

3600

Montrose #304
Houston, Texas 77006

1 BEDS | 1 BATH | 795 SqFt | \$230,000

Experience high-rise living in The Parcs, a premier condo community in the heart of Montrose. This beautifully upgraded 3rd-floor unit offers stunning Downtown views from the private balcony.

SCAN ME



Veronica Rademacher
Vital Realty Group

☎ 281.850.0921
✉ v.rose.realtor@gmail.com
📍 711 W 17th St.
📷 @living.vital

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Highlights

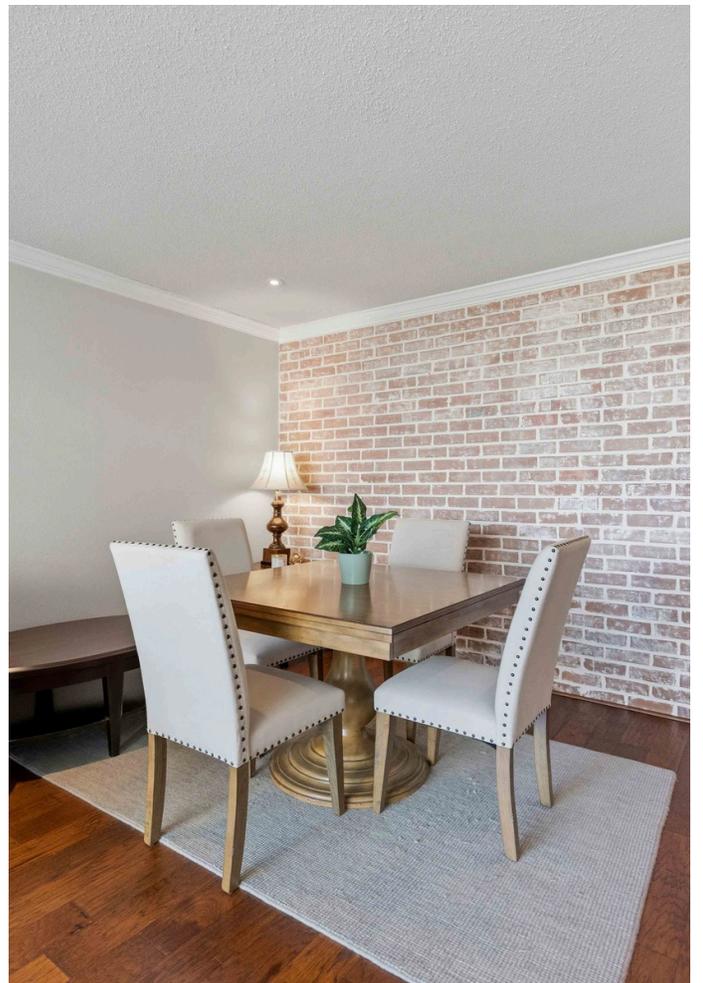
- 3rd floor residence with stunning Downtown views
- Private balcony perfect for morning coffee or sunset views
- Upgraded vinyl flooring throughout
- Dedicated office nook ideal for work from home
- Updated kitchen with granite countertops, stainless steel appliances, and ample cabinetry
- In-unit washer and dryer

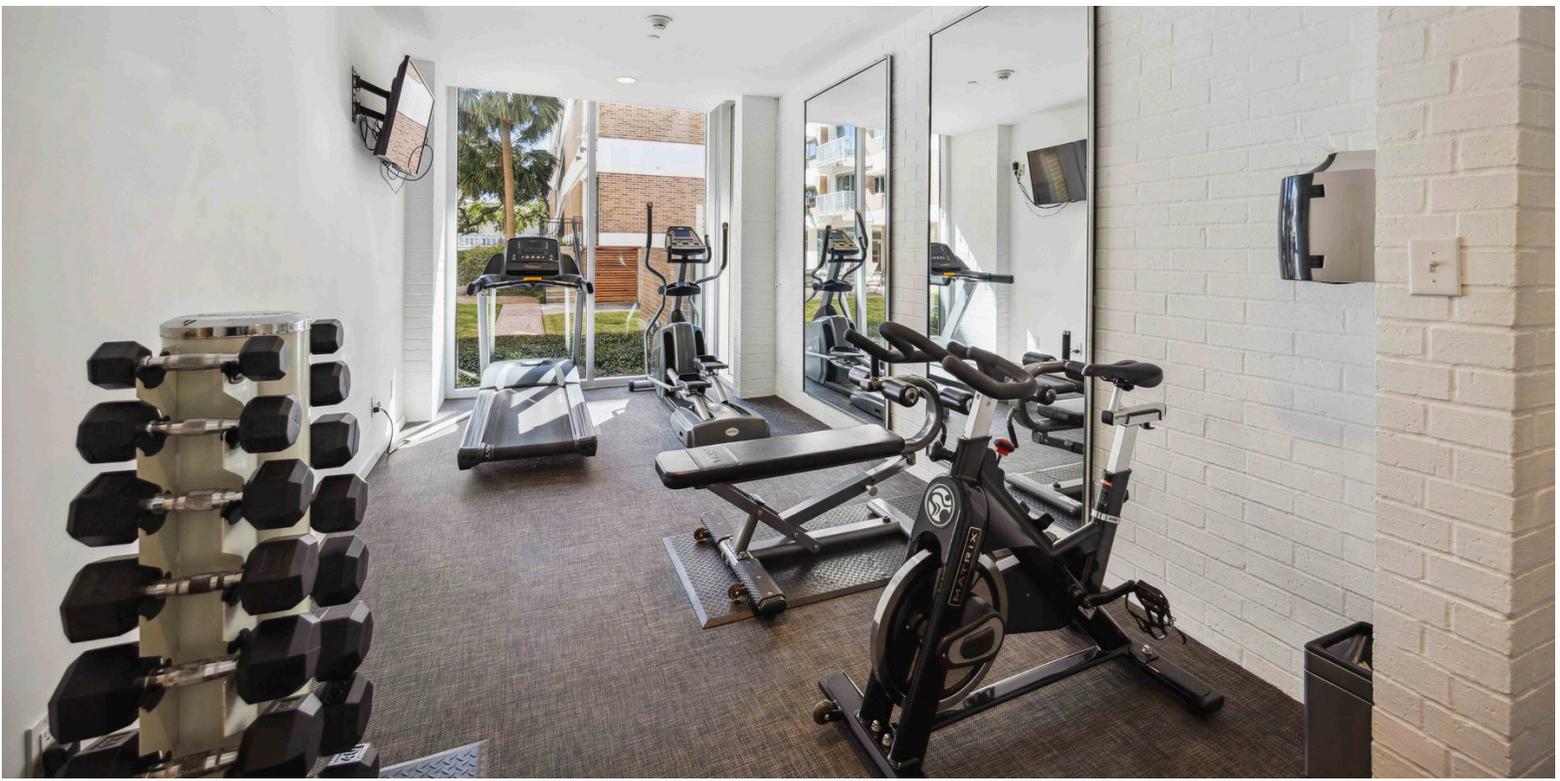




Lifestyle & Community

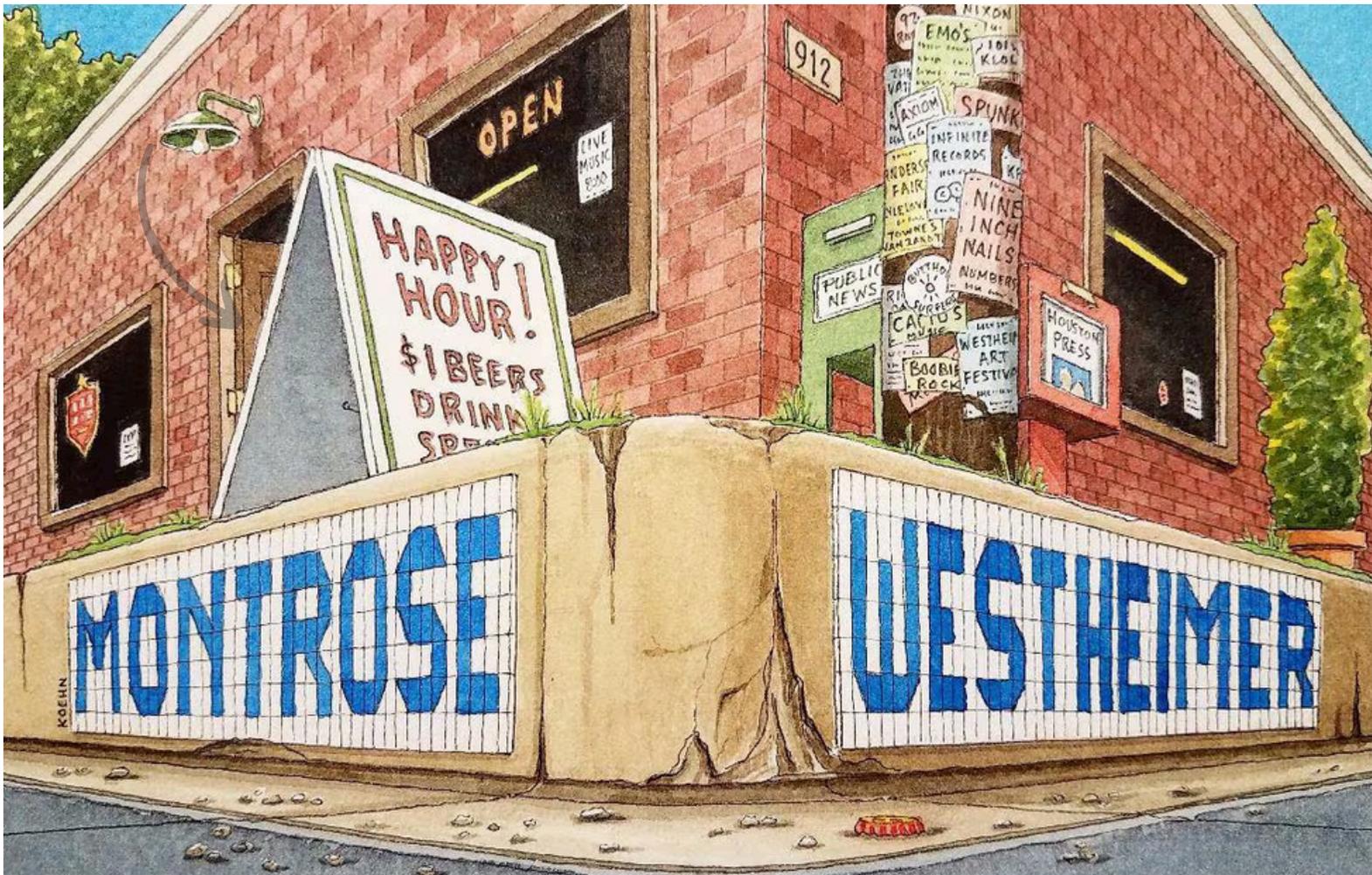
- Lock-and-Leave Convenience
- Low Maintenance Lifestyle
- Energy & Utility Efficiency
- Walkability & Convenience
- Diverse & Eclectic Architecture
- Vibrant Food Scene
- Arts & Culture Hub
- Inclusive & Diverse Community
- Green Spaces & Outdoor Living





Residents enjoy amenities that include a resort-style pool and fitness center, two lounges, a conference center, a coffee station, and a central laundry facility. 24-hour controlled access, onsite management, porter service for package deliveries, and full-service maintenance are included.





Must Do Things In Montrose

Visit Buffalo Bayou Park

- Walk, bike, or kayak along Buffalo Bayou with stunning views of the Houston skyline.
- Stop by The Cistern, an underground reservoir turned art installation.

Enjoy a Sunday at the Montrose Farmers Market

- Shop fresh produce, baked goods, and artisan products from local vendors.

Stroll Through the Neighborhood & Admire the Murals

- Walk along Westheimer and Montrose Blvd to see colorful street art and historic architecture.
- Stop by Biscuit Paint Wall or The Houston Graffiti Building for Instagram-worthy photos.

Explore The Menil Collection & Rothko Chapel

- Visit the Menil Collection, a world-class (and free) art museum featuring works from Picasso to Warhol.
- Stop by the Rothko Chapel, a meditative space with large-scale paintings by Mark Rothko.



NEIGHBORHOOD GUIDE

Your new home is close to all the essentials and popular spots.
Here are a few of our top recommendations in the area.



Restaurants

- Niko Niko's – Famous Greek food in a casual
- Uchi – High-end sushi with innovative dishes.
- Bludorn – One of Houston's hottest fine dining spots.
- La Guadalupana – A hidden gem for authentic Mexican breakfast.



Shops + Essentials

- H-E-B Memorial City Mall Trader Joe's
- Whole Foods Market
- Phoenicia Specialty Foods
- Spec's Wines, Spirits & Finer Foods



Bars + Coffee

- Blacksmith – Expertly brewed coffee
- Agora – Cozy, Greek-inspired café
- Siphon Coffee – Unique siphon brewing method
- Southside Espresso – A small, hidden gem



Activities

- Houston Arboretum & Nature Center
- The Preserve Gym
- Community Runs & Cycling Groups
- Mandell Park



Health + Wellness

- Black Swan Yoga
- YogaWorks
- Revolution Studio
- RYDE
- Row House Montrose



Salons + Services

- Milk + Honey Spa
- Sanctuary Spa
- Wellness Bar by Legacy
- Cutthroat Barbershop



This is not intended to solicit a currently listed home.
Information is deemed reliable, but not guaranteed.



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WE BELIEVE IN BUILDING LONG-TERM RELATIONSHIPS BASED ON TRUST, INTEGRITY, AND EXCEPTIONAL CUSTOMER SERVICE. WE GO ABOVE AND BEYOND TO EXCEED EXPECTATIONS AND ENSURE THAT OUR CLIENTS' GOALS ARE NOT ONLY MET BUT SURPASSED.



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281.850.0921
info@vitalrealty.co
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