

5656 SAN FELIPE

<https://houston-re.com>

Now Under Construction! Welcome to The Hawthorne - Pelican Builders' newest and most exclusive Houston high rise building yet. Slated to be number 13 in a long list of highly-regarded Houston residential buildings completed by the developer since the 1970s, The Hawthorne will undoubtedly be the gem of their portfolio,...

\$ 2,495,000.00

5656 San Felipe

- 3 beds
- 3.1 baths
- Mid/Hi-Rise Condo
- Pending
- 3023 sq ft



BASIC FACTS

MLS #: 35054805	Date added: 06/14/23
Post Updated: 2023-06-14 19:08:01	Status: Pending
Bedrooms: 3	Bathrooms: 3.10
Baths Full: 3	Baths Half: 1
Area: 3023 sq ft	Year built: 2023
Year Built Src: Builder	

ROOMS & UNITS DESCRIPTION

Unit Story: 17	Room Count: 9
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PROPERTY DETAILS

Parcel Number: NA	Lot Description: Cleared
List Type: Exclusive Right to Sell/Lease	Subdivision: Tanglewood/Memorial
Builder Name: Pelican Builders	Building Access: Card/Code Access,Door Person
Building Name: THE HAWTHORNE	Price Sq Ft List: 825.34
New Construction: 1	Floors: Carpet,Engineered Wood,Tile
Floor Location: 11	

PROPERTY FEATURES

Building Features: Concierge,Outdoor Kitchen,Pet Run,Pet Washing Station,Private Garage,Storage Outside of Unit	Unit Features: Home Automation,Covered Terrace
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Exterior: Balcony/Terrace,Exercise Room,Guest Room Available,Party Room,Service Elevator,Storage,Trash Chute

Appliances: Refrigerator

Parking Desc: Additional Parking,Assigned Parking,Connecting,Controlled Entrance,EV Charging Station,Valet Parking

Cool System: Heat Pump

Energy: Digital Program Thermostat,Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated Doors,North/South Exposure,Tankless/On-Demand H2O Heater

Kitchen Desc: Breakfast Bar,Butler Pantry,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Soft Closing Cabinets,Soft Closing Drawers,Walk-in Pantry

Dishwasher: 1

Microwave: 1

Interior: Balcony,Chilled Water System,Fire/Smoke Alarm,Fully Sprinklered,Pressurized Stairwell,Refrigerator Included,Wired for Sound

Parking Spaces: 2

Heat System: Heat Pump

Pool Area: 1

Balcony SF: 220

Oven Type: Electric Oven

Washer Dryer: 1

Siding: Concrete,Glass,Steel

LOCATION DETAILS

Area: 22

School District: 27 - Houston

School Elementary: BRIARGROVE ELEMENTARY SCHOOL

School High: WISDOM HIGH SCHOOL

County Or Parish: Harris

Directions: Traveling west from 610 on San Felipe, drive 1.5 miles to The Hawthorne Sales Center at the building site located on the corner of San Felipe and Chimney Rock.

School Middle: TANGLEWOOD MIDDLE SCHOOL



MISCELLANEOUS

Disclosures: No Disclosures

Disposal: 1

Finance Available: Cash
Sale,Conventional,FHA,VA

Legal: Unit 1102

Legal Subdivision: TANGLEWOOD

FEES & TAXES

Maint Fee Includes: Building &
Grounds,Concierge,Gas,Insurance Common
Area,Limited Access,Porter,Recreational
Facilities,Trash Removal,Valet Parking,Water
and Sewer

Other Mandatory Fee: 2 mnth reserve+2
mnth advance HOA due at closing

Fee Other: 1

Fee Other Amount: 4932

COURTESY OF

List Office Name: Douglas Elliman Real Estate

