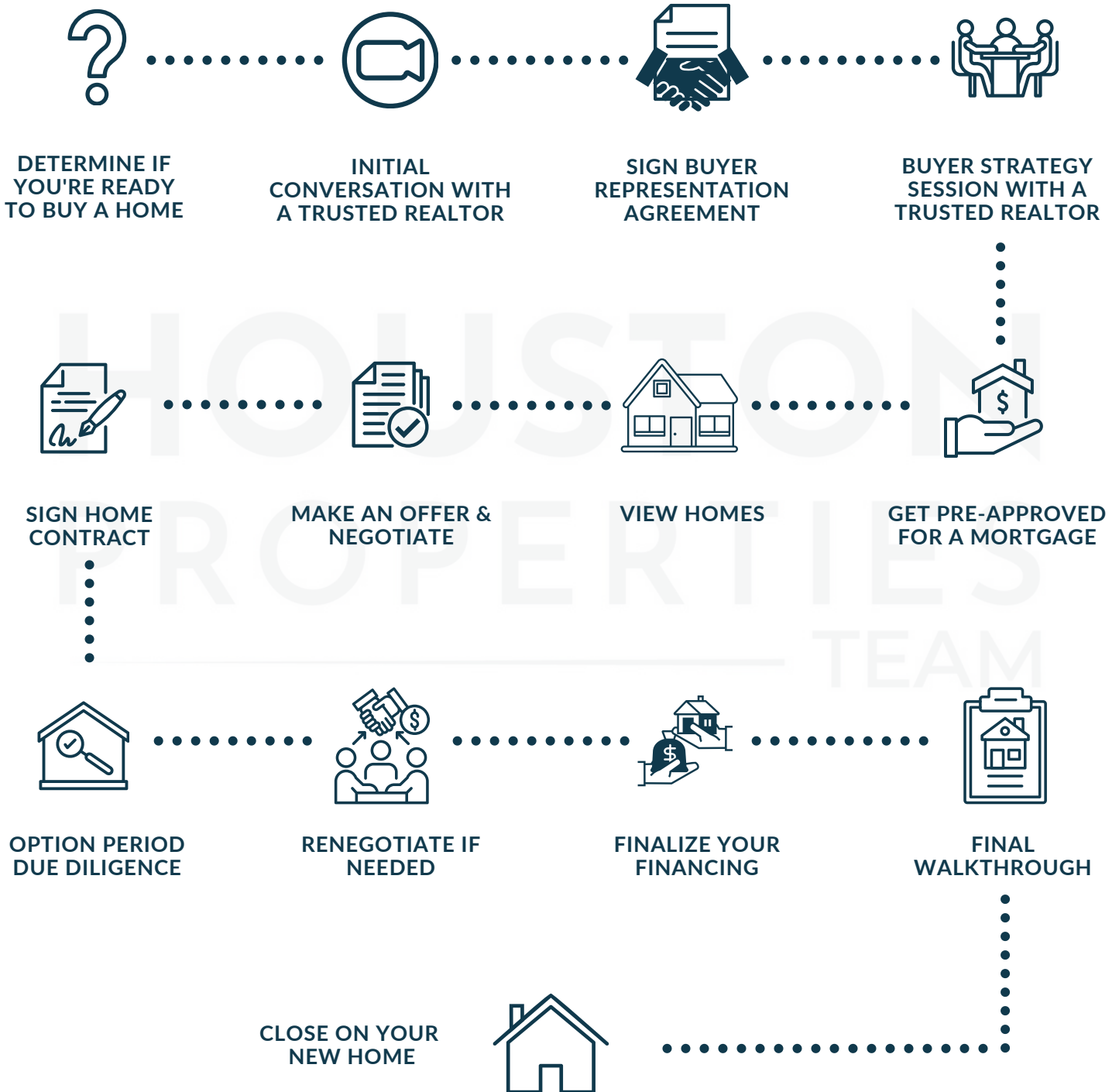
- *Julie & Samuel Oh*

“ The Houston Properties Team, is ranked #1 by the *Houston Business Journal* for good reason. With excellent off-market inventory, proprietary technology, and access to top inspectors and vendors, they deliver incredible value. Their skilled negotiations saved us about 5% off the list price during both the initial contract and option period. We love them!

- *Jennifer & Mike Manley*



HOMEBUYING PROCESS



THE RIGHT PROCESS LEADS TO THE BEST RESULTS

**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

2120 Kipling is a four-story mid-rise within one of Houston's most accessible neighborhoods. Built in 2006 and redeveloped in 2014, this Upper Kirby residential features affordable units with low monthly HOA fees.

Address: 2120 Kipling Street (77098)

Neighborhood: Upper Kirby

Year Built: 2006

Number of Units: 27

Nearby: Trader Joe's, Target, Whole Foods, Shops at Arrive River Oaks & 215 Yelp-rated establishments within a 12-block radius

Summary:

- Fitness Room/Gym: No
- Party / Gathering Room: No
- Pool: No
- Concierge: No
- Valet: No
- Porter: No
- On Site Manager: No
- Balconies Available: Yes
- Electric Car Option: No
- Pet Area/Courtyard: No
- Pet Limits: Yes



Highlights & Unique Features:

- Low monthly maintenance fees
- Open floor plans
- 10' - 14' ft ceilings
- Hardwood floors
- Custom wood cabinetry
- Optional personal balconies and fireplaces
- Jetted garden tubs
- 24-hour controlled access

More Details, HOA Fees & Condos For Sale:

<https://HoustonProperties.com/Houston-Condos/Inner-Loop/2120-Kipling>

Subject to change per building HOA. Information to be independently verified. Provided for informational purposes only.

2727 Kirby At River Oaks

One of Houston's premier luxury condo buildings, 2727 Kirby At River Oaks is located within the city's trendy Upper Kirby neighborhood.

Address: 2727 Kirby Drive (77098)

Neighborhood: Upper Kirby

Year Built: 2008

Number of Units: 90

Nearby: Shops At Arrive River Oaks Mall, Centre At River Oaks Shopping Mall, Whole Foods

Summary:

- Fitness Room/Gym: Yes
- Party / Gathering Room: Yes
- Pool: Yes
- Concierge: Yes
- Valet: Yes
- Porter: Yes
- On Site Manager: Yes
- Balconies Available: Yes
- Electric Car Option: Yes
- Pet Area/Courtyard: Yes
- Pet Limits: 2 dogs + 2 cats. Max 55 lbs.



Highlights & Unique Features:

- Consistently rated as one of Houston's top luxury buildings
- Infinity pool overlooking downtown
- Pool deck putting green and golf simulator
- Theater room with full conference facilities
- Private spa, two massage rooms, men's and women's steam rooms
- Business center, conference room
- Wine storage

More Details, HOA Fees & Condos For Sale:

<https://HoustonProperties.com/Houston-Condos/Inner-Loop/2727-Kirby>

Subject to change per building HOA. Information to be independently verified. Provided for informational purposes only.

Bayou Bend Towers

One of Houston's most coveted high-rises, Bayou Bend Towers features spacious floor plans and spectacular views. The luxury condo offers hotel-like amenities and easy access to Downtown Houston, Texas Medical Center, and Galleria.

Address: 101 Westcott (77007)

Neighborhood: Rice Military / Washington Corridor

Year Built: 1981

Number of Units: 108

Nearby: Bayou Bend Collection and Gardens, Memorial Park, Downtown Houston, Galleria, River Oaks Shopping District

Summary:

- Fitness Room/Gym: Yes
- Party/Gathering Room: Yes
- Pool: Yes
- Concierge: Yes
- Valet: Yes
- Porter: No
- On Site Manager: Yes
- Balconies Available: Yes
- Electric Car Option: Yes
- Pet Area/Courtyard: Yes
- Pet Limits: 2 pets



Highlights & Unique Features:

- Units as big as 5,582 sq. ft.
- Heated pool, spa, and dry sauna
- State-of-the-art fitness center
- Rooftop tennis courts
- Half-court basketball area
- 24-hour concierge
- Valet parking
- Quality management and HOA

More Details, HOA Fees & Condos For Sale:

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

Giorgetti, an Italian-inspired mid-rise, is conveniently within Upper Kirby and surrounded by high-end shops and galleries. Their 32 custom units showcase Italian craftsmanship.

Address: 2710 Steel (77098)

Neighborhood: Upper Kirby

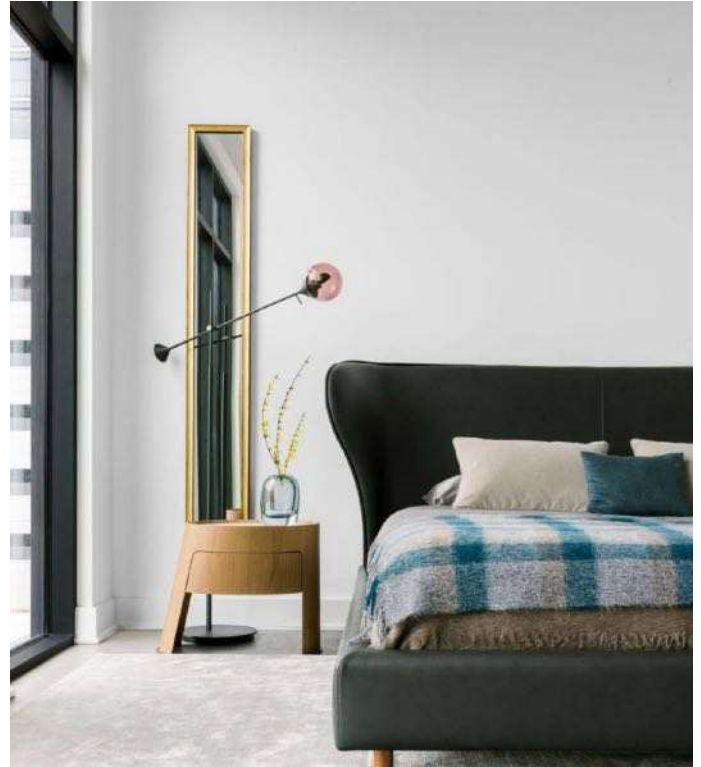
Year Built: 2019

Number of Units: 32

Nearby: River Oaks Shopping Center, River Oaks District, Lamar High School, Whole Foods, and Trader Joe's

Summary:

- Fitness Room/Gym: Yes
- Party / Gathering Room: No
- Pool: Yes
- Concierge: Yes
- Valet: No
- Porter: No
- On Site Manager: No
- Balconies Available: Yes
- Electric Car Option: No
- Pet Area/Courtyard: Yes



Highlights & Unique Features:

- Landscaped areas, including outdoor living spaces
- Indoor and outdoor fireplaces
- Lobby and living spaces equipped with Giorgetti furnishings
- Solar shade drapes on all windows
- Resistance and cold-water plunge pools
- In-floor drainage for pet pad

More Details, HOA Fees & Condos For Sale:

<https://HoustonProperties.com/Houston-Condos/Inner-Loop/Giorgetti-Houston>

Subject to change per building HOA. Information to be independently verified. Provided for informational purposes only.

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

ONE OF HOUSTON'S TOP RANKED REALTORS

One of Greenway Plaza Complex's premier establishments, Greenway is a pair of 30-story high-rises with 368 units. Located within the vibrant Upper Kirby district, its residents enjoy easy access to the Medical Center, Galleria, and Downtown.

Address: 14 & 15 Greenway Plaza (77046)

Neighborhood: Upper Kirby

Year Built: 1980

Number of Units: 368

Nearby: The Galleria, Plaza in the Park, Greenway Commons, Costco, Whole Foods

Summary:

- Fitness Room/Gym: No
- Party / Gathering Room: Yes
- Pool: Yes
- Concierge: Yes
- Valet: Yes
- Porter: Yes
- On Site Manager: Yes
- Balconies Available: Yes
- Electric Car Option: No
- Pet Area/Courtyard: No
- Pet Limits: Yes



Highlights & Unique Features:

- Central location near Greenway Plaza, theaters, restaurants, and shops
- Stunning skyline views
- Open floor plan
- Private balconies
- Card/code-controlled access
- Full-service amenities
- Private garage
- Heated pool
- Conference room

More Details, HOA Fees & Condos For Sale:

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

Subject to change per building HOA. Information to be independently verified. Provided for informational purposes only.

Highland Tower

Highland Tower is a 16-story luxury high-rise featuring 99 units with floor-to-ceiling glass, European-designed cabinets, and gourmet kitchens. This Pelican Builders development also has a resort-like infinity-edge pool and outdoor pavilion.

Address: 2207 Bancroft Lane (77027)

Neighborhood: Briar Hollow

Year Built: 2010

Number of Units: 99

Nearby: River Oaks District, The Galleria, Uptown Park, Highland Village

Summary:

- Fitness Room/Gym: Yes
- Party / Gathering Room: Yes
- Pool: Yes
- Concierge: Yes
- Valet: Yes
- Porter: Yes
- On Site Manager: Yes
- Balconies Available: Yes
- Electric Car Option: No
- Pet Area/Courtyard: No
- Pet Limits: 2 pets max 30 lbs.



Highlights & Unique Features:

- 24-hour concierge services
- Spacious units with floor-to-ceiling windows and wood flooring
- Infinity edge pool with views of the Galleria skyline and indoor jacuzzi
- Covered pavilion with outdoor kitchen and fireplaces
- Recreation deck with putting green
- Fitness center and massage room
- Resident lounge and clubhouse
- Wine room

More Details, HOA Fees & Condos For Sale:

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

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

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>

ONE OF HOUSTON'S TOP RANKED REALTORS

Riva At The Park is a luxury mid-rise adjacent to Buffalo Bayou Park. This 10-story residential offers upscale amenities and easy access to the Inner Loop's retail centers.

Address: 3331 D'Amico Street (77019)

Neighborhood: Inner Loop

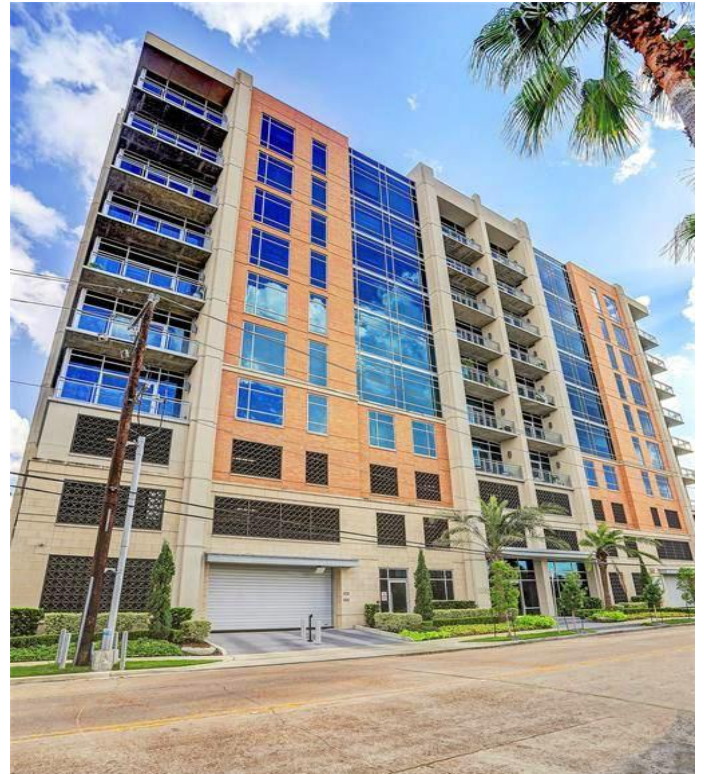
Year Built: 2016

Number of Units: 24

Nearby: River Oaks Shopping Center, Buffalo Bayou Park, River Oaks Country Club, Whole Foods Market, The Kitchen at The Dunlavy

Summary:

- Fitness Room/Gym: Yes
- Party / Gathering Room: Yes
- Pool: No
- Concierge: Yes
- Valet: No
- Porter: Yes
- On Site Manager: No
- On Site Guard: Yes
- Balconies Available: Yes
- Electric Car Option: No
- Pet Area/Courtyard: No



Highlights & Unique Features:

- Open floor plan
- Card/code access and door person
- Two assigned parking spaces per unit
- Custom-designed Eggersmann kitchen cabinetry
- Miele kitchen appliances
- Climate-controlled storage units
- Energy-efficient windows and doors
- Rooftop deck with kitchen and grill
- Spacious guest lobby

More Details, HOA Fees & Condos For Sale:

<https://HoustonProperties.com/Houston-Condos/Inner-Loop/Riva-At-The-Park>

The Briarglen

Located at the heart of Galleria, The Briarglen is a Pelican Builders project (same group behind Highland Tower, 5000 Montrose, The Revere and The Wilshire.) This 8-story mid-rise is minutes away from River Oaks District and Highland Village.

Address: 2211 Briarglen Drive (77027)

Neighborhood: Galleria

Year Built: 2006

Number of Units: 68

Nearby: Memorial Park Hike and Bike Trailhead, River Oaks District Shopping Center, Memorial Park, Whole Foods

Summary:

- Fitness Room/Gym: Yes
- Party / Gathering Room: No
- Pool: Yes
- Concierge: Yes
- Valet: No
- Porter: Yes
- On Site Manager: Yes
- Balconies Available: Yes
- Electric Car Option: No
- Pet Area/Courtyard: Yes
- Pet Limits: 2 dogs or cats



Highlights & Unique Features:

- Easy access to I-610, River Oaks, and Memorial Park
- Four penthouse units with nearly 180-degree Galleria views
- Two landscaped patio common areas with grilling area and seating decks
- Resident-only elevator, security cameras, and secured access
- Large storage units

More Details, HOA Fees & Condos For Sale:

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

The Huntingdon

A River Oaks landmark since 1983, The Huntingdon is regarded as the “Grande Dame” of luxury high-rise buildings in Houston. The 34-story high-rise features six penthouse units and expansive balconies. Residents benefit from a top tier management company and full-service amenities.

Address: 2121 Kirby Drive (77019)

Neighborhood: River Oaks

Year Built: 1983

Number of Units: 120

Nearby: River Oaks Elementary, River Oaks Country Club, River Oaks Shopping Center, Whole Foods, Shops at River Oaks

Summary:

- Fitness Room/Gym: Yes
- Party / Gathering Room: Yes
- Pool: Yes
- Concierge: Yes
- Valet: Yes
- Porter: Yes
- On Site Manager: Yes
- Balconies Available: Yes
- Electric Car Option: No
- Pet Area/Courtyard: Yes
- Pet Limits: No



Highlights & Unique Features:

- Houston’s tallest residential building
- Easy access to Houston’s main business districts
- Private suites provided for residents’ guests
- Features some of Houston’s largest floor plans
- Steller reputation as one of Houston’s premier luxury buildings
- Well established and well run homeowner’s association

More Details, HOA Fees & Condos For Sale:

<https://houstonproperties.com/Houston-Condos/Inner-Loop/Huntingdon>

Subject to change per building HOA. Information to be independently verified. Provided for informational purposes only.

The River Oaks at the Inner Loop stands on what used to be the iconic River Oaks Luxury Apartment. This redeveloped 18-story high-rise offers a 24-hour concierge, fitness center, and resort-style pool.

Address: 3433 Westheimer Road (77027)

Neighborhood: Inner Loop

Year Built: 2016

Number of Units: 79

Nearby: River Oaks Park, The Julia Garden, Hollywood Square, The Briar Club

Summary:

- Fitness Room/Gym: Yes
- Party / Gathering Room: Yes
- Pool: Yes
- Concierge: Yes
- Valet: Yes
- Porter: No
- On Site Manager: Yes
- Balconies Available: Yes
- Electric Car Option: No
- Pet Area/Courtyard: Yes
- Pet Limits: 2 pets



Highlights & Unique Features:

- Garden residences
- Penthouses with 360-degree view
- Guest suites
- 24-hour white-glove concierge service and valet parking
- Massage rooms and yoga studio
- Intimate library and sitting rooms with garden view
- Outdoor chef's garden
- Resort-style pool
- Dog park and grooming spa

More Details, HOA Fees & Condos For Sale:

<https://HoustonProperties.com/Houston-Condos/Inner-Loop/The-River-Oaks>

The Royalton

Built on a 2.7-acre site along Allen Parkway, The Royalton at River Oaks is a 33-story landmark. The luxury high-rise offers a wide variety of amenities along with excellent access to the Buffalo Bayou Park Trails and a short commute to Downtown and The Galleria.

Address: 3333 Allen Parkway (77019)

Neighborhood: River Oaks

Year Built: 2003

Number of Units: 253

Nearby: Buffalo Bayou Park Trails, River Oaks Shopping Center, Kroger

Summary:

- Fitness Room/Gym: Yes
- Party / Gathering Room: Yes
- Pool: Yes
- Concierge: Yes
- Valet: Yes
- Porter: Yes
- On Site Manager: Yes
- Balconies Available: Yes
- Electric Car Option: No
- Pet Area/Courtyard: Yes
- Pet Limits: None



Highlights & Unique Features:

- Resort-like jacuzzi and an infinity pool with sundeck
- 3,000 square foot fitness center
- Grand ball room, private movie theatre and game room
- The most iconic feature of The Royalton is the signature metal crown on top of the building.
- Specific floor plans on higher floors are known for strong appreciation rates and excellent views



More Details, HOA Fees & Condos For Sale:

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

Subject to change per building HOA. Information to be independently verified. Provided for informational purposes only.

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>

ONE OF HOUSTON'S TOP RANKED REALTORS

One of the Houston's premier buildings, The Wilshire is a 17-story high-rise adjacent to the upscale River Oaks District. The building offers quality construction, stellar amenities, spacious units and stunning skyline views from the upper floors.

Address: 2047 Westcreek (77027)

Neighborhood: Briar Hollow

Year Built: 2016

Number of Units: 96

Nearby: River Oaks District, Galleria, Highland Village, Uptown Park, Central Market, Post Oak Shopping Center

Summary:

- Fitness Room/Gym: Yes
- Party/Gathering Room: Yes
- Pool: Yes
- Concierge: Yes
- Valet: Yes
- Porter: Yes
- On Site Manager: Yes
- Balconies Available: Yes
- Electric Car Option: Yes
- Pet Area/Courtyard: Yes
- Pet Limits: 2 pets (non-aggressive breeds)



Highlights & Unique Features:

- Largest amenity deck in Houston with sun shelf, cabanas, and covered grill area
- 25,000-sq. ft. landscaped pool deck
- Indoor and outdoor fitness centers
- 24/7 concierge and valet parking
- Lounge with bar and private dining
- Luxurious guest suites
- Our team consistently ranks The Wilshire as one of the five top buildings in the city

More Details, HOA Fees & Condos For Sale:

<https://HoustonProperties.com/Houston-Condos/Inner-Loop/The-Wilshire>

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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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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