

# MODERN WELLNESS RETREAT IN THE HEART OF THE CITY

3,484 SF | 3 Bedrooms | 2.5 Bathrooms

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## *THE EXPERIENCE*

Originally designed and built by MC2 Architects and later reimaged through a design-forward renovation, this **completely turn-key residence** is a study in balance, where architectural integrity meets modern wellness living. Thoughtfully curated in collaboration with California-based design duo Romero + Obeji, the home unfolds as a series of intentional spaces, blending clean lines, natural materials, and spa-inspired elements to create a refined yet deeply livable retreat in the heart of the city.

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## HIGHLIGHTS

- Open-concept living with soaring ceilings
  - Expansive great room filled with natural light
  - Two private balconies with downtown skyline views
  - Walking access to Buffalo Bayou Trail
  - Dedicated loft retreat ideal for meditation, office, or lounge
  - No history of flooding, including during Hurricane Harvey
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## PRIMARY SUITE & SPA BATH

- Expanded, spa-inspired walk-through shower with dual shower heads
- Multi-function shower system including rain heads, handheld fixtures, and body sprays
- Full-height natural stone tile throughout shower walls and flooring
- Frameless, doorless glass enclosure with seamless design
- Concrete bench seating and recessed storage niche
- Freestanding *Victoria + Albert* soaking tub positioned as a sculptural focal point
- Full-height textured stone feature wall
- Statement chandelier over soaking area and in-floor lighting for a true spa-like, ambient feel
- Reconfigured layout with relocated plumbing and upgraded *Kohler* plumbing fixtures
- New toilet and redesigned water closet entry

## **SECONDARY BATHROOM**

- Frameless glass shower enclosure with floor-to-ceiling natural stone tile surrounds
  - Quartz countertops with integrated backsplash and undermount sink
  - New toilet and upgraded Kohler plumbing fixtures in polished chrome finish
  - Full-width mirror for enhanced light and scale
  - Updated lighting and electrical placements
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## **KITCHEN & LIVING**

- Opened wall between kitchen and dining to create seamless flow
  - White quartz countertops throughout
  - Cabinetry refreshed with new paint and hardware
  - Coffee + juice bar cabinet added, discretely housed behind pocket doors
  - Updated white appliance package for a clean, cohesive look
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## **FIREPLACE FEATURE**

- Existing tile removed and replaced with custom-designed concrete panels for a modern architectural finish
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## **LOFT / MEDITATION RETREAT**

- Versatile loft space ideal for wellness, office, or lounge
  - Upgraded plush carpeting for comfort and sound absorption
  - Custom built-in cabinetry with integrated lighting and crystal glass detailing
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## **PRIMARY CLOSET**

- Floor-to-ceiling custom metal shelving system in primary closet with open wire baskets
- Rolling ladder on track for elevated access and functionality
- Two, custom built-in shelving systems for shoes and other accessories

## **WINDOWS, DOORS & WINDOW TREATMENTS**

- Replaced subpar windows with expansive, energy-efficient commercial-grade ones
  - Remote-controlled and manually operated minimalist shades in primary and living areas
  - Solar + blackout shade system in primary bedroom
  - Insulated tempered glass interior doors for sound and UV reduction
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## **TECHNOLOGY & SYSTEMS**

- Water softening + reverse osmosis system for the kitchen sink and ice maker
  - Comprehensive AV/media package integrated by audio video technicians
  - Additional 50-gallon water heater
  - Smaller AC unit recently replaced
  - New attic ladder
  - Whole-home surge protection system designed to safeguard electrical components and appliances
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## **EXTERIOR & ADDITIONAL**

- Modernized exterior repaint
- Engineered backyard drainage system for improved water management
- Located in the historic 6th Ward (grandfathered designation)