



WESTMORE

MODERN LIVING IN UPPER KIRBY

MOVE-IN READY



PRIME LOCATION

Nestled in the heart of Upper Kirby, The Westmore offers an ideal blend of vibrant city living and a peaceful retreat. Positioned close to key Houston landmarks—including downtown, the Texas Medical Center, and River Oaks—this unique location ensures residents are just moments from the best the city has to offer. Despite its centrality, The Westmore is tucked away from the city's hustle and bustle, allowing residents to enjoy upscale dining, high-end shopping, and nearby attractions without sacrificing privacy and tranquility.



EXCEPTIONAL SERVICE

Experience a lifestyle of ease and sophistication at The Westmore, where exceptional service is woven into daily living. With 24/7 concierge support, residents have access to a dedicated team that can assist with a variety of personalized services—whether it's arranging transportation, managing deliveries, or coordinating reservations. Controlled access adds an extra layer of security, ensuring residents feel at peace within their homes.



ESSENTIAL AMENITIES

The Westmore provides a range of thoughtfully designed amenities that enhance daily life, including a private fitness center, serene outdoor spaces, and an inviting resident lounge. Every feature has been curated to support a balanced and fulfilling lifestyle.



MODERN ELEGANCE

The Westmore stands as an architectural gem, showcasing contemporary design and abundant natural light throughout. With impeccable attention to detail and luxurious finishes, each space—from the lobby to the residences—reflects a commitment to refined comfort and modern elegance.





- DISTINCTIVE ARCHITECTURAL DESIGN
- 24/7 CONCIERGE
- EXPANSIVE WINDOWS
- BOSCH STAINLESS STEEL APPLIANCES
- EUROPEAN CABINETS
- QUARTZ COUNTERTOP AND BACKSPLASH
- LEVER HARDWARE, POLISHED CHROME FINISH
- HARDWOOD FLOORS
- 10' CEILING HEIGHT (STANDARD RESIDENCES)
- 11'-10" CEILING HEIGHT (PENTHOUSE RESIDENCES)
- TWO ASSIGNED PARKING SPACES PER HOME
- PARKING SPACES WITH ELECTRIC VEHICLE CHARGING CAPABILITY. BUYER WILL CONTRACT WITH EV CHARGING PROVIDER FOR REQUIRED SMARTPLUG AND MONTHLY CONTRACT.
- CONTROLLED ACCESS
- MODEST MAINTENANCE FEES
- SAME FLOOR STORAGE SPACE FOR EACH HOME
- PRE-WIRED FOR SMART HOME AUTOMATION
- RESIDENT AMENITY AREA WITH FITNESS CENTER, RESIDENT LOUNGE ROOM AND TERRACE WITH GRILL AND FIREPIT
- OUTDOOR OUTLETS





THE DEVELOPER

Pelican Builders, Inc. is a residential development company based in Houston, Texas. The principals and management of Pelican Builders, Inc. have extensive experience in all types of residential development in the Houston area for more than forty years. Pelican has built and sold high-rise and mid-rise condominium developments, and numerous gated high density patio home projects, including: **The Wilshire at River Oaks District, The Revere at River Oaks, Highland Tower, The Woodway, Greenway I and II, Woodway Place Atrium, Woodway Place II, 5000 Montrose at the Museum, The Briarglen and The Hawthorne.** Pelican has been a pioneer in Houston condominium development, and has developed, constructed, and sold nearly half of Houston's high-rise condominium projects.

Pelican selects quality architectural firms to design its buildings, with attractive, lasting and functional architecture. Construction is accomplished by premier general contracting companies that assure that the demanding requirements of the architect and developer are met. The company takes pride in producing a quality condominium home, and in giving careful attention to the needs and desires of its buyers.



MIRADOR GROUP

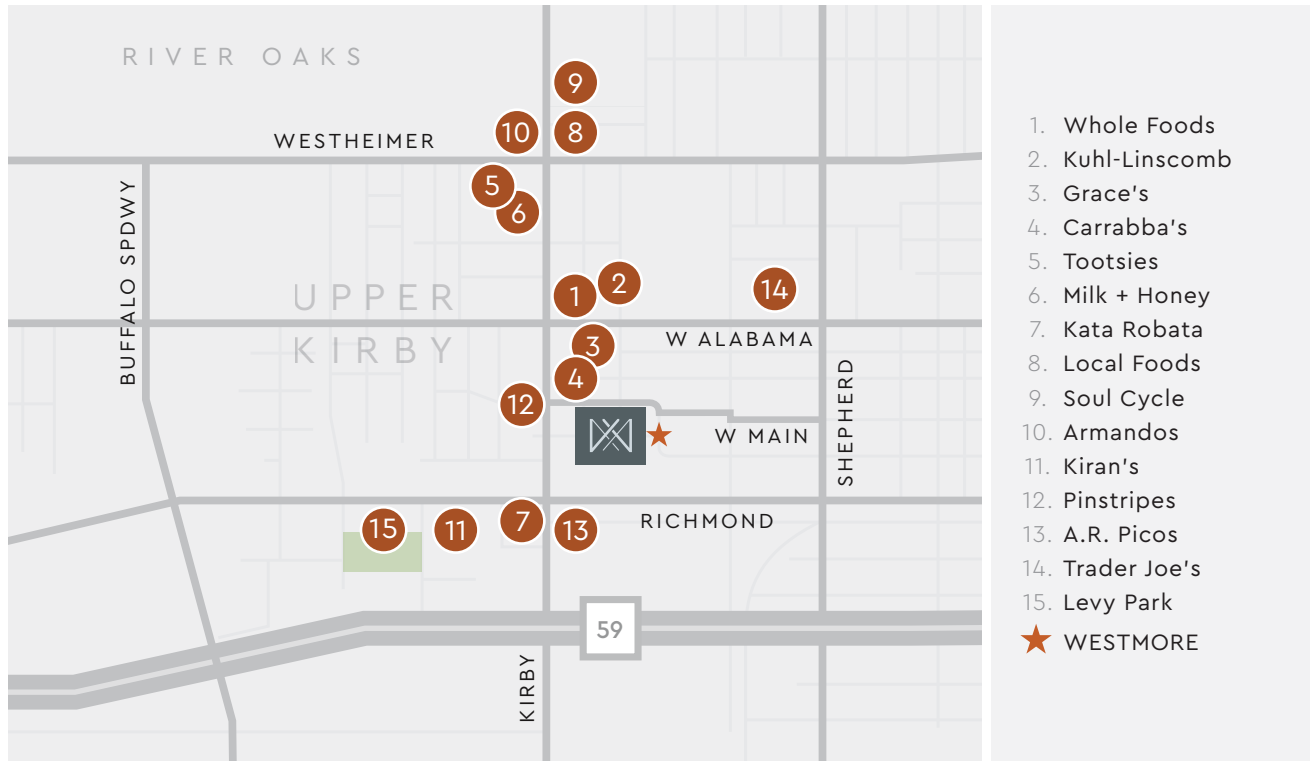
THE ARCHITECT

For the past 20 years Mirador Group has built a reputation for inspiring design and meticulous professionalism in the Houston area. Mirador Group has an integrated architectural practice that encompasses commercial and residential architecture, landscape architecture, interior architecture, and interior design. Its portfolio of iconic projects include trendsetting commercial developments, majestic single-family homes and progressive urban infill multi-family residences.

Westmore focuses on the interaction between architecture and the community with a striking design that exemplifies modern luxury living in the vibrant Upper Kirby district.



Douglas Elliman Development Marketing, a division of Douglas Elliman Real Estate, offers unmatched expertise in sales, leasing, and marketing for new developments throughout Texas, New York City, Long Island, Westchester, New Jersey, Florida, California, and Massachusetts. The company's new development hybrid platform matches highly experienced new development experts with skilled brokerage professionals who provide unparalleled expertise and real time market intelligence to its clients. The firm is heralded for its achievements in record-breaking sales throughout each of its regions. Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales. Through a strategic global alliance with Knight Frank Residential, the world's largest privately-owned property consultancy, the company markets properties to audiences in 58 countries, representing an over \$87 billion global new development portfolio.



WESTMORE - 2323 W MAIN ST | HOUSTON, TX 77098

WestmoreHouston.com | CALL OR TEXT 713.600.5096