



MUSEUM

BLVD.



Museum BLVD is in the heart of Houston's

MUSEUM DISTRICT

with tree-lined streets and gorgeous views.

Designed with an upscale, urban lifestyle in mind, this 49-home, mid-rise condominium development makes commuting a breeze if you're traveling for work to downtown or the

TEXAS MEDICAL CENTER

via METRORAIL

and living in one of the city's most prestigious zip codes is everything you'd expect from this

INNER LOOP

community. Entertainment and activities within a 10-minute walk from your home, such as

HERMANN PARK

that boasts a public golf course with the only driving range inside Houston's 610 Loop and

MILLER OUTDOOR

THEATRE

with cultural and educational performances.

Shopping and dining are also convenient in

RICE VILLAGE

with its boutiques and restaurants or you may want to enjoy a little nightlife in neighboring

MONTROSE

or MIDTOWN.



PRELIMINARY
ARCHITECTURAL RENDERING





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The hallmark of luxury at Museum BLVD is based on the quality materials and craftsmanship that go into each and every home in this development, which is located at 4819 Caroline Street. In this 49-home, mid-rise building, each condominium features premium interior finishes and at least one parking space in the gated garage located on the ground floor. Every home also comes with our signature Quality Assurance Program that includes a 10-year transferable Home Buyers Warranty and a Master Insurance Program.

Museum BLVD provides a unique opportunity to own an affordable new condominium in one of the most sought-after neighborhoods in Houston's Inner Loop at a fraction of the price of existing homes. The median price of homes sold in 2015 was \$745,000 and homes appreciated by 23% over five years.*

*These numbers represent median prices based on sales in 2015.

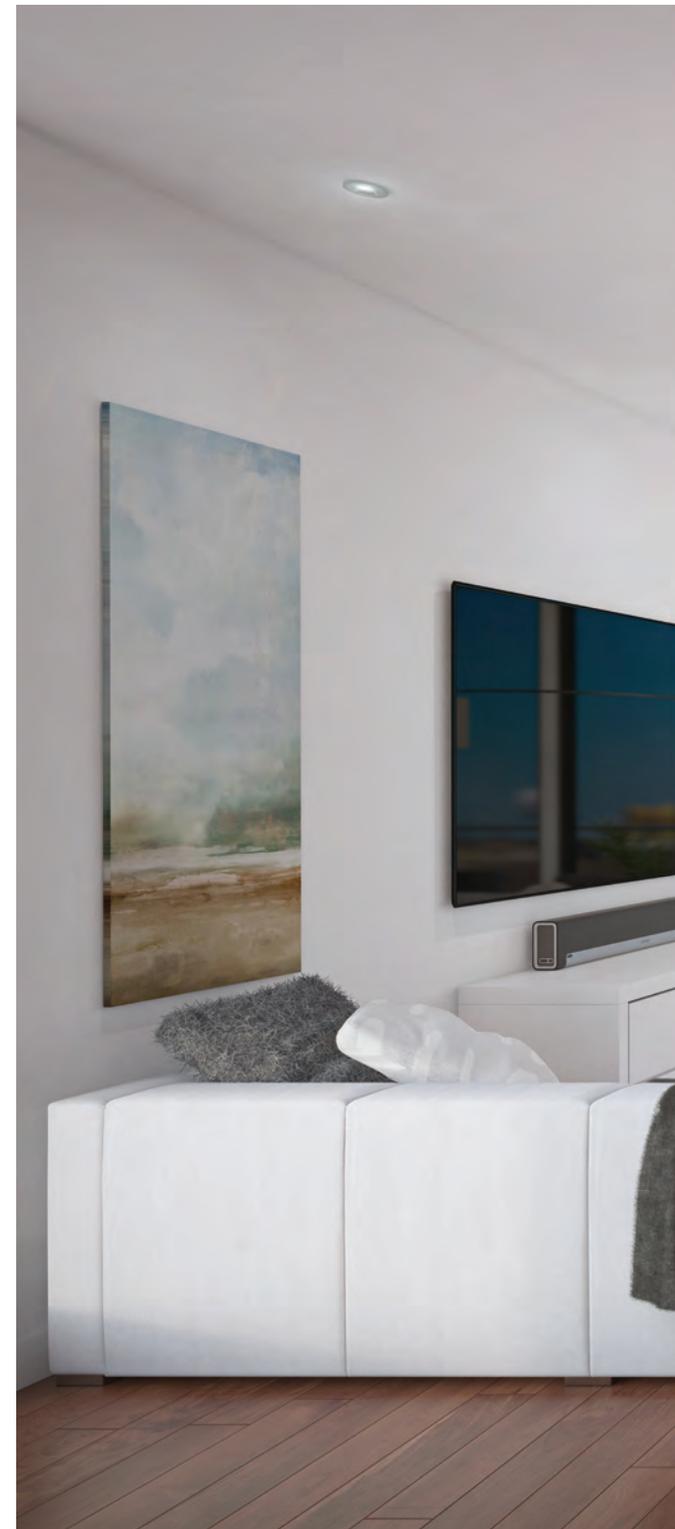
Value appreciation calculation based on median prices of all homes sold in 2010 and 2015. Data was drawn from HAR.com and compiled by Surge Homes.



Surge Homes offers exclusivity and affordability all in one package. From the gorgeous modern architecture of the building's exterior to the downtown views, Museum BLVD is the epitome of Inner Loop living. Each home includes:

- + Interior finishes that feature a selection of 70 professionally coordinated design packages for kitchens and bathrooms
- + Multiple floor plans that offer lofts, one- and two-bedroom condos, and penthouses
- + 9' ceilings
- + Engineered wood floors in living areas and kitchen, carpeted bedrooms and ceramic tile in the bathrooms
- + All kitchen appliances, including refrigerator, and washer/dryer connections
- + Low Homeowners Association fees

** Renderings pictured in this document may contain optional upgrades and are subject to change without notice.*







INTERIOR FINISHES

Surge Homes offers you an impressive variety of cutting-edge interior design packages from which to choose, allowing you to personalize your home to suit your taste. A total of 70 professionally coordinated packages are available – 41 for kitchens and 29 for bathrooms.

These designs are the result of a unique and innovative crowdsourcing process whereby thousands of future homeowners were asked to rate their design preferences. Residences showcase modern, award-winning, German cabinetry for which Surge Homes has an exclusive agreement with the manufacturer. This means you won't find these designs or finishes with any other builder in the Greater Houston Area.

BACKSPLASH

Glassique Stark Brilliant, Mini Brick Wind, Ivoire Hammered

FLOORING

Silverton Hazelnut, Santa Barbara Linen Maple, Nueces Sonoma

CABINETRY

Galet, Piatto Griggio, Piatto Massa

COUNTERTOP

Alpine White, Splendor, Verde Aquarius Leather

WALL TILE

Ivoire Striped, Absolute Beige, Montpellier Noce

Finishes shown here are a small sampling of the entire collection. This list of finishes corresponds to the images on the next page, which are shown from top to bottom.



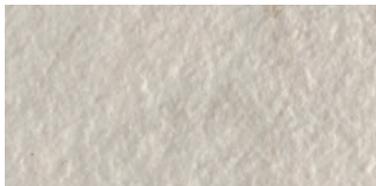
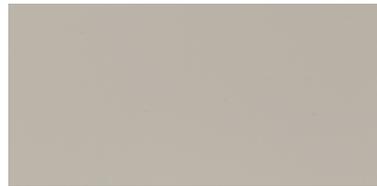
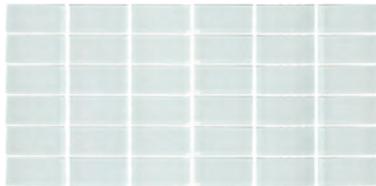
BACKSPLASH

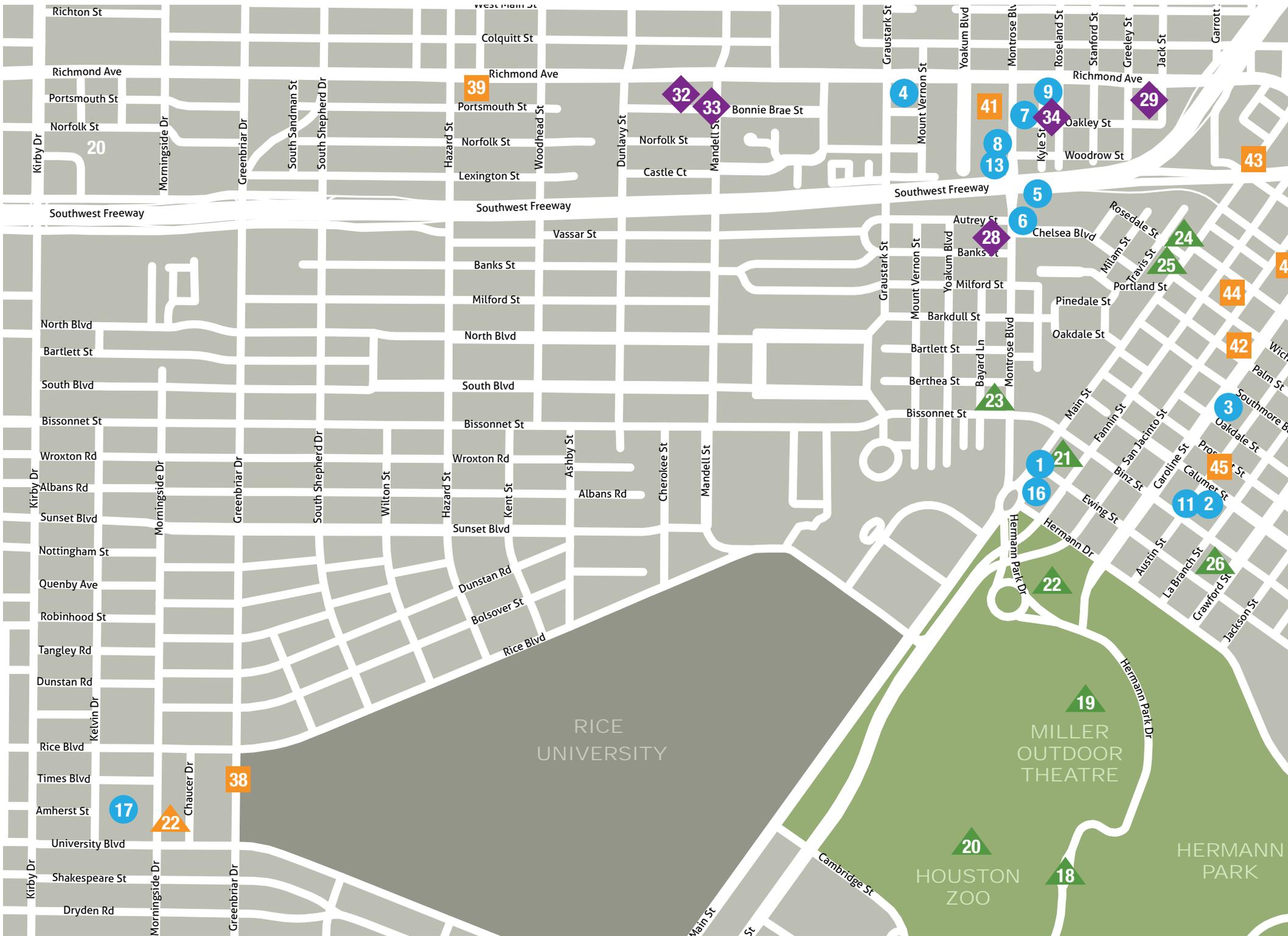
FLOORING

CABINETRY

COUNTERTOP

WALL TILE







MUSEUM BLVD. 4819 Caroline Street, Houston, TX 77004

Restaurants & Shopping

- 1 Monarch
- 2 Lucille's
- 3 The Jade Stone Café at Asia Society
- 4 The Pit Room
- 5 Danton's Gulf Coast Seafood Kitchen
- 6 Little Bigs
- 7 Pax Americana
- 8 NIPPON Restaurant
- 9 Nelore Churrascaria Brazilian Steakhouse
- 10 The Breakfast Klub
- 11 MF Sushi Houston
- 12 Tacos a Go Go
- 13 Kam's Wok | Wine | Dine
- 14 green seed vegan
- 15 Luigi's Pizzeria
- 16 Hotel ZaZa
- 17 Rice Village

Art & Parks

- 18 Hermann Park
- 19 Miller Outdoor Theatre
- 20 Houston Zoo
- 21 Museum of Fine Arts, Houston
- 22 Houston Museum of Natural Science
- 23 Contemporary Arts Museum Houston
- 24 Houston Center for Contemporary Craft
- 25 Lawndale Art Center
- 26 Children's Museum of Houston

Entertainment

- 27 Axelrad Beer Garden
- 28 Grand Prize Bar
- 29 Brooklyn Athletic Club
- 30 Continental Club
- 31 Alley Kat Bar & Lounge
- 32 The Harp
- 33 Revelry on Richmond
- 34 Zimm's Bar
- 35 Cafe 4212
- 36 Scrappy Brown's

Grocery & Services

- 37 Fiesta Mart
- 38 Rice University Farmers Market
- 39 Airline Seafood
- 40 West Gray Cleaners
- 41 CVS Pharmacy
- 42 Museum District Child Care Center
- 43 Wheeler Stn NB
- 44 Midtown Doggy Daycare & Aquatic Spa
- 45 Korob Pet Hotel



SurgeHomes.com

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