

MIMOSA TERRACE

MÍMOSA
TERRACE

Mimosa Terrace makes a subtle statement of sophistication as it blends into the graceful and historic neighborhood of River Oaks.

Each of the luxurious homes at Mimosa Terrace is designed to enrich the flow of your life. Spacious living, corner residences, and oversized windows spilling light – all converging to create a special sense of place.







Surrounded by history and classic beauty, the residences at Mimosa Terrace complement the stature of life at River Oaks.

Adjacent to the vibrant Upper Kirby District, River Oaks was established in 1920 and hailed as one of the country's earliest models for community planning. The neighborhood planners ensured that River Oaks' parks and esplanades were planted with oaks, shrubs, azaleas and other flowers creating what was advertised as a 'distinguished experiment in fine living.' Also part of the early neighborhood planning was the Donald Ross designed golf course at the River Oaks Country Club.

A century later this vision for River Oaks continues to flourish as the community remains one of Houston's most prestigious addresses. In close proximity to fine dining, shopping, downtown entertainment, as well as Midtown, The Galleria and the Shops at Arrive, River Oaks is the perfect live, work, play community.

Inspired by the history and architecture of this distinctive neighborhood, Mimosa Terrace is a contemporary way for you to enjoy the sophistication of River Oaks.



Private Clubs

1. River Oaks Country Club
2. Houston Polo Club
3. Houstonian Club
4. River Oaks Garden Club
5. The Briar Club
6. Lifetime Fitness
7. Equinox River Oaks

Retail Centers/ Grocers

11. River Oaks Shopping Center
12. Central Market
13. Highland Village
14. River Oaks District
15. Trader Joe's
16. Whole Foods
17. Kirby Collection

Schools of Distinction

River Oaks Elementary

Zoned school per Houston ISD

A EXCELLENT

Distinctions

- Reading/ELA
- Mathematics
- Comparative Academic Growth
- Post-secondary Readiness
- Comparative Closing the Gaps

#1 HISD Elementary School

Lanier Middle School

Zoned school per Houston ISD

A EXCELLENT

Distinctions

- Reading/ELA
- Mathematics
- Science
- Post-secondary Readiness
- Social Studies

St. John's School

#18 Best Private K-12 Schools in America

#2 Best Private K-12 Schools in Texas

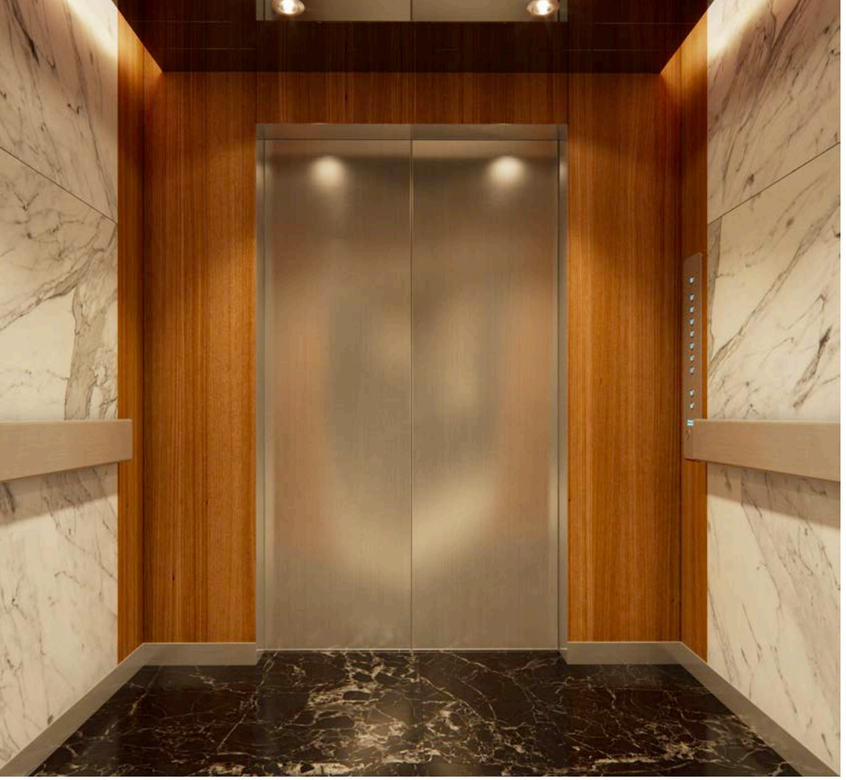
#1 Best Private K-12 Schools in Houston Area

#1 Best Private K-12 Schools in Harris County

*Stats provided by Niche.com

Mimosa Terrace is designed to enrich the flow of your life.









A strategic layout for natural lighting in each and every residence raises the bar for condo design.

There are large windows in all bedrooms and most bathrooms have natural light. In addition, the floor-to-ceiling window wall in living rooms of frontage residences brings in light with unobstructed views.



A kitchen is personal and should be personally beautiful.

It’s more than just a kitchen, it’s the place you gather with friends and family, or quietly contemplate your day over that first cup of java. Partnering with the highly revered Italian cabinet maker, Poliform, their beautiful cabinetry is customizable for each home, and is topped with quartz or natural stone, and complements with Gaggenau appliances.

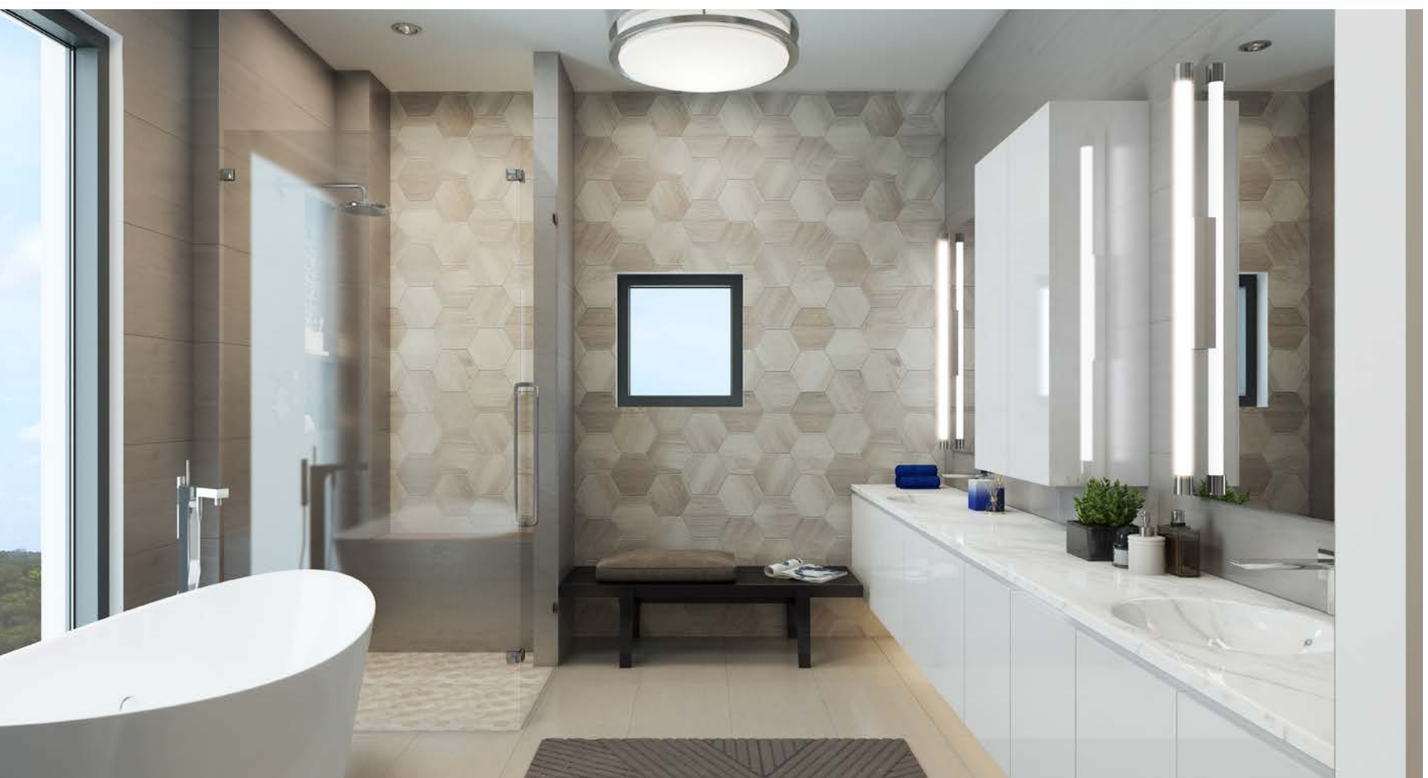
As the heart of your home, the kitchen features an oversized island accented with optional designer lighting and a breakfast bar. Best of all, it all overlooks the living areas, making it fun to be in the kitchen.











You may think you're at a posh resort, but it's all yours.

Nearly every residence has three or four bedrooms with windows, a study, and three or more bathrooms. Your master bath features double vanities, a private water closet, a freestanding soaking tub and a glass-room shower.

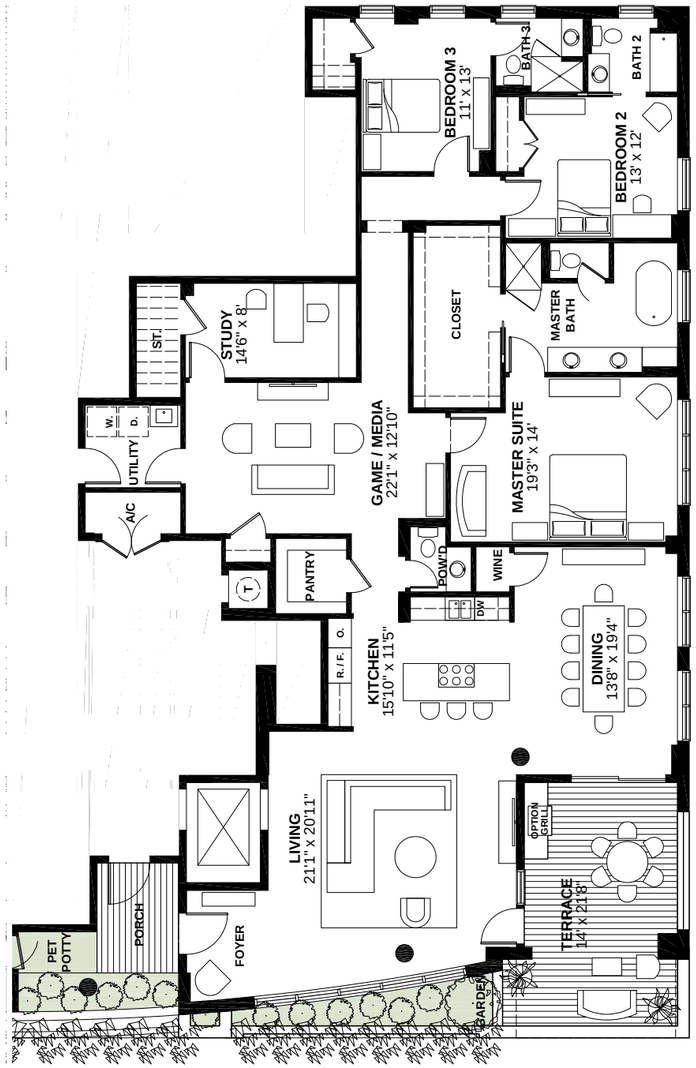
Gardens in the Sky

This signature architectural element adds an outdoor room to your living experience. The private large terrace has pre-installed water and gas lines for an optional summer kitchen. In addition, a pet-friendly garden porch is also included in all residences with south-facing views.

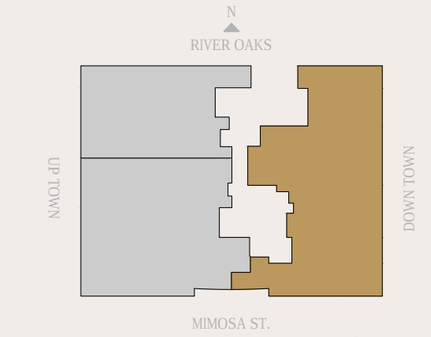
All residences have private covered terraces with spacious sitting areas and summer kitchen options to supplement the luxury setting for hosting friends and family.

THE FLOORPLANS

301, 302, 303



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Edinburgh

301

3 BEDROOM | 3.5 BATH
STUDY | GAME / MEDIA
PORCH + TERRACE + GARDEN

2,976 sq. ft.
+ 557 SQ. FT. TERRACE

TOTAL : 3,533 SQ. FT.

Dauphine

303

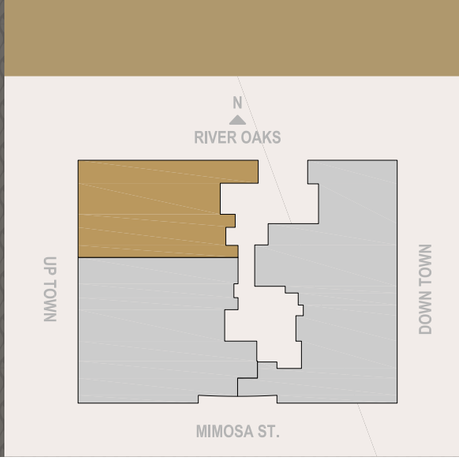
2 BEDROOM I 2.5 BATH

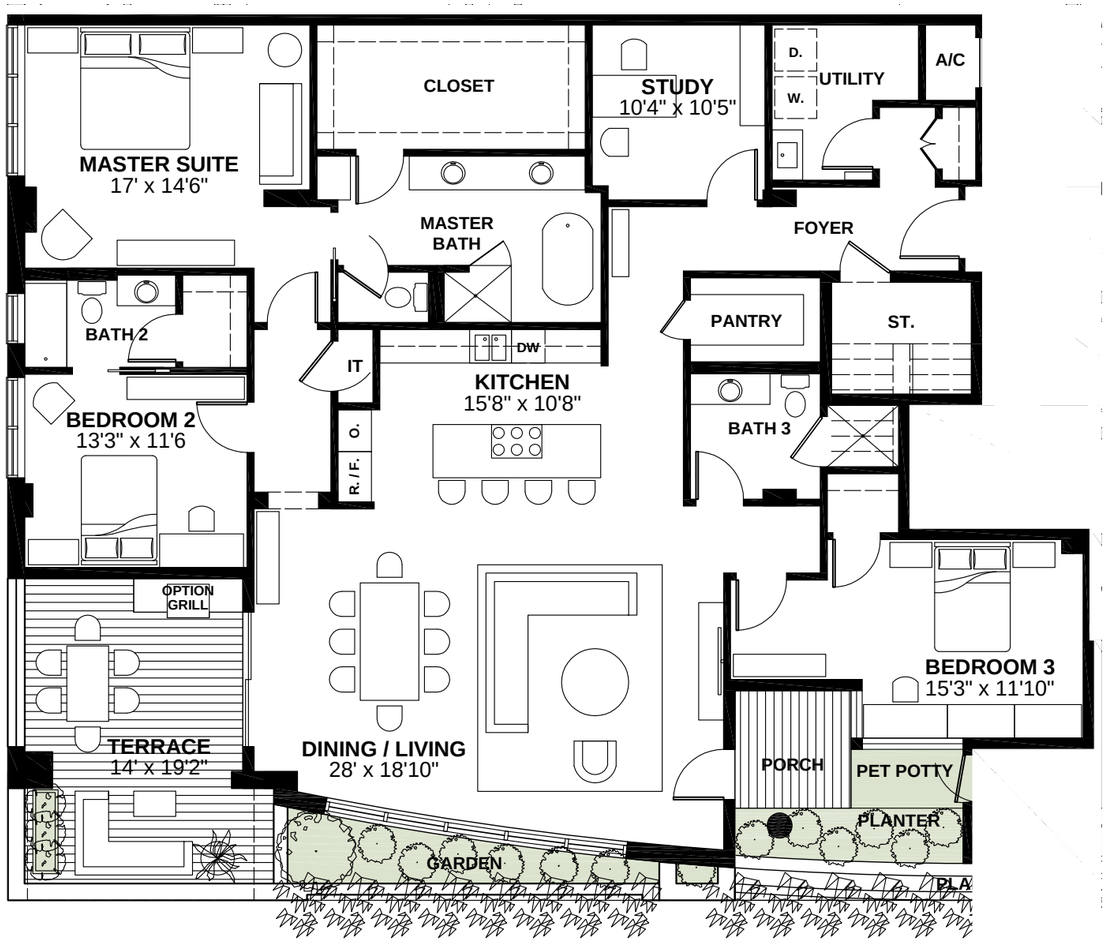
STUDY I TERRACE

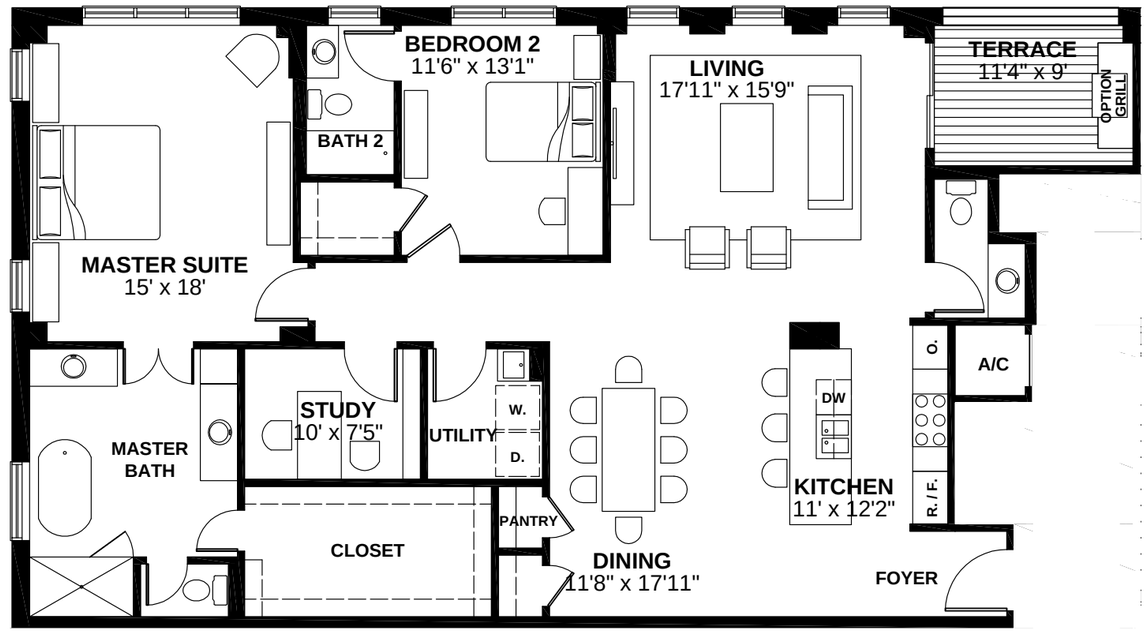
1,941 sq. ft.

+ 111 SQ. FT. TERRACE

TOTAL : 2,052 SQ. FT.







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Fontaine

302

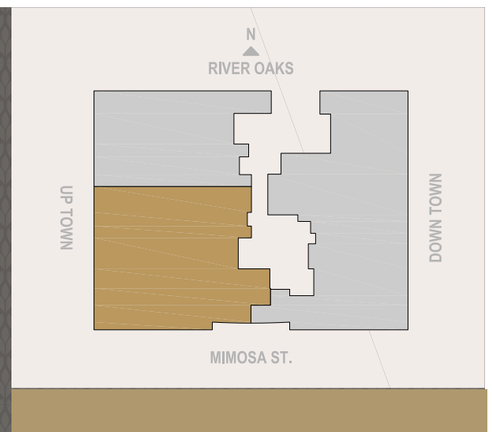
3 BEDROOM I 3 BATH

STUDY I PORCH
+ TERRACE + GARDEN

2,526 sq. ft.

+ 506 SQ. FT. GARDEN TERRACE

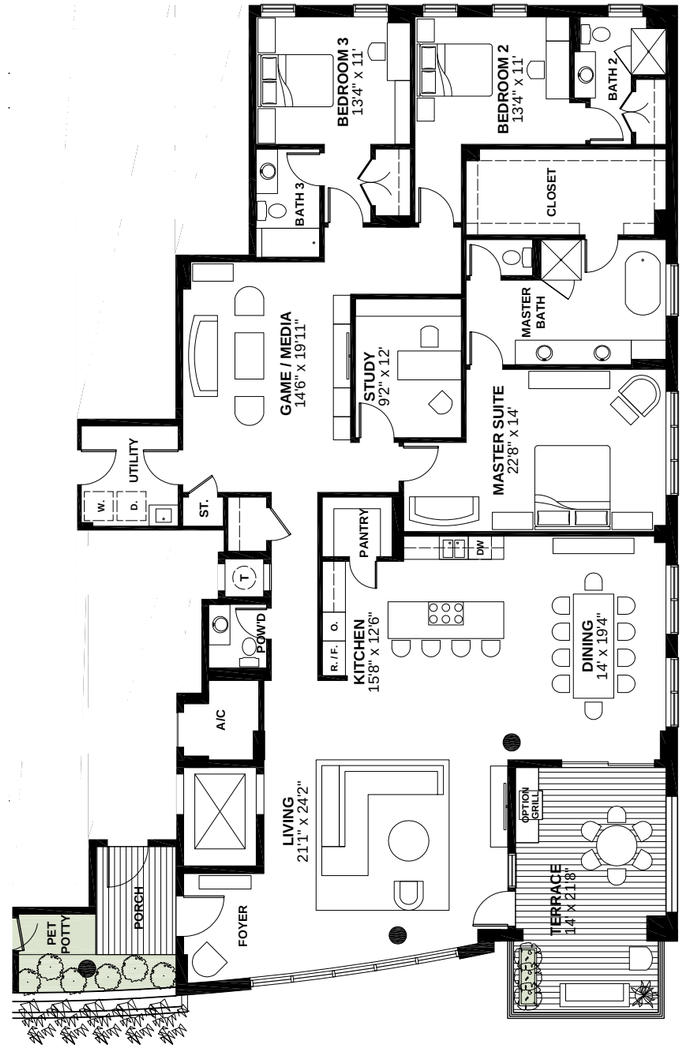
TOTAL : 3,032 SQ. FT.



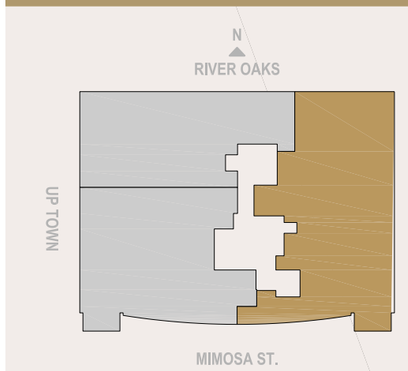
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THE FLOORPLANS

401-601, 402-602, 403-603



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Venezia

Levels 401-601

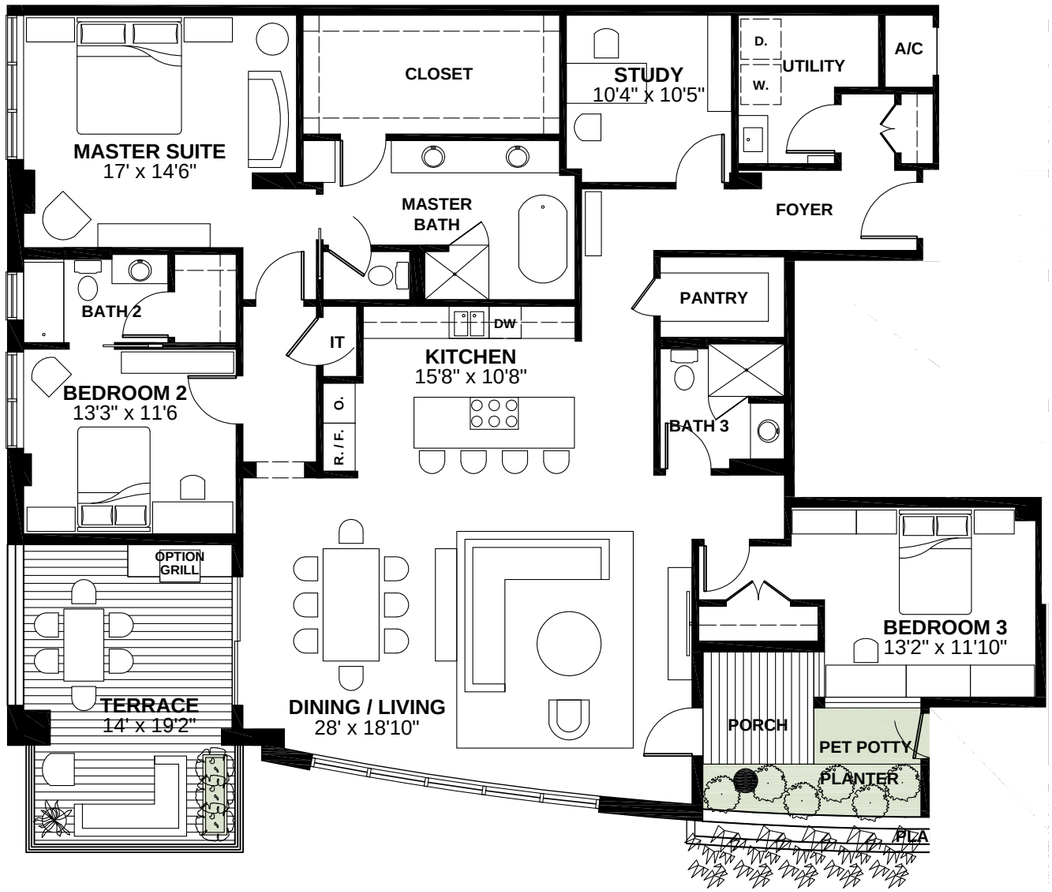
3 BEDROOM I 3.5 BATH

STUDY I GAME/MEDIA
PORCH + TERRACE

3,208 sq. ft.

+ 445 SQ. FT. TERRACE

TOTAL : 3,653 SQ. FT.



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Lorraine

Levels 402-602

2,464 sq. ft.

+ 394 SQ. FT. COVERED TERRACE

3 BEDROOM I 3 BATH

STUDY I PORCH
+ TERRACE

TOTAL : 2,858 SQ. FT.

Chantilly

Levels 403-603

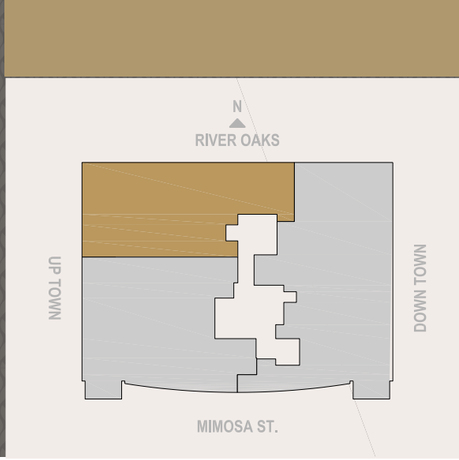
2,270 sq. ft.

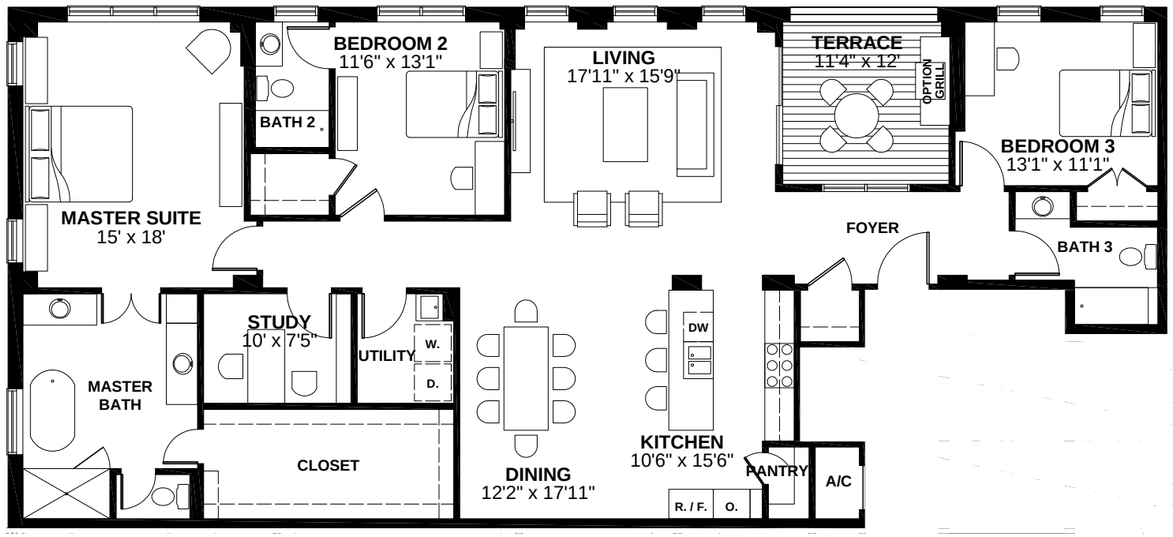
+ 140 SQ. FT. COVERED TERRACE

3 BEDROOM I 3 BATH

STUDY I TERRACE

TOTAL : 2,410 SQ. FT.

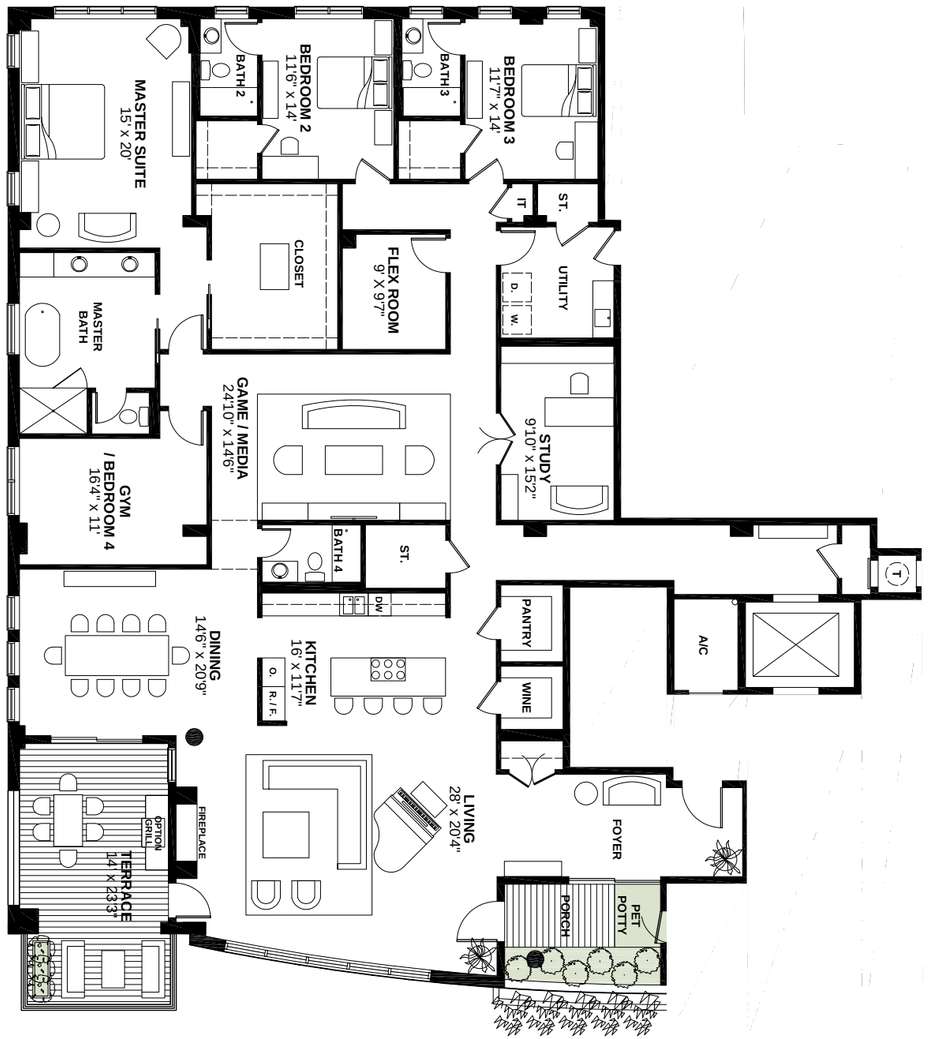




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THE PENTHOUSES

701-702, 801-802



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Biltmore

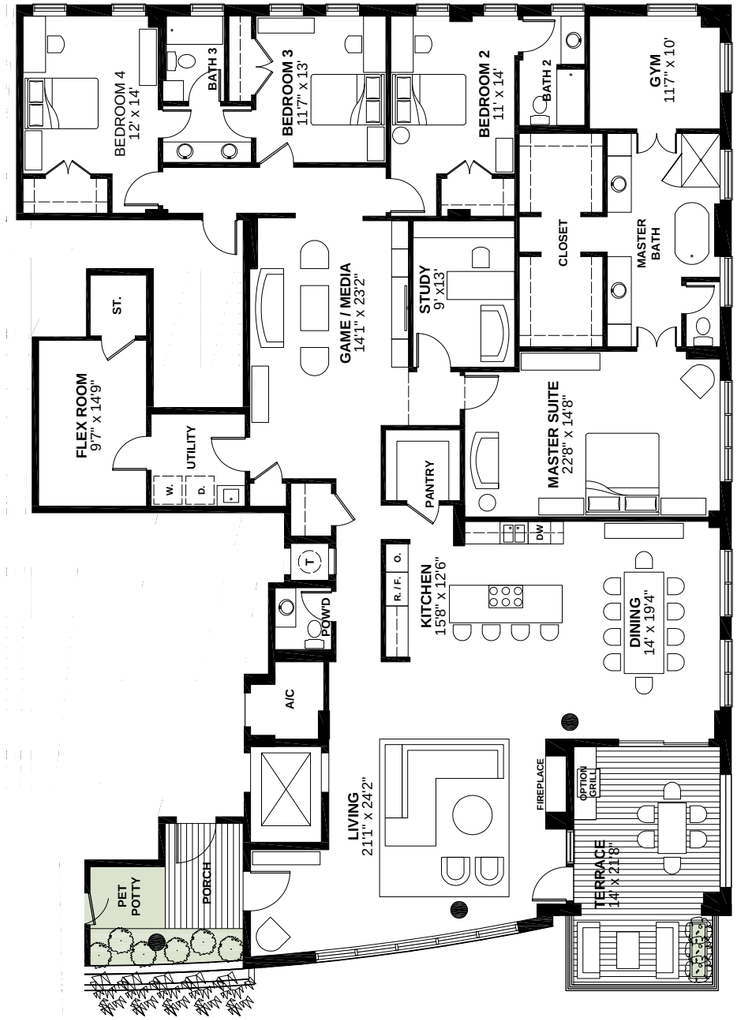
702

3-4 BEDROOM I 3.5 BATH

STUDY I GYM
GAME/MEDIA I FLEX ROOM
PORCH + BALCONY + TERRACE

4,346 sq. ft.
+ 456 SQ. FT. COVERED TERRACE

TOTAL : 4,802 SQ. FT.



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Windsor

701

3,918 sq. ft.
+ 460 SQ. FT. COVERED TERRACE

TOTAL : 4,378 SQ. FT.

4 BEDROOM I 3.5 BATH

STUDY I GYM
GAME/MEDIA I FLEX ROOM
PORCH + BALCONY + TERRACE

Buckingham

802

3 BEDROOM I 3.5 BATH

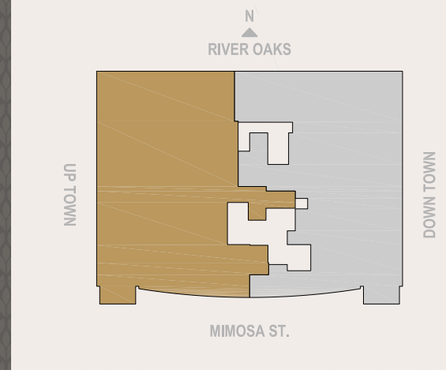
STUDY I GAME/MEDIA
FLEX ROOM | PORCH +
TERRACE GARDEN +
PRIVATE ROOF TOP AREA

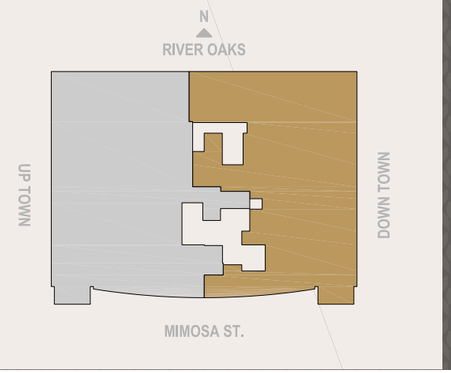
3,973 sq. ft.

+ 827 SQ. FT. COVERED TERRACE

+ 1,780 SQ. FT. PRIVATE ROOF TOP AREA

TOTAL : 6,580 SQ. FT.





Versailles

801

3,508 sq. ft.

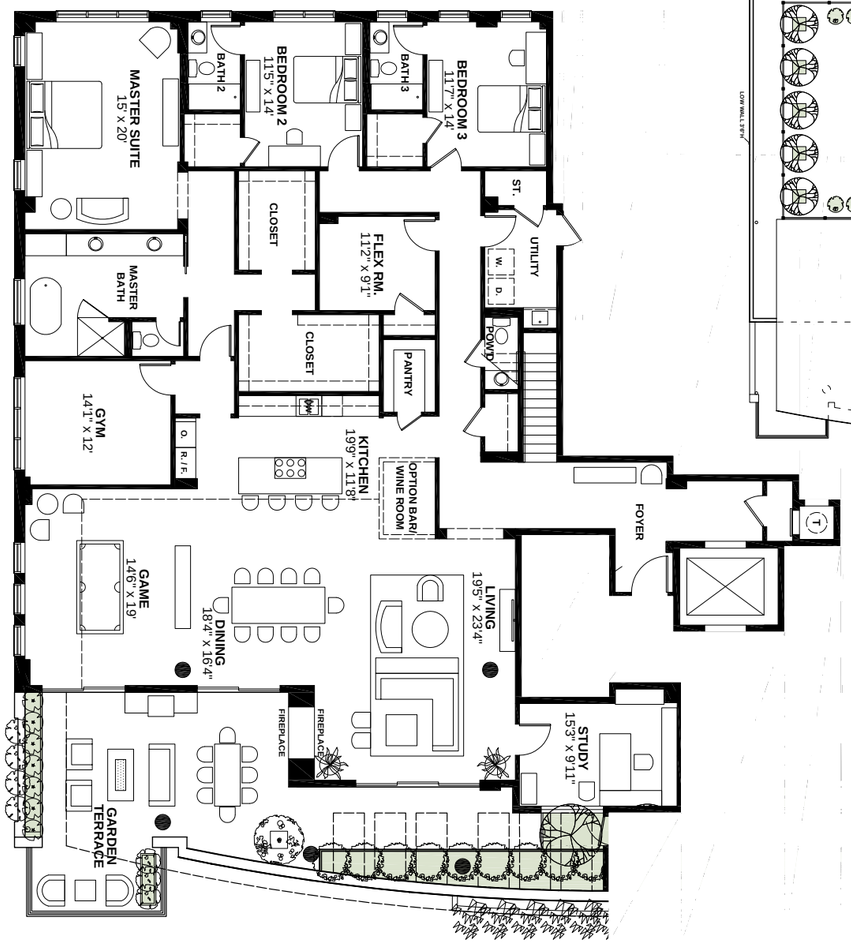
+ 852 SQ. FT. COVERED TERRACE

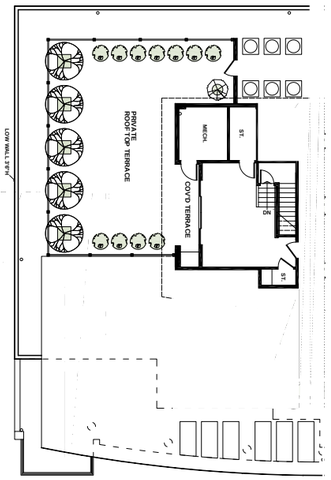
+ 1,693 SQ. FT. PRIVATE ROOF TOP AREA

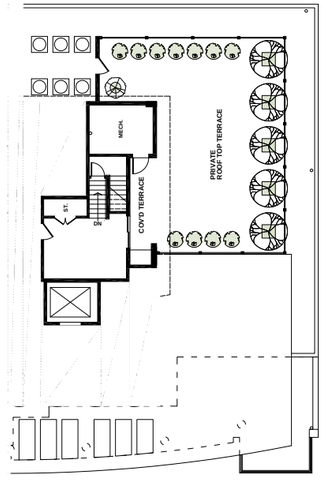
TOTAL : 6,053 SQ. FT.

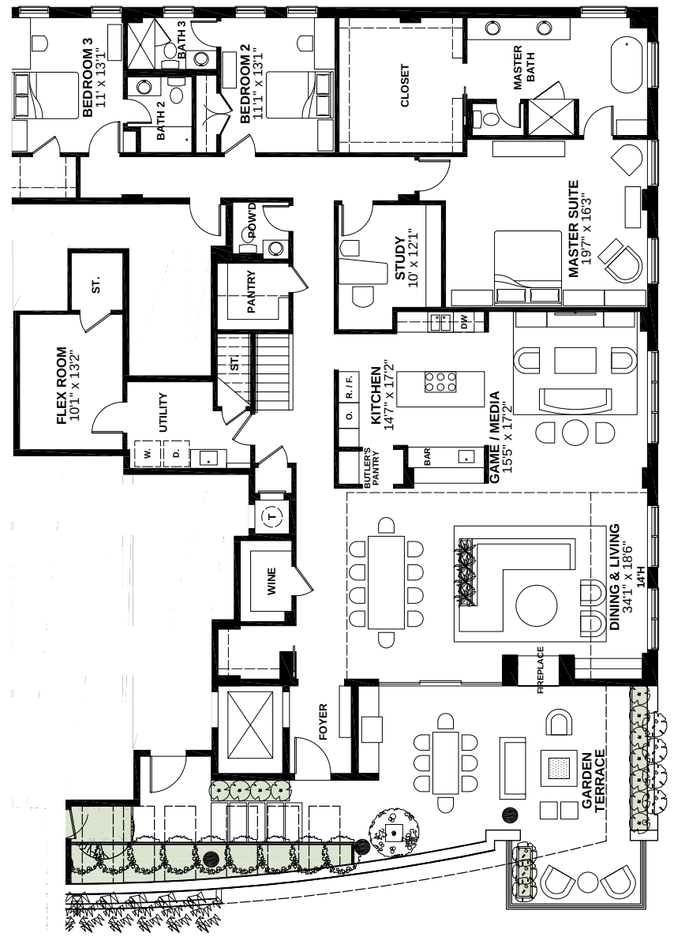
3 BEDROOM I 3.5 BATH

STUDY I GAME/MEDIA |
FLEX ROOM | PORCH +
TERRACE GARDEN +
PRIVATE ROOF TOP AREA









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Contributing to Houston's residential and commercial landscape for generations, Citiscape, an award-winning company, is a family-owned and operated firm with projects within the USA and abroad. Citiscape's projects distinguish themselves by their creative and quality.

CITISCAPE

Initially founded with a focus on architecture for residential, commercial, and institutional including mixed-use projects and a master-planned community, Citiscape's scope expanded into construction, land/property acquisition, and real estate development. Residential endeavors encompass multi-family development including inner loop patio homes as well as design-build for premium custom homes which span up to 25,000 sq. ft.

Mimosa Terrace is the culmination of the efforts of Citicape's distinctive team of experts – Architects, Planners, Designers, Landscape Architect, Marketing specialist, Project Administrators, Construction Managers, & Realtors to introduce a new way of living to River Oaks: unbelievable elevated garden homes, perfectly located in and by the communities that offer the ultimate opportunity for you to experience your best life.

MIMOSA TERRACE

2240 MIMOSA DRIVE | HOUSTON, TX 77019

713.234.5833

MimosaTerrace.com

Developed by

CITISCAPE

Marketed by

DISTINCTIVE COLLECTION by Better Homes and Gardens REAL ESTATE | GARY GREENE