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SPACES

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CONDO LIVING



Courtesy of Pelican Builders

The Hawthorne, Pelican Builders' under-construction high-rise, is on the northeast corner of San Felipe and Chimney Rock in Houston's Tanglewood neighborhood.

The Hawthorne partners with Perrin for customization

As the calendar has turned from 2021 to 2022, more people are aspiring to shape as many aspects of daily life to better conform to their personal wants and desires as they can.

Cookie cutter is out; customization is king.

From the micro of coffee orders personalized all sorts of different ways, to the macro of large corporations tailoring their spatial offerings to better attract young talent by pushing green spaces, walkability, and hybrid schedules, it is clear that the

Perrin and her dedicated team have been conceptualizing and building out a dedicated Selections Studio for The Hawthorne ...

ability to have a say is here to stay.

When it comes to home buy-

ing, customization and renovation have long been industry staples. That being said, the notion of thinking about where to begin when it comes to a home overhaul can be daunting amid contracts, moving, and other logistical challenges related to a new purchase.

At The Hawthorne, Pelican Builders' under-construction high-rise on the northeast corner of San Felipe and Chimney Rock in Houston's understated, leafy Tanglewood neighborhood

Perrin continues on R2

PRIME PROPERTY

MEMORIAL VILLAGES



Piney Point

Five or six bedrooms, 6½ baths. 6,442 s.f. Mediterranean-style home on 21,890 s.f. lot. Covered patio, pool. Dining with hardwoods, den with fireplace, built-ins. Butler's pantry, formal study. \$2,695,000

Clint Simpson | 281.639.7191 | greenwoodking.com
csimpson@greenwoodking.com
Greenwood King Properties | MLS# 59658565

RIVER OAKS



3001 Inwood Drive

Approx. 12,024 s.f. home on approx. 43,700 s.f. lot. Six bedrooms, seven full and four half-baths. New construction designed by Robert Dame. Approx. 1,606 s.f. guest apartment. Fully gated. \$16,500,000

Walter Bering | 713.851.9753 | Walter.Bering@sir.com
Martha Turner Sotheby's International Realty
sothebysrealty.com | MLS# 46936142

LAMAR TERRACE/GALLERIA



5426 Fairdale Drive

Georgian five-plus bedroom, 4½-bath with 5,000-plus sq. ft. of living space. Elevator, French doors, flowing plan, hardwood floors, crown molding, three gas-log fireplaces. Third-floor bonus room. \$975,000

Ashley Mandola | 281-989-0678
ashley@bethwolff.com | bethwolff.com
Beth Wolff Realtors Real Living | MLS# 32542167

REALTOR VIEW

Mortgage preapproval gives would-be buyers leverage



JENNIFER WAUHOB

The Houston housing market is still competitive for buyers. If you are determined to buy a house this year, it is critical that you place yourself on solid financial footing before getting into the game. Be sure to get preapproved or prequalified for a mortgage loan before submitting an offer on your dream home. Either

one can make your offer more attractive to a seller. However, they mean different things.

To get prequalified for a mortgage loan, you provide a lender your approximate income, current debts and any important details from your credit history. The lender will then use these details to determine how much you may be eligible to borrow. You may receive a Conditional Qualification Letter from the lender, which determines your likelihood of getting a home loan. However, it's important to know that all information submitted during prequalification is subject to verification when your actual loan application is submitted. There is no guarantee that you will receive a home loan until your financial situation is actually verified.

Being preapproved for a loan typically means the lender has gone one step further and verified your financial situation. When you get preapproved, you will complete a

mortgage loan application and may have to pay an application fee. Your lender will commit in writing to fund your loan, but only after an extensive examination of your financial situation and pending a successful appraisal of the home and a few other conditions.

Being preapproved for a mortgage loan doesn't mean you are borrowing the money or that you are obligated to it. It just means the lender must stand behind his written commitment to fund the specified amount unless something changes with your situation. Think about how attractive your offer will be to the seller if you submit it with a letter preapproving you for the loan.

Some situations could cause a lender to withdraw from funding a loan even after a preapproval letter is issued. If your credit situation changes between the time the preapproval letter is issued and the loan's fund-

ing, then the lender could change the interest rate or even deny the loan application. So, while you're buying a house, it's important not to apply for credit cards or other loans that could change your credit situation. Check with your lender if you're thinking about changing jobs, even a higher paying one, as it may have unintended consequences.

The best way to check out what a lender is going to see in your credit history is to get a copy of your credit report.

By law, you are entitled to one free credit report every year from each of the three credit-reporting bureaus – Experian, Equifax and Transunion. Visit AnnualCreditReport.com to find out how to get your free reports.

Jennifer Wauhob, with Better Homes and Gardens Real Estate Gary Greene – Katy, is 2022 chair of the Houston Association of Realtors / HAR.com.

GREENWOOD KING

3201 KIRBY DRIVE / 1616 S. VOSS RD., SUITE 900 / 1801 HEIGHTS BLVD.

a place to find your home



3757 Farber | \$5,299,000



11719 Greenbay | \$3,850,000



2154 Inwood | \$2,750,000



6219 Grovewood Lane | \$715,000

Perrin Projects is award winning

Perrin from page R1

In west Houston, home customization is a priority – so much so that Pelican has partnered with acclaimed Houston interior design firm Perrin Projects to consult with buyers to allow them to “write their next chapter” word for word.

ing to clients’ needs on each project it undertakes.

The firm’s rise to prominence also speaks to Pelican Builders’ emphasis on only working with top partners at each of its residential properties.

“Having known each other for the better



Photos courtesy of Pelican Builders

Exclusively sold and marketed by Douglas Elliman Development Marketing, The Hawthorne’s residences start at \$1.3 million with an average size of 2,705 square feet per residence.



KRISTEN PERRIN

Founded in 2019 by former Kirksey Architecture senior associate Kristen Perrin, the boutique firm represents an integral element to The Hawthorne’s overall ethos of going the extra mile for buyers. Specifically, Perrin and her dedicated team have been conceptualizing and building out a dedicated Selections Studio for The Hawthorne, which will soon be shared with buyers as part of the firm’s collaboration on the high-rise.

“We are excited to soon be able to share this dynamic Selections Studio with Hawthorne buyers. It has a distinctly residential vibe, and all of the finish selections are cleverly organized in a way that is extremely user-friendly. Our goal is to take the stress out of the process and make it enjoyable for the future residents of this magnificent building. We should be up and running by the end of the month, supply chain issues notwithstanding. There are 19 units sold already, so we’ve got our work cut out for us,” Perrin said.

Since opening its doors several years ago, Perrin Projects – a multidisciplinary design studio specializing in art procurement, furniture specification, and joyful design – has gained notoriety in Houston and beyond for its exquisite work on a number of projects.

In 2020, it was awarded the Design Excellence Award for Retail from the International Interior Design Association for its design work on Therapy Hair Studio in River Oaks. And already in 2022, Perrin’s work on 3201 Allen Parkway has garnered a Preservation Houston Gold Brick Award.

The firm’s excellence speaks to its attention to detail and its commitment to listen-

part of 15 years, (Pelican Builders president) Derek Darnell and I have been following each other’s growth with great admiration and respect for quite a while. We have connected multiple times over the years to discuss a collaboration, and the timing was never perfect. When he approached me about The Hawthorne, the stars seemed to align. I had recently started my own firm, and we had the bandwidth to pick up a multifamily residential project,” Perrin said.

With seven sales in the past six weeks at The Hawthorne, momentum continues to

“There are 19 units sold already, so we’ve got our work cut out for us.”

Kristen Perrin, Perrin Projects

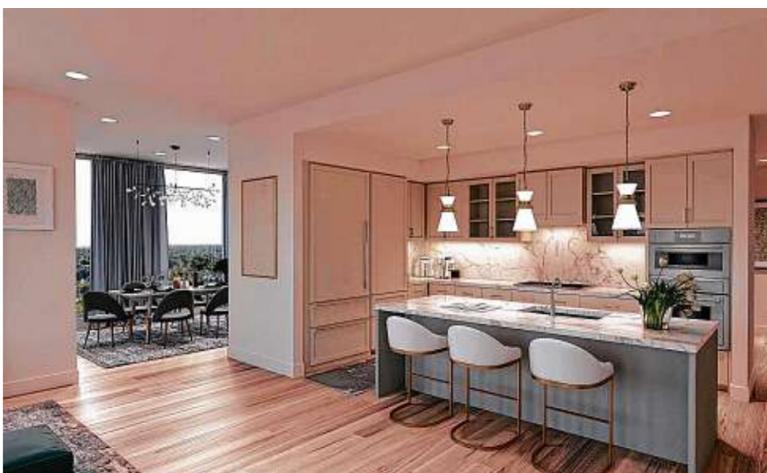
build as the new year kicks into high gear. Exclusively sold and marketed by Douglas Elliman Development Marketing, The Hawthorne’s residences start at \$1.3 million with an average size of 2,705 square feet per residence.

Each of the luxury homes in the pet-friendly building will come with amenity-rich features and services, including large terraces with pet porch potties and a 67-foot lap pool surrounded by lush landscaping on the fifth floor.

The building’s Fifth Floor Oasis will also be home to a dedicated fitness center and a resident lounge complete with a bar, fireplace, game tables, coffee area, and catering kitchen.

Additionally, residents can look forward to a minimal-stress, clean, and orderly lifestyle courtesy of 24/7 concierge, valet, and porter service.

– Pelican Builders



Make it your own

THE
HAWTHORNE
at TANGLEWOOD



WE WILL HELP YOU CHOOSE THE BEST FLOORING, COUNTERTOPS, CABINETS, AND TILE SELECTIONS FOR YOUR NEW HOME.

– KRISTEN PERRIN, IIDA OWNER + DESIGN DIRECTOR

Hawthorne homeowners can fully customize their residence by consulting decorated design firm Perrin Projects. After purchasing, new residents are introduced to Kristen Perrin and her team to customize everything from flooring to cabinetry. Your unique taste is built into every detail of your residence and ensures a home that’s one-of-a-kind.

LUXURY RESIDENCES from \$1.3M

HawthorneHouston.com | 713.600.5090

360° EXPANSIVE VIEWS | 24/7 CONCIERGE

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5656 SAN FELIPE @ CHIMNEY ROCK

developed by **PELICAN BUILDERS**



Douglas Elliman
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