

# 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

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



# Inner Loop Condo Buildings



# Inner Loop Condo Buildings Map Legend

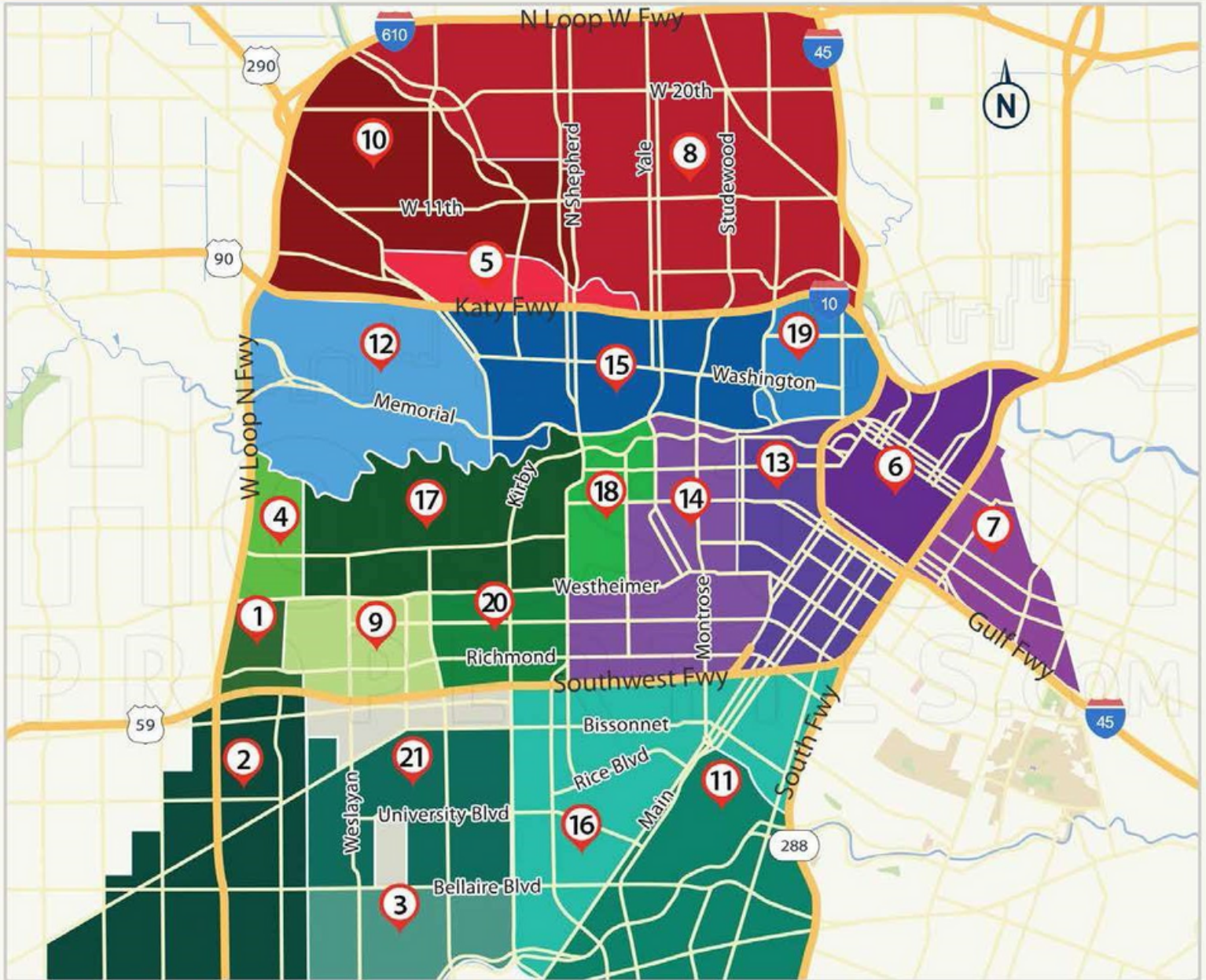
- |                         |                         |
|-------------------------|-------------------------|
| 1. 1000 West Clay       | (1000 W Clay)           |
| 2. 1111 Studewood Place | (1111 Studewood)        |
| 3. 2120 Kipling         | (2120 Kipling)          |
| 4. 2727 Kirby           | (2727 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)           |



# 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)

# 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  |                        |



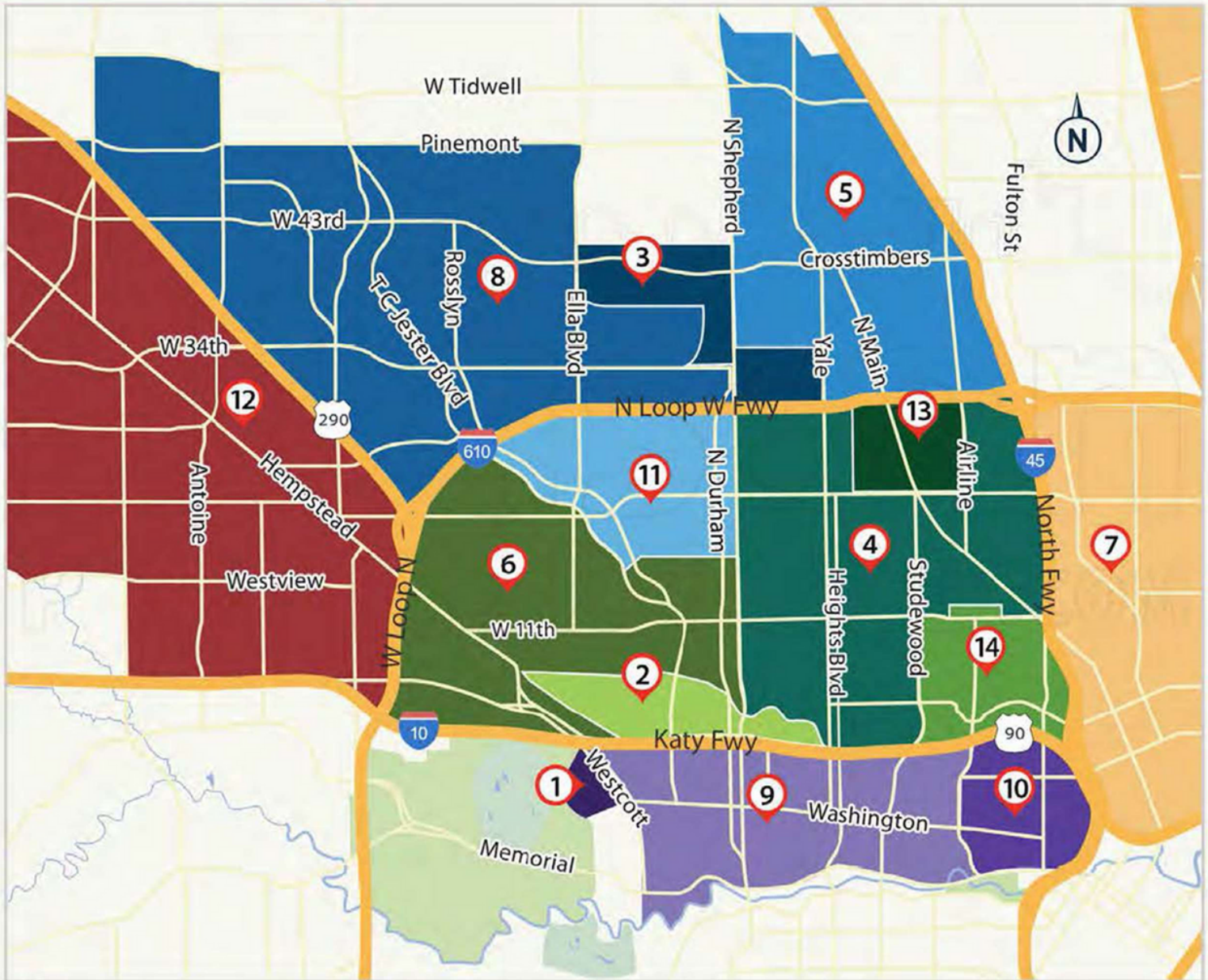
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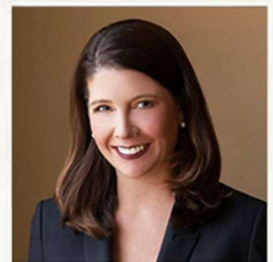
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# Greater Heights



- |                             |                       |
|-----------------------------|-----------------------|
| 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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# The Optimum Home Buying Experience



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

We help people create prosperity and success through real estate ownership.

In finding the right home, we want you to feel confident and secure about the biggest investment in your life.

By closely monitoring how home buying trends have changed over the years, we found that various problems such as resale issues, flooding, and survey problems can emerge long after closing. To best help our clients, the Houston Properties Team has designed an innovative buying process to enlighten today's buyers.



# Thinking About Buying?

We'd love to learn what matters most to you.

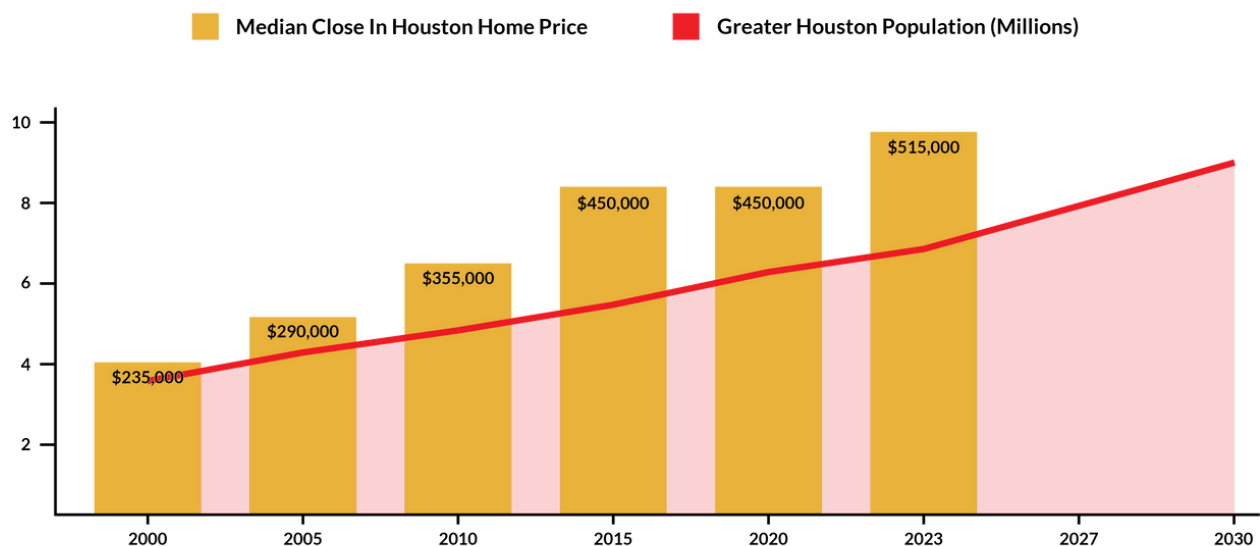
	Not Concerned			Very Concerned		
Right location	0	1	2	3	4	5
Right home	0	1	2	3	4	5
Process & where to start	0	1	2	3	4	5
Resale risks	0	1	2	3	4	5
Timing & moving	0	1	2	3	4	5
Financing	0	1	2	3	4	5
Hidden defects	0	1	2	3	4	5
Buying experience	0	1	2	3	4	5
Negotiations	0	1	2	3	4	5
Communications	0	1	2	3	4	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
Fear of missing out	0	1	2	3	4	5
Getting a good deal	0	1	2	3	4	5
My schedule	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

# 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.



# Buyers Win With The Houston Properties Team

## Trusted Advisors

We go the extra mile to uncover hidden defects & undisclosed issues.

"Hiring the Houston Properties Team is the best insurance and peace of mind you can buy!"

"They helped us avoid a \$289,000 problem the sellers 'forgot' to disclose."

"They are neighborhood experts and allowed us to avoid a fire hazard that claimed three homes."

## Expert Negotiators

Our agents are highly skilled negotiators to help you get the best deal.

### Resale

"With their data, neighborhood expertise, relationships & inspections, we saved \$52,000!"

### Condo

"Strategy, negotiations & inspections helped saved 24% off the original list."

### New Homes

"Saved \$47,575 in discounts and incentives off 'non-negotiable' new build."

## White Glove Service

Our optional VIP concierge program will take everything off your plate.

"As a harried executive, I need leverage. They saved weeks of my time, had every resource & delivered exceptional service and a perfect outcome for my family during our move."

## First Time Homebuyer Support

Our education-driven program will guide you through every step in the process.

"As first time buyers, we didn't want to make mistakes. They lead us and provided guidance, resources and data. We avoided huge pitfalls and love our home!"

# The Houston Properties Team Helps You Avoid Mistakes



The Houston Properties Team helps you identify issues and find better options.

Our Optimum Home Buying Experience screens both for quality of life and potential financial losses at resale.

We've analyzed over 500,000 Houston home sales since 2000 and found that the biggest problems typically fell into one of four categories:

## **Location:**

Schools  
Railroads  
Flood zones  
Highways / thoroughfares

## **Structural:**

Roof  
Plumbing  
Foundation  
Builder quality & reputation

## **Interior:**

Layout  
Floor plan  
Accuracy of stated home size  
Quality & fair value of upgrades

## **Pricing:**

Land value  
Home value  
Current market trends  
Negotiation terms & strategy



# Houston Properties Team



## Proven Results

We sell homes 44% faster and for 7% more money than the local market average.

## Unmatched Experts

We offer unmatched expertise, having sold \$750 million dollars of Houston real estate.

## Best Information

We have 60+ buyer guides and 2,000+ pages of content on the Houston area.

## Recent Awards Include:

- #1 Real Estate Team, Houston Business Journal
- America's Top 100 Real Estate Agents, Wall Street Journal
- Best Houston Real Estate Team, Best of Reader's Choice
- America's Best Real Estate Teams, Best of America Trends
- #1 Real Estate Team, Keller Williams Memorial
- Gary Keller's, founder of KW, Top 30 Worldwide
- President's Circle
- Texas' Most Influential Realtors

# See What Our Clients Have To Say

The Houston Properties Team has more 5-star Google Reviews than any real estate organization in Houston.

**500+**  
5-star Google Reviews

out-reviewed firms  
**50** times our size

**multiple**  
endorsements  
& recommendations



**HOUSTON  
PROPERTIES**  
TEAM

Houston's #1 Boutique Real Estate Team

📞 713-425-4194 🌐 [www.HoustonProperties.com](http://www.HoustonProperties.com) ✉️ [PMartin@HoustonProperties.com](mailto:PMartin@HoustonProperties.com)

# Open Houses Are A Great Way To See Options



We've seen **a lot** of open houses cancel at the last minute for various reasons. Email us open houses you want to attend, so we can:

## Confirm

if the home is still available

## 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

## Provide you

with a sense of how it's priced

Once you're interested in a home, we can tour it together with a more critical eye.



# Homebuying Process



# The Optimum Home Buying Experience: The 58 Questions

Answer 58 questions upfront so you can say yes to the question:

"Are you 100% sure you found the right home?"



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

# VIP Buyer Loyalty Agreement



**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, the 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, and termite/pest/environmental reports.
- 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, we ask that you will:**

- Give us your candid feedback.
- Be loyal to us.



## 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

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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

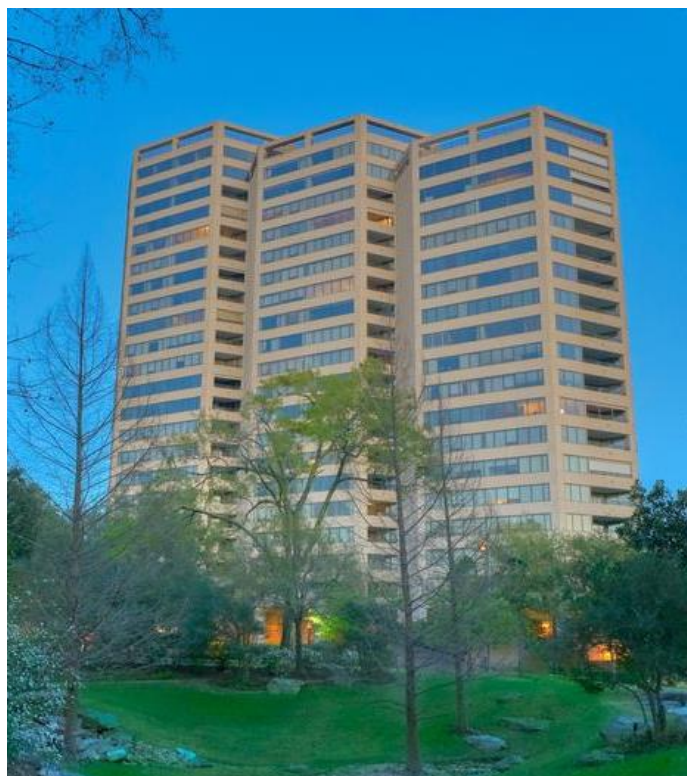
**Year Built:** 1981

**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>**

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

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

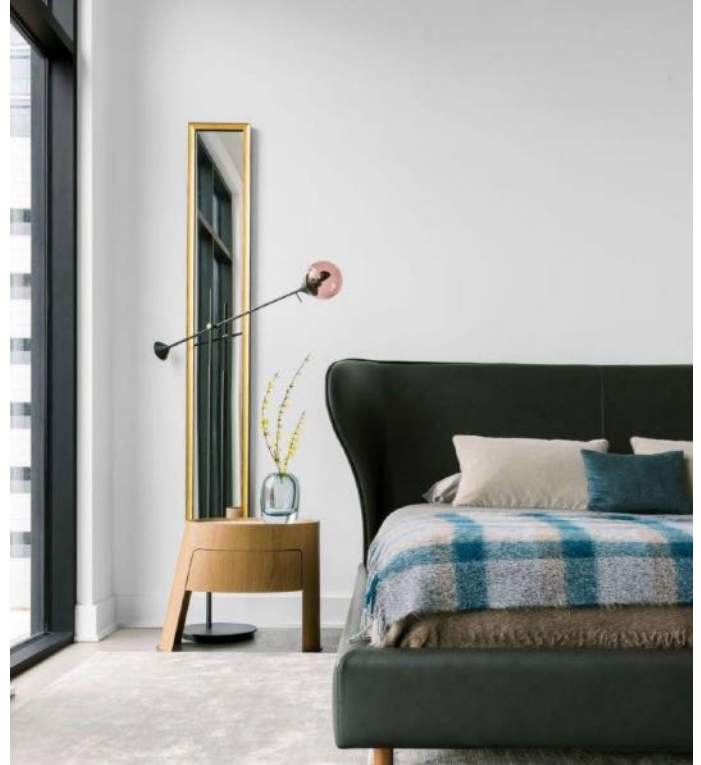
**Year Built:** 2019

**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

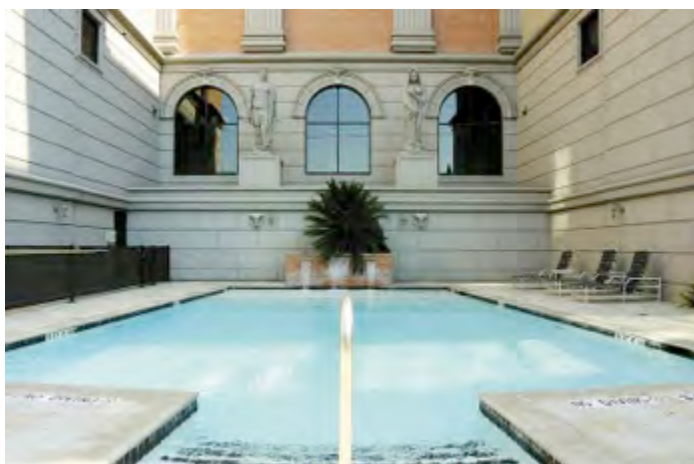
**Number of Units:** 41

**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](https://HoustonProperties.com/Houston-Lofts/Inner-Loop/Gotham-Lofts)**



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>

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



# Inwood Manor

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

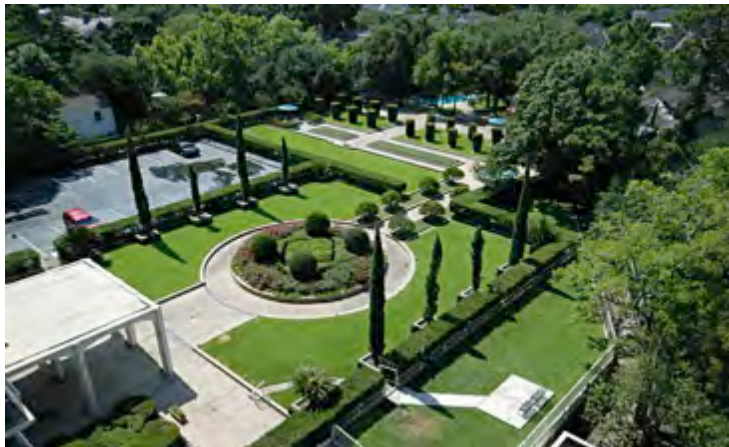
**Number of Units:** 110

**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>

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# 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>

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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>

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# Renoir Lofts

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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# Riva At The Park

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>

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



# 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>**

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



# 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

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>

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



# 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.



# The Willowick

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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# The Wilshire

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>**

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



# 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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