

5656 SAN FELIPE

<https://houston-re.com>

Pre-Construction Pricing! 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, incorporating...

\$ 1,635,000.00

5656 San Felipe

- 3 beds
- 3 baths
- Mid/Hi-Rise Condo
- Pending
- 2030 sq ft



BASIC FACTS

MLS #: 80319807	Date added: 06/14/23
Post Updated: 2023-06-14 15:07:20	Status: Pending
Bedrooms: 3	Bathrooms: 3
Baths Full: 3	Area: 2030 sq ft
Year built: 2022	Year Built Src: Builder

ROOMS & UNITS DESCRIPTION

Unit Story: 1	Room Count: 7
Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Primary Bath: Tub/Shower Combo	

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: 805.42
New Construction: 1	Floors: Carpet,Engineered Wood,Tile
Floor Location: 5	

PROPERTY FEATURES



Building Features: Pet Washing Station,Pet Run,Outdoor Kitchen,Private Garage,Concierge,Storage Outside of Unit	Unit Features: Home Automation,Covered Terrace,Uncovered Terrace
Exterior: Balcony/Terrace,Exercise Room,Guest Room Available,Party Room,Service Elevator,Storage,Trash Chute	Interior: Chilled Water System,Elevator,Fire/Smoke Alarm,Fully Sprinklered,Pressurized Stairwell,Refrigerator Included,Wired for Sound
Appliances: Electric Dryer Connection,Full Size,Refrigerator	Parking Spaces: 2
Parking Desc: Additional Parking,Assigned Parking,Connecting,Controlled Entrance,EV Charging Station,Valet Parking	Heat System: Heat Pump
Cool System: Heat Pump	Pool Area: 1
Energy: Digital Program Thermostat,Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows,North/South Exposure,Tankless/On-Demand H2O Heater	Balcony SF: 955
Kitchen Desc: Instant Hot Water,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting	Oven Type: Electric Oven
Dishwasher: 1	Washer Dryer: 1
Microwave: 1	Siding: Concrete,Glass,Steel

LOCATION DETAILS

Area: 22	County Or Parish: Harris
School District: 27 - Houston	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 Elementary: BRIARGROVE
ELEMENTARY SCHOOL

School High: WISDOM HIGH SCHOOL

School Middle: TANGLEWOOD MIDDLE
SCHOOL

MISCELLANEOUS

Disclosures: No Disclosures

Disposal: 1

Finance Available: Cash Sale,Conventional **Legal:** Unit 503

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 mnths reserve+2 mnths advance HOA due at closing

Fee Other: 1

Fee Other Amount: 6412

COURTESY OF

List Office Name: Douglas Elliman Real Estate

