

3195 Inwood Drive – River Oaks

This exceptionally elegant home possesses classic style as well as the comforts of modern amenities. Upon entering the state-ly solid wood double door front entry you will immediately notice the grand 'presentation style' staircase which sets the tone of the home. Soaring ceilings on both levels, extravagant crown molding, wood paneled walls, and intricate Yost hardwood floors throughout the home. Opulent two story library and Great room with 20' ceilings. Enclosed courtyard with pool and screen roof covering. The updated kitchen offers a peninsula breakfast bar, cozy brick slip walls and granite counter tops. The butler's pantry has marble countertops and glass-front jumper cabinets; an icemaker for sonic ice; a second dishwasher; and a double sink. Lavish downstairs master suite with archway to sitting area flanked by Greek columns. Marble clad master bath with laundry facility, wet bar, two huge closets, and a jetted spa bath tub for two. Four car attached garage with a two bedroom guest apartment located above. Surrounded by mature landscaping with a beautiful garden and Koi pond located within the grounds secured by brick fencing and wrought iron gates. Located in the heart of the historic River Oaks neighborhood.

**Updated 2 story; 4 bedroom; 6 full and 2 half baths; 2 bedroom, 2 bedroom attached apartment;
Built in 1968; located in River Oaks; 15,182 building square feet (per HCAD); 34,500 lot square feet (per HCAD)**

Foyer - 29' x 22'

- 19' 4" Ceiling
- Bifurcated grand staircase with 1" thick hardwood treads, hardwood balustrades, and solid wood balusters
- Two coat closets with traditional style arched door casings and 4-panel doors; located on either side of the front door
- Solid Mahogany double doors with leaded glass insert for front entry
- Two 4-candle custom wall sconces
- Two sets of 18-panel French double doors to courtyard
- Four 18-panel windows
- Six-candle hanging chandelier
- Multi-piece crown molding
- Recessed lighting
- Ceiling speakers
- 6" Baseboards
- 12" Black and white marble tiles laid in a 2 x 2 checkered pattern
- Yost oak parquet hardwood floors on second story landing

Formal Dining - 20' x 17'

- 9' 9" Ceiling
- Floor to ceiling wainscoting with chair railing
- Four-panel double doors to foyer
- Four-panel double doors to kitchen
- Four-panel door to closet with adjustable shelving
- Four-panel door to closet with open space
- Four-panel double doors to closet with adjustable shelving
- Four-panel double doors to closet with coat rack and built in drawers
- Two 3-candle custom wall sconces
- Concealed door to butler's pantry
- Two 18-panel windows
- Eight-candle hanging chandelier
- Multi-piece crown molding
- Recessed lighting
- Ceiling speakers
- 6" Baseboards
- Yost oak hardwood parquet flooring in main portion of room
- 12" Black and white marble tiles laid in a 2 x 2 checkered pattern in closet landing

Great Room - 34' x 22'

- 19' 4" Ceiling
- Floor to ceiling wainscoting
- Chair railing
- Gas log/wood fireplace with hand carved wooden mantel and green marble hearth
- Set of operable 18-panel French double doors
- Set of fixed 18-panel French double doors
- Twelve 18-panel windows
- Twelve-candle hanging chandelier
- Multi-piece crown molding
- Recessed lighting
- Ceiling speakers
- 6" Baseboards
- Yost oak parquet hardwood floors in Marseille style pattern

Library

- 19' 4" Ceiling
- Four built in bookshelves on ground level with adjustable shelving and cabinet storage underneath
- Second story catwalk with wall to wall bookshelves
- Floor to ceiling wainscoting
- Solid wood 4-panel double doors to Great Room
- Gas log/wood fireplace with a hand carved antique Scottish mantel, circa 1780, and green marble hearth
- Eight 18-panel windows
- Multi-piece crown molding
- Recessed lighting
- 6" Baseboards
- Ceiling speakers
- Yost oak parquet hardwood floors in Marseille style pattern

Full Bar - 13' x 9'

- 9' 9" Ceiling
- Green marble counter tops
- Wall cutout to main room with raised counter space for bar seating
- Floor to ceiling wainscoting
- Closet with space for fridge and built in wine storage
- Closet with adjustable shelving
- Adjustable glass shelving for glassware
- Ice machine
- Sink with cutting board and drink garnish holding attachments
- Under counter cabinet storage
- Recessed lighting
- Parquet hardwood floors in Marseille style pattern

Half Bath

- Antique solid wood 4-legged pedestal cabinet with glass vessel sink, granite counter top and granite backsplash
- 18-Panel floor to ceiling window with shutters
- Private water closet with one mirrored wall
- Six-candle hanging chandelier
- Multi-piece crown molding
- Recessed lighting
- 6" Baseboards
- Yost oak parquet hardwood floors in Marseille style pattern

Master Suite

- **Foyer**
- 4-Panel double doors from Great Room
- 4-Panel double doors to main room
- 18-Panel French double doors to courtyard
- Hanging chandelier
- Multi-piece crown molding
- Recessed lighting
- 6" Baseboards
- Yost oak parquet hardwood floors in Marseille style pattern

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Master Suite (con'td)

• Main Room 23' x 14'

- 9' 9" Ceiling
- Floor to ceiling wainscoting
- Gas log/wood fireplace with an antique carved white marble mantel and hearth
- Two built-in bookshelves with adjustable shelving, LED backlighting, and storage cabinets underneath
- Ceiling fan
- Multi-piece crown molding
- Recessed lighting
- Ceiling speakers
- 6" Baseboards
- 3" Yost oak hardwood floors in linear pattern

• Sitting Area 16' x 7'

- 9' 9" Ceiling
- Solid wood 4-panel sliding pocket door to master bath
- Set of operable 18-panel French double doors to courtyard
- Archway with traditional style casing and two pillars to main room
- Two sets of fixed 18-panel French double doors to courtyard
- Multi-piece crown molding
- Recessed lighting
- 6" Baseboards
- 3" Yost oak hardwood floors in linear pattern

• Master Bath (Vanity Area)

- Marble counter tops with 1" trim of darker marble
- Marble backsplash
- Custom cabinetry with glass faced doors and built in drawers
- Victorian style faucets
- 18-Panel French door to patio
- Closet with washer and dryer hookups
- Wall mounted book/display shelf
- Six 2-candle hanging wall sconces
- Four-candle hanging chandelier
- Crown molding
- Recessed lighting
- Ceiling speakers
- 6" Baseboards
- 3" Yost oak hardwood floors in linear pattern

• Master Bath (Wet Bar)

- 12" Marble tile counter top
- 3" Tile backsplash
- Sink with gooseneck faucet
- Mini fridge
- Under cabinet lighting
- One glass faced cabinet
- 3 standard faced cabinet doors
- Hidden behind bi-fold doors

• Master Bath (Bathing Room) 12' x 9'

- Oversized tub alcove with 12" marble tile on all walls
- 12" Marble tile halfway up all walls
- Oversize two person soaking tub with optional hand sprayer
- Shower with seamless glass door, basket-weave tile floor, bench with 12" granite tile, steam function, dual overhead Rohl showerheads, 12" marble tile walls, and a basket-weave tile accent bisecting the wall
- Three panel door to lavatory with basket-weave tile floors, 6" tile baseboard, built in sink vanity with gooseneck faucet, granite counter top, 4" granite backsplash, and 18-panel window with shutters
- Crown molding
- Recessed lighting
- Ceiling speakers
- Basket-weave tile floors

• "Her" Closet

- Large island with corian counter top and 28 glass front drawers
- Option for over one dozen hanging racks; 3 are dress height
- Glass faced boot cabinets
- Glass faced overhead storage cabinets
- Hidden shoe wardrobe with 80 cubby spaces
- Full height styling mirror on back of door
- Fluorescent lighting
- 6" Baseboards
- 3" Hardwood floors

• "His" Closet

- Twelve hanging racks
- Overhead "airplane" style cabinet storage
- Hidden wall safe
- Alcove with bench and mirrored wall
- Floor to ceiling wall mirror
- Built in tie and belt storage cabinet
- Built in shoe cabinet with 26 cubby spaces
- Floor to ceiling built-in with cabinets and drawers
- Fluorescent lighting

Kitchen - 16' x 15'

- 9' 9" Ceiling
- Island with wood block counter top, 9 functional drawers, and 5 functional cabinets
- Sub Zero fridge with 2 panel side-by-side doors
- Kitchen Aid dishwasher
- Kitchen Aid trash compactor
- Kitchen Aid garbage disposal
- Granite counters
- Six burner Wolf side-by-side oven set with brick backsplash
- Large breakfast island with granite counter; space for 3-5 chairs
- Double under-mount porcelain "shows original" sink with copper gooseneck faucet, detachable hand sprayer, and soap dispenser
- 4" Travertine tile backsplash set in diagonal pattern
- Antiqued cabinetry with plate holder cutouts, cookbook spaces, and display shelves
- Hanging pot holder hooks
- Two 12-panel operable windows above sink
- Two 4-candle lantern style hanging lamps over breakfast island
- Brick slip walls
- Four panel double doors to pantry with adjustable built in spice rack and a set of 10 floor to ceiling adjustable shelves
- Bead-board ceiling
- 6" Crown molding
- Recessed lighting
- Ceiling speakers
- Glazed brick flooring

Butlers Pantry - 15' x 6'

- Access to dining room via hidden door
- Brick slip walls
- Granite counter tops with diagonal set tile backsplash
- Farm sink with brass faucet, hand sprayer, and soap dispenser
- Wine fridge with 15 bottle capacity
- Sonic ice maker
- Set of 4 overhead cabinets with 3 adjustable shelves each
- Set of 4 overhead cabinets with glass faced doors and 3 adjustable shelves each
- Set of 4 under counter drawers
- Set of 4 under counter cabinets
- Under mount counter lighting
- Two 18-panel windows
- Bead-board ceiling
- 6" Crown molding
- Recessed lighting
- Glazed brick flooring

Breakfast - 15' x 14'

- 9' 9" Ceiling
- Gas log/wood fireplace with reclaimed wood mantel and brick hearth
- Arched sitting nook with brick façade and two 2-candle sconces
- Bench cutout set in front of set of three 18-panel windows with two 3-candle sconces with fabric shades
- Five-candle chandelier
- 6" Crown molding
- Glazed brick flooring

Den - 24' x 22'

- 9' 8" Ceiling
- Brick slip walls throughout
- Built in widescreen television nook with overhead shelving
- Three sets of operable 18-panel French double doors extending from floor to ceiling opening to courtyard
- Two arched bookshelves with wooden shelving, LED backlighting, and eight lower cabinets

Den (cont'd)

- Four 3-candle wall sconces
- Wood burning fireplace with brick mantel and hearth
- Four oversized wooden AC vents
- Set of 11 storage cabinets
- Set of 18-panel French double doors to garden, extending from floor to ceiling
- Four 18-panel windows extending from floor to ceiling
- 6" Crown molding
- Recessed lighting
- Set of two ceiling speakers
- Yost oak hardwood floors

Study - 23' x 18'

- 9' 8" Ceiling
- Two sets of 18-panel French double doors provide access to pool courtyard
- Limestone fireplace and hearth with carved wood mantel
- Four bookshelves with 5 shelves each and LED backlighting
- Two access points to den via two 3-panel solid wood doors
- Two access points to mud room via two 3-panel solid wood doors
- Built in TV cabinet with two additional cabinets underneath
- Four 18-panel windows extending from floor to ceiling
- Floor to ceiling wood paneled walls
- Triple piece crown molding with dental pattern
- Recessed lighting
- Set of two ceiling speakers
- 6" Baseboards
- Yost oak hardwood floors set in Marseille parquet design with triangular limestone inlays and a limestone border

Mud Room - 23' x 7'

- 9' 8" Ceiling
- Set of four semi-circular faux Greek columns with fluted shafts
- Set of four squared faux Greek columns with fluted shafts
- Oval coved ceiling with LED cove lighting
- Floor to ceiling painted wood paneled walls
- Two points of access to study via matching 3 panel solid wood doors
- Access to four car garage via 3 panel solid wood door
- Four-panel French double doors to private garden
- 18-Panel French double doors to pool courtyard
- Multi-piece crown molding
- Set of four 3-candle brass wall sconces
- 6" Baseboards
- 18" Limestone tile floor laid in diagonal pattern with 6" and 2" two piece oak border

Laundry - 11' x 10'

- 4" Tile counter top and backsplash
- Extra deep porcelain farm sink with brass faucet
- Set of four drawers and four cabinets under counter
- Two 12-panel windows overlooking vegetable garden
- Set of four overhead cabinets above washer and dryer
- Wall mounted ironing board
- Utility closet with 5 adjustable shelves
- Crown molding
- Recessed lighting
- 4" Baseboards
- Yost oak hardwood floors

Pool Bath - 10' x 5'

- Porcelain pedestal sink with gooseneck faucet
- Painted wainscoting with chair railing
- Shower with 4" white porcelain tile surround and 2" white porcelain tile floor with 2" green tile accents and an optional hand sprayer
- Kohler toilet
- Dual two-candle wall sconces
- 6" Crown molding
- Recessed lighting
- 6" Baseboards
- Yost hardwood floors with limestone pattern

Game Room / Optional Bedroom 3 - 19' x 18'

- 8' 3" Ceiling
- Equipped with oversized en-suite full bath with double sink vanity; provides option for use as an extra master bedroom
- Two 18-panel windows
- Two book cases with adjustable shelving

- Custom hanging light fixture
- Three-panel solid wood double door entry
- Multi-piece crown molding
- Ceiling speakers
- Recessed lighting
- 6" Baseboards
- Yost oak hardwood floors in traditional parquet pattern

Full Bath - 11' x 4'

- Four 18-panel windows with plantation shutters
- White marble counter and backsplash
- Two under-mount sinks
- 30 Built in drawers
- 5 Built in cabinets
- Luminaire over counter box lighting
- Mirrored and concealed medicine cabinet
- Shower with glass door set inside alcove lined with 12" white marble tiles with shampoo cutouts
- Soaker style jetted tub set in white marble surround with all brass hardware and optional hand sprayer
- Crown molding
- Recessed lighting
- 6" Baseboards
- 12" White marble tile floors

Closet

- 28 Shoe cubbies
- Adjustable shelving
- Four hanging racks total; two are dress height
- Overhead shelving
- Recessed lighting
- 6" Baseboards

Bedroom 1 – 18' x 14'

- 8' 3" Ceiling
- Built in desk with 6 drawers, one cabinet, and 8 adjustable shelves
- Two 18-panel windows with plantation shutters
- Ceiling fan
- Crown molding
- Recessed lighting
- 6" Baseboards
- Yost oak hardwood floors in traditional parquet pattern

Full Bath 11' x 6'

- Freestanding shower and tub combo with ceiling mounted curtain rail
- Marble counter and backsplash
- 1" Tile from backsplash to ceiling between vanity cabinets
- Under mount sink
- Six under counter drawers and one cabinet
- Four overhead cabinets with adjustable shelving
- Bead-board paneling halfway up walls with decorative tile trim wrapping around the room
- Wall mounted towel storage rack
- Two bulb vanity lighting over sink
- Crown molding
- Recessed lighting
- 6" Baseboards
- 6" Hardwood floors

Closet

- Shoe storage cubby tower; 9 fixed cubbies on one side and 10 adjustable cubbies on the other side
- Peg board for hanging various items
- Five hanging racks; one is dress height
- Overhead shelving
- Six built in drawers
- Recessed lighting
- 6" Baseboards
- Parquet hardwood floors

Bedroom 2 – 22' x 13'

- Wainscoting up to chair railing
- Four 18-panel windows with plantation shutters
- Solid wood Dutch door with dead bold
- Built in bookcase with adjustable shelving and two cabinets
- Crown molding
- Recessed lighting
- 6" Baseboards
- Yost oak hardwood floors in traditional parquet pattern

Bedroom 2 (cont'd)

• Full Bath 10' x 6'

- 12" White marble tile on walls up to chair railing
- White marble counters and backsplash
- 12-Panel window with plantation shutters
- Concealed medicine cabinet with mirrored front
- Wall mounted towel storage rack
- Under mount sink
- Nine under counter drawers
- Two under counter cabinets
- Shower with seamless glass door, black marble tile floor, 12" white marble tile walls with black marble tile trim, and a Delta detachable shower head
- Three-bulb over counter vanity light fixture
- Crown molding
- Recessed lighting
- 6" Black marble tile floor

• Closet

- Shoe storage cubby tower; 9 fixed cubbies on one side and 10 adjustable cubbies on the other side
- Five hanging racks; one is dress height
- Overhead shelving
- Six built in drawers
- Recessed lighting
- 6" Baseboards
- Parquet hardwood floors

Apartment Kitchen - 15' x 7'

- Two-basin sink with gooseneck faucet
- Four burner electric stove and oven combo
- Five under counter drawers
- Four under counter cabinets
- GE microwave
- GE refrigerator and freezer combo
- Six overhead cabinets
- Four 12-panel windows
- Two 8-panel windows
- Crown molding
- Recessed lighting
- 6" Baseboards
- 6" Hardwood floors

Apartment Living 20' x 18'

- 11' 5" cathedral vaulted ceiling
- Five 18-panel windows
- Ceiling fan
- Entertainment center with adjustable shelving and 16 cabinets
- Bead-board paneling on walls up to chair railing
- Crown molding
- Recessed lighting
- 6" Baseboards
- Carpet flooring

Apartment Master Suite - 15' x 15'

- Floor to ceiling padded paneling on walls
- One 18-panel window
- Two 12-panel windows
- Ceiling fan
- Crown molding
- Recessed lighting
- 4" Baseboards
- Carpet flooring

• Full Bath - 8' x 5'

- Marble counter and backsplash
- Victorian style faucet
- Eight under counter drawers
- One under counter cabinet
- One overhead cabinet with pull out drawers inside
- Three bulb vanity light fixture
- Tub and shower combo set in alcove with 12" marble tile surround and shampoo cutout
- Closet
- Two 12-panel windows with bench seats
- Shoe tower with adjustable shelving
- 12 Drawers
- One cabinet
- Five hanging racks; one is dress height

- Overhead shelving
- Recessed lighting
- 6" Baseboards
- Carpet flooring

Apartment Bed 2 – 17' x 12'

- Bead-board paneling on walls up to chair railing
- 18-Panel window
- Two 12-panel windows
- Vaulted ceiling
- Sliding pocket door to bath
- Wall mounted shelf
- Ceiling fan with lighting
- Crown molding
- 6" Baseboards
- Carpet flooring

• Full Bath – 9' x 7'

- White marble tile counter and backsplash
- Over counter vanity lighting
- Six under counter drawers and one cabinet
- 12-Panel window
- Soaker style tub and shower combo set in alcove with white marble tile surround, shampoo cutouts, and a towel rack
- Medicine cabinet with storage shelf
- Crown molding
- Recessed lighting
- 4" Baseboards
- 12" Slate tile floor
- Closet
- Five drawers
- Extensive built in shelving for shoe storage
- Overhead shelving
- Five hanging racks; one is dress height
- Two custom light fixtures
- 6" Baseboards
- Carpet flooring