

MIMOSA

TERRACE

RIVER OAKS

A HOME TO APPRECIATE LIFE

Strategically designed from an upscale custom-home perspective, residences are optimized for gracious living – unique floor plans with luxurious features, spacious outdoor living, and gardens in the sky.

SIGNATURE FEATURES

- An up-scale boutique condominium of 16 premium homes with elevated gardens zoned.
- All homes are corner residences with 180° - 270° views.
- Spacious floor plans, all with a dedicated study. 10 ft ceiling heights. 14 ft ceilings in living areas of 8th floor Penthouses.
- Windows in all bedrooms providing direct natural light. Wall of windows in living rooms of frontage residences.
- Oversized covered terraces for outdoor living/dining. Frontage residences have separate garden porch with pet-potty.
- German-made Gaggenau appliances
- Italian-made Poliform kitchen and bathroom cabinetry.
- Extra-large Primary closet. Customized with Poliform closet system available*
- Game/Media room and Wine room available in select residences.
- Direct elevator access for residences over 3,000 sq ft.
- Private electric car-charger installable for each residence*.
- Pre-wired for Smart home capability and electric blinds capability.
- Private HVAC and hot water systems for each residence
- Emergency backup generator for power outages include building facilities and limited power to residences (including refrigerator)
- On a quiet, walkable 60-foot-wide neighborhood street with sidewalks
- Zoned to River Oaks Elementary School.
- 24-hour Concierge and Porter

THE BUILDING

- Distinctive architecture with curved façade & multi-level verdant gardens, in unique harmony with River Oaks landscape
- Concrete & steel structure with 8" thick concrete slab floors & roof decks
- Building encompassed in brick, stone, window walls and tempered glass railings
- Double glazed commercial grade aluminum windows.
- Two to three luxurious residences per floor
- Size from 2,400+ sq. ft. to 4,800+ sq. ft.
- All points of entry are access-controlled and activated by key fobs
- Two high-speed elevators.
- Trash chute access on each floor
- Two-level secured control access parking garages with high speed roll-up garage doors
- Two to three assigned parking spaces per residence
- Private HVAC units and individual water heater for each residence
- Emergency backup generator for building systems, common area lighting, and limited electricity for each residence including refrigerator in the event of power outage
- Fire sprinkler and fire alarm systems throughout
- Multiple guest parking available on-site and curbside street parking along Mimosa Drive

AMENITIES & SERVICES

- Glass awning grand entrance
- Elegant entry lobby with marble concierge counter, designer chandelier, & paneled walls
- Lounge/Club
- Access to Fitness Center
- Full-time Concierge and Porter
- Landscaping maintenance at grounds and vertical gardens
- Climate-controlled private storage available for purchase

INTERIOR FEATURES

- Natural pre-finished wide-plank wood floors in living areas, study, and hallway; porcelain tile in baths and utility room; and premium carpet in bedrooms
- Solid core 8ft interior doors
- Pre-wired for electric solar shades or curtain tracks
- Pre-wired for sound system, cable TV, and telephone
- LED lighting throughout each residence; Ceiling fan with light in each bedroom
- Extra-large master closets. All closets built-in with shelves and chrome hanging rods

KITCHEN

- Italian-made cabinetry by Poliform
- Quartz kitchen countertops
- Below-cabinet LED lighting
- Stainless steel under-mount sink
- Axor kitchen faucet (or equivalent)
- Stainless steel exhaust vent to exterior
- Walk-in pantry with built-in shelves

APPLIANCES

- Gaggenau 36" built-in two door refrigerator with under freezer
- Gaggenau 36" gas cooktop, stainless
- Gaggenau 30" wall oven
- Gaggenau 40" island hood, stainless for island cooktop and 36" wall hood stainless for wall cooktop
- Bosch (panel-ready) dishwasher
- Sharp microwave drawer 24" stainless steel
- 24" undercounter wine cooler

BATHROOMS

- Quartz countertops
- Italian-made bathroom cabinetry by Poliform
- Master bath freestanding soaking tub by Bain Ultra (or equivalent) and a separate shower with 3/8" frameless glass enclosures
- Porcelain/ceramic tile for shower wall/bathtub walls
- Toto toilets
- Chrome bath accessories
- Frameless mirror for all bathroom vanities excluding the powder room
- One wall mounted light above each vanity mirror

OUTDOOR FEATURES

- Spacious private terraces with outlet for TV and built-in water and gas lines for optional outdoor kitchen
- Tempered glass terrace rails
- Garden porch with planting beds / pet-potty with built-in water and drain for frontage residences.
- Wood-like paneled terrace ceiling
- Outdoor ceiling fan for terraces

PENTHOUSE EXTRA FEATURES

- Estate-sized residences, each with its own uniquely-designed floor plan
- Windows on three sides with 270° panoramic views
- Three assigned parking spaces in the garage.
- Direct elevator access from the unit connecting to the lobby and 2nd floor garage
- Game / Media room
- Wine Room available in penthouse
- Gas fireplace
- Private gym in select penthouses.
- Multi-use flex room with optional bathroom
- Trash chute within each residence
- Multi-zoned HVAC

UNIQUE FEATURES FOR PH-8W & PH-8E

- Soaring 14 ft. ceiling height in living areas
- Expanded sub-floor for wiring / utility piping
- Over 800 sq. ft. of private garden terrace
- Drainage system utilizing in-floor planting beds
- Indoor / Outdoor fireplace

OPTIONAL UPGRADES*

- Climate-controlled Solar Shade window coverings
- Stone, hardwood, porcelain interior flooring upgrades
- Terrace / Porch flooring - composite wood, stone, or porcelain tile
- Upgradeable Gaggenau appliances
- Upgradeable countertops and cabinetry finishes by Poliform
- Italian-made custom closet system by Poliform
- Custom ceiling treatment and lighting features
- Optional outdoor kitchen for private terrace
- Optional sink & cabinetry for utility room
- Customized wine room features
- Optional gas fireplace
- Optional electric car charger for private parking spaces (wired to owners' meter)
- Climate Control storage units at garage levels

**Upgrades available for additional fee*



All content (including information about square footage, features, fixtures, fittings, finishes, and specifications) provided are conceptual based on preliminary development plans; developers reserve the right to make modifications and changes to the project, in whole and in part, and to the information contained herein. Dimensions and specifications are also subject to normal construction variances and tolerances. All statistics or data provided, including schools and community information, may be derived from information provided by a third-party and not guaranteed; buyers should conduct their own research.