

AMENITIES

make high-rise living easy, spectacular

By **Rebecca Maitland**
CORRESPONDENT

With current demand for high-rise living in Houston, builders are busy, with numerous buildings under construction and many recently opened. However, there are some established high-rises around town where residents have been enjoying high-rise living for decades.

"Each high-rise is different. Many offer the same amenities, while others offer expanded services, such as a dog park and high-security services. High-rise living is a worry-free lifestyle where you know you will be taken care of, and are able to lock and leave your residence knowing it will be taken care of," said Mary Elizabeth Hahnfeld, Realtor with Martha Turner Sotheby's International Realty.

Part of high-rise living involves maintenance fees, and the higher these fees, typically the more luxury amenities are offered.

"However, it is really a trade-off; when you live in a home, you have yard maintenance fees, but in a high-rise you have valet services. People enjoy this easier lifestyle, especially those who are downsizing and want more time to enjoy life. Young professionals are also finding the benefits



of high-rise living so they can focus on their careers," Hahnfeld said.

As a security amenity, some properties provide a key fob, a small hardware device with built-in authentication that controls access. The fob provides access to only the resident's floor, not necessarily their own residence.

"Another feature of luxury living is knowing if you are not home, your packages will be received and placed in your condo. They even change your air filters, and provide maintenance. There are many things that make life easier, such as if you arrive home late from a trip, your bags will

be taken up and you feel safe. Plus, there are fitness centers, yoga rooms and pools," she said.

A new property under construction that will provide luxury amenities is **The River Oaks**, in the heart of River Oaks. This property sits on close to 3 acres and at completion in 2017, there will be 18 floors with unobstructed views from 78 residences. The River Oaks residents' lives are made easier with 24/7 valet parking and concierge service, fitness center, guest rooms, massage and yoga rooms, two pools, dog park, and outdoor and catering kitchens.

For those looking in the Museum

District, The 30-story Warwick has been part of Houston's landscape since 1982. It offers a pair of residential condo high-rises interconnected by five bridges.

"My grandfather built **The Warwick**. These older properties are constantly being updated, and so they remain as beautiful and as luxurious today as they did when they opened," Hahnfeld said. Thus, residents can live in an area landmark while receiving modern updates and amenities.

Residents enjoy controlled access, 24/7 concierge, valet, porter, dry cleaning pickup, exercise room, sauna, formal board room and informal Terrace Room with kitchen, assigned parking, two party rooms, pool, tennis courts, putting green, jogging trail and areas for barbecuing, service elevator and storage areas. There is very little left out of the luxury lifestyle, if anything.

"I have lived in a high-rise for the past 10 years, and it is a way of life I highly recommend. It is not only about the amenities, it is also about the building staff who are there for you every day," said Marilyn J. Beergrrove, Houston high-rise resident. ■

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BEAUTY

BEHIND THE SCENES

Secrets from Fashion Week

By **Sara Bauknecht**

NEW YORK — Behind the scenes at New York Fashion Week, makeup artists and stylists work overtime to get models ready for their close-up. Here are a few secrets we learned from the makeup mavens who give models their camera-ready glow:

A pucker that pops: Skip the fancy brushes and applicators. Backstage at the Salinas runway show, makeup artists perfected pouts with just their fingers. The ring finger works best. Why? It's typically weaker than the others, so it provides just the right amount of pressure to dab and blend colors.

A twist on the classic French manicure: Here's a nail art trick seen backstage at Alice + Olivia that truly is DIY. Take French manicure strips (those

disposable stickers that serve as a guide for the traditional white tip) and apply them diagonally across the nail, starting from the base. Polish around the strip and wait a couple of minutes to dry. Then, carefully remove the strips, and voila! A cool, easy negative-space manicure.

Just a touch of Vaseline: If opting for a bold lip, skip the eye shadow. Instead, give eyes a little lift and sheen with a sweep of Vaseline across the lids.

Perfecting the bold brow: To get that strong eyebrow, don't be too heavy-handed with the eyebrow pencil. Look for one with a feathered tip (Stila Cosmetics has some), and fill in the brow by stroking upward.

Sara Bauknecht is the fashion writer at Pittsburgh Post-Gazette.



Craig Barritt / Getty
Makeup artist Deanna Melluso perfects the brow on a model backstage during New York Fashion Week.



Jemal Countess / Getty
At the Salinas show, makeup artists used a light touch.