



# AMBER HART

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555 East 5<sup>th</sup> Street Unit 925, Austin, Texas 78701

## **Top 5 reasons the seller has loved living at this property**

1. Great location, close to Congress Ave, freeway access and River walk/paths as well as Convention Center (business events & SXSW), 6<sup>th</sup> & Rainey Streets
2. 24/7 Concierge Staff is great! And building well taken care of
3. Love the layout and size of the rooms of the space with open floor plan great for entertaining
4. Ability to use Hilton amenities including easy Spa access, restaurants and room service
5. 2<sup>nd</sup> Bath great for guests and tons of upgrades throughout the unit!

## **Top 10 special features of this property**

1. Floor to Ceiling windows with sound abatement and power blinds
2. New (2015) high-end kitchen appliances including Wolf Range, Bosch dishwasher, Bosch refrigerator, Marvel wine cooler
3. Great kitchen layout including plenty of counter space, nice size island plus dining area
4. Great size living room with in wall wiring for TV/Cable
5. 2<sup>nd</sup> bath with shower
6. Extra storage in 2<sup>nd</sup> bath with floor to ceiling cabinets
7. Bedroom provides darkening and sound reduction making it great for sleeping, is large and has a nook area for a desk or dresser
8. 24/7 Concierge
9. Cooks dream Wolf range with gas stove and electric oven with convection
10. Connection to Hilton Hotel and amenities

## **List of Builder related upgrades**

- Floor to ceiling windows (2004/2005)
- Kitchen Aid Microwave (2004/2005)
- Travertine tile in primary bath (2004)
- Power Blinds (2004/2005)

## List of Seller installed upgrades

- \$120k of upgrades since 2015 – see below:
- Wolf range with gas stovetop and electric oven (2015) \$6,990
- Bosch refrigerator with professional handles to match Wolf Range (2015) \$3,720
- Bosch dishwasher (2015) \$930
- Marvel Professional High Efficiency Single Zone Wine Cooler (2015) \$2,250
- Asko washer & dryer with external vent on dryer (240v) (2016) \$2,900
- New Toto toilet in 2<sup>nd</sup> bath (2015) \$500
- Remodel including the below items: \$83,750
  - Wall mounted TV brackets living & bedroom (2015)
  - All light fixtures replaced with most LED including under cabinet in kitchen (2015)
  - Added additional recessed LED lights in great room/kitchen (2015)
  - Kitchen cabinets painted (2015)
  - All walls and ceilings painted (2016)
  - Remodeled 2<sup>nd</sup> bath including adding shower, shower fixtures and updated tile (2015)
  - Added storage cabinets in 2<sup>nd</sup> bath
  - New Water Heater with overflow pan (2015)
  - Wood Floors refinished throughout unit
  - Added wood floor in bedroom walk in closet
  - Replaced fan in bedroom
  - Added storage cabinet above refrigerator
  - Added blocking within large wall in great room for future add-ons (bookcases/murphy bed) including moved and banked electrical switches to “clean up” open wall space
  - Added sound abatement installation between hall bath and living room wall and around TV mounts
  - Replaced kitchen faucet
  - Moved and replaced thermostat (2015)
- Frameless glass shower doors in both baths (2015) \$2,770
- Replaced glass in upper cabinets in kitchen to rain glass (2015) \$200
- Toto toilet in primary bath (2019) \$500
- Sound abatement windows (2<sup>nd</sup> pane) (2019) \$16,335

**Amber Hart, Realtor, BA, CLHMS, ILHM, CNE, PSA**

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