

AULINE EDGE

CitiQuest  
PROPERTIES

# The Cutting Edge of Spring Branch Living



CITIQUESTPROPERTIES.COM



# Welcome to Spring Branch

Spring Branch is Houston's hidden gem with easy access to outdoor spaces, shopping malls, restaurants and entertainment that increases the desirability and value.

It borders the 610 Loop to the east, Interstate 10 to the south, Beltway 8 to the west, and Hempstead Road to the north with close proximate to the energy corridor.





Zenith is committed to fine custom homebuilding by using their vast knowledge, experience and relentless devotion to ensure each home is built with the utmost highest standards for each buyer.



#### ABOUT THE BUILDER

## Zenith Urban Developments

Zenith Urban Developments is a premier worldwide homebuilder with over 20 years of experience building luxury homes.

Zenith offers bold, traditional exteriors, with functional floor plans and contemporary luxury finishes that meet today's buyer.

**ZENITH**  
URBAN DEVELOPMENTS



## SPRING BRANCH

# Lifestyle Guide

## RETAIL & SHOPPING

Residents will easily find upscale shopping opportunities including nearby Citycentre and Memorial City Mall. Residents can enjoy fresh air by a quick visit to Bear Creek Pioneers Park, Memorial Park, Agnes Moffit Park, Edith L. Moore Nature Sanctuary and Buffalo Bayou to name a few.



### CITY CENTRE

Houston's Favorite Shopping, Dining, and Lifestyle Destination. Everything from global cuisine, to inviting patios and fine dining



### MEMORIAL CITY MALL

The city-within-a-city, Memorial City is a premier mixed-use development owned and managed by MetroNational. Located in West Houston, Memorial City runs along the I-10 corridor, just inside Beltway 8, and contains 9 million square feet of developed real estate across 265 acres.



Spring Branch also includes both public and private schools with easy commute to other popular Houston Districts

# A Few Nearby Favorites

Discover some of the best attractions Spring Branch has to offer with a quick walk down your street.



## RETAIL & SHOPPING

- Kroger
- HEB
- 99 Ranch Market
- H-Mart
- Memorial City Mall
- CityCentre
- The Galleria



## RECREATION / PARKS

- Memorial Park
- Haden Park
- Houston Country Club
- Lifetime Fitness
- iFly Indoor Skydiving
- Bowl & Barrel



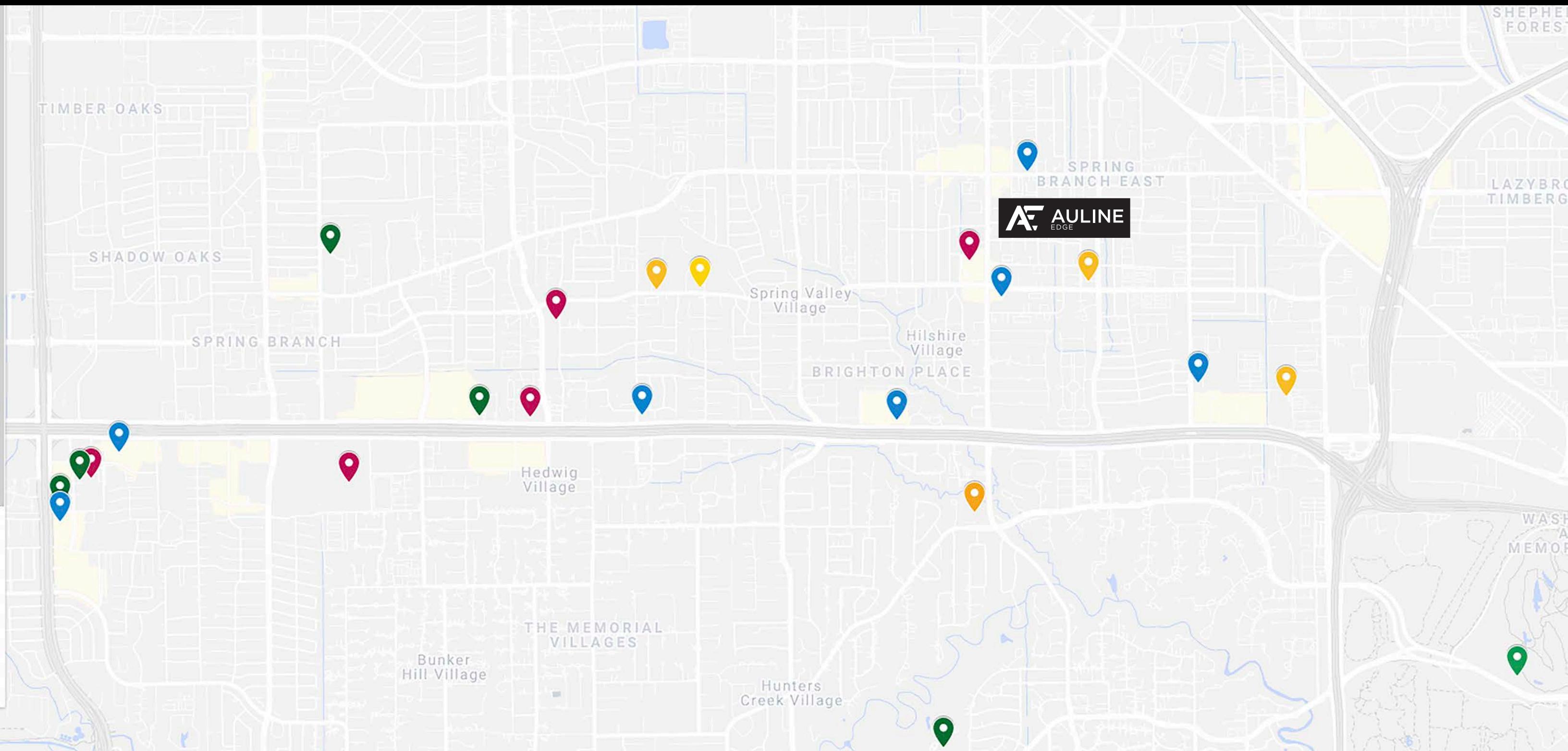
## FOOD AND DRINK

- The Branch
- Jonathan's The Rub
- Fratelli's Ristorante
- Tamashi
- Patagonia Grill
- Taste of Texas
- Fleming's



## NEARBY SCHOOLS

- The Awty International School
- The Regis School
- Duchesne Academy of the Sacred Heart
- Cornerstone Academy
- Bear Boulevard School
- Houston Christian Academy





## AULINE EDGE

# Highlights

Dual luxury estates in a league of their own, nestled in the coveted Spring Branch community. These unique newly built homes are distinguished by its details: Combining modern & traditional elements, warm wood & stone accents, and open flow living spaces that blend harmoniously with its designer finishes.

- **An Entertainers Dream** | Each home has a substantial covered patio setting that is equipped for outdoor entertainment; With enough space for a future pool. Large sliding glass doors will blur the line seamlessly between interior and outdoor festivities.
- **Quality You Can See, Feel, & Touch** | High grade wood flooring leads to gallery-sized windows that will shine natural light onto luxury finishes throughout the estate.
- **Unique Functionality** | Designed with true practicality in mind - the homes offer unique footprint that are meant to deliver a grand feel, while still allowing for complete utilization of every square foot.
- **Primary Bedroom Oasis** | Luxury Spa inspired bathroom with marble tile-work and accents create a tranquil space for ultimate relaxation. His & Hers shower ports, that are met in the middle with a silk flow waterfall.
- **Proximity to Houston's Best** | On a quaint and relaxing street, with direct connection to the most vibrant areas of town. The stellar location also comes with ample routes to choose from, with all of the city's most popular attractions within reach.
- **A ZENITH Signature touch** | Carefully crafted custom built-ins in the
  - Closets
  - Wine Wall
  - Pantry
- **Elevated Experience** | Cambridge Elevator featured in 1518 Auline. 1520 Auline will be elevator compatible.\*

AULINE EDGE

# Modern City Design + Luxury Detailed

Perfect for day-to-day living, with glaring entertainment functionality; the 3,800 SF four bedroom homes were created to accommodate any lifestyle. Both residences proudly feature SUBZERO and WOLF appliances, Kohler Under-Mount Apron kitchen sink, high grade Dekton countertops by Cosentino, and luxury BRIZO plumbing fixtures throughout. Picture windows and glass doors elegantly placed so that you never lose sight of nature – inviting ample sun and moonlight into your residence. You are invited to take a closer look, and explore why these homes are on The Cutting Edge of Spring Branch Living.



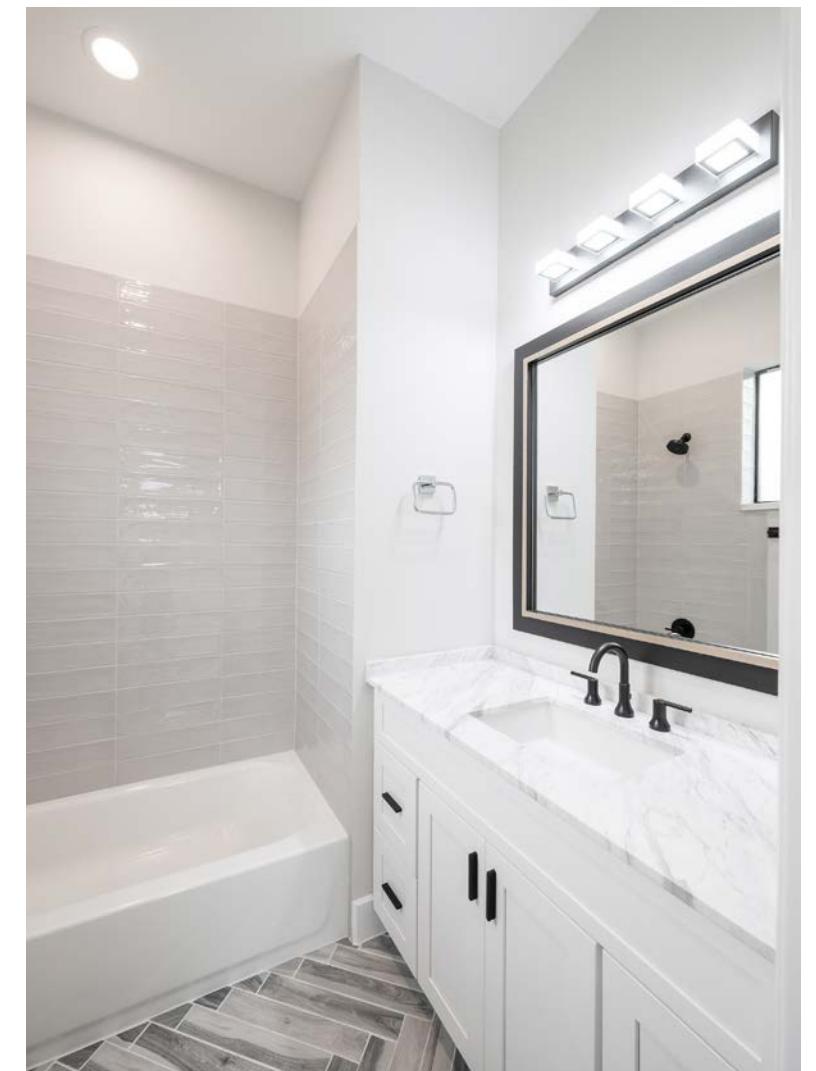
## THE MARKET

Its no surprise that Spring Branch real estate has one of the highest appreciation trends in Houston. Its family-friendly allure and a proven track record of growth -Spring Branch presents itself as the embodiment of Houston as a whole.



Diverse, with a blend of history & growing opportunity, Spring Branch seems like just the beginning for the glowing neighborhood in Houston.

Enjoy the large grassed front yard, covered patio and rooftop terrace pre-plumbed for full outdoor kitchens. All perfect for family time and entertaining!



Auline 1518



## Auline 1518

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3,615 SQFT | 4 BD | 4.5 BA



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SECOND FLOOR



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