

REGENCY

MANOR



RIVER OAKS





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True Artisan estate home blending JD Bartell's vision and expertise with Montage Builders' exemplary standards. Stately elements of Regency architecture inspire every detail of the interior and exterior. The home is surrounded by a formal landscape designed by Gregory/Henry featuring a resort pool and a cascading grand Oak. Our carefully curated team has created a lavishly appointed home with spacious living and entertainment spaces where tradition and modern conveniences come together.

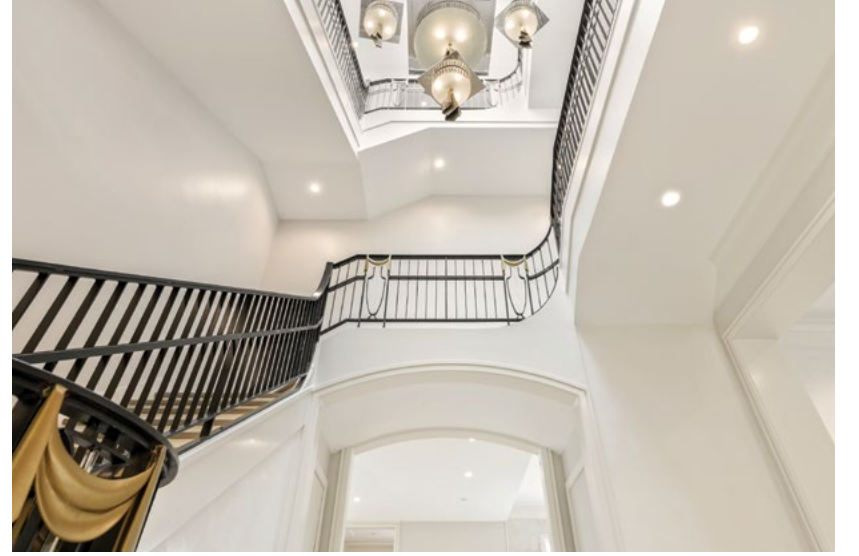
Masters in their crafts collaborated in creating custom details in every room – a one of a kind chandelier, created exclusively for this home by Crenshaw Lighting, illuminates the dramatic staircase with hand forged brass features; a wine room showcases a glowing wine rack that is a work of art. Every element has been meticulously considered.

Extensive planning has gone into designing a home that is functional, richly detailed and fashioned with every desirable modern-day amenity including automation controls, LED accent lighting, whole house audio streaming system, skylight stairwell with automatic shades and Miele appliances.

The unique third floor can be used as a stand alone apartment suite or a full entertainment floor with privacy access doors. The floor is appointed with a dedicated powder bath, large bedroom, full bath and closet, storage room, large bar/kitchenette, open plan entertainment space and elevator access. No expense or room has been spared – every space including the garage quarters have been finished to the same exacting standards.

2211 INWOOD DRIVE | HOUSTON, TX 77019







GRAND LIVING ROOM WITH FIREPLACE



FOYER LOOKING INTO STUDY




WINE ROOM AND WET BAR LOOKING INTO DINING ROOM





DINING ROOM VIEW INTO FOYER



LIVE IN AN ARTISAN CRAFTED HOME — WHERE EVERY DETAIL IS CONSIDERED.

TIMELESS REGENCY ARCHITECTURE MERGES WITH MODERN DESIGN TO CREATE

A TRULY UNIQUE HOME THAT ASPIRES *to impress and delight.*



DINING ROOM – WEST ELEVATION



KITCHEN - NORTH ELEVATION



KITCHEN OVERLOOKING FAMILY ROOM



FAMILY ROOM



MUD ROOM



MASTER SUITE

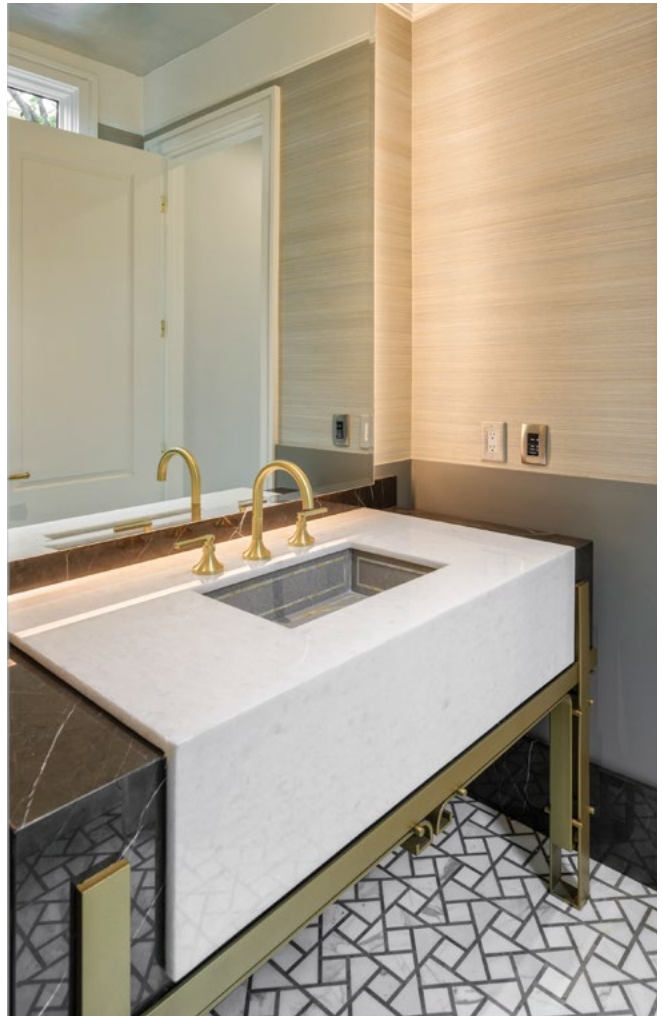


MASTER BATHROOM



MASTER CLOSET







POOL AND SPA WITH WATER FEATURE



THREE CAR GARAGE AND GUEST APARTMENT



EXTERIOR FEATURES:

- Custom Mix Cast Stone Exterior
- Custom-Made to Order St. James® Exterior Gas Lighting
- Sierra Pacific® Aluminum-Wood Clad Windows & Doors
- Basalt Stone Driveway Pavers – in custom pattern
- Mirage® Tile Imported from Italy for Rear of Driveway, Exterior Walkways & Pool Coping
- Sonneman®, WAC®, Kuzco® Exterior Landscape Lighting
- Control 4® Keypad with Camera & Bell & Intercom at Property Access Gate & Front Door
- Landscape & Hardscape Designed by Gregory/Henry Landscapes®
- GAF® SlateLine® Shingles
- French Grey Quartz Plaster Pool & Spa with Sun Shelf
- PentAir® Pool Filter & Pump Equipment with control from Apple IOS® or Android®
- Alfresco® 36" Natural Gas Outdoor Grill
- Pool Water Feature finished in the Custom Mix Cast Stone with 5 Water Fountain Scuppers

INTERIOR FEATURES:

- High Polish Venetian Plaster Finish Walls & Ceilings in Foyer, Wine Room & 1st Floor Bar
- Matte Plaster Wall Finish in Formal Living, Study, Dining, 2nd Floor Hallway Niche, Master Suite Walls
- Custom Wine Rack Designed/Built of Steel and finished in Brass for Wine Room with LED lighting feature from rear through Frosted Acrylic for bottle glow – Capacity 672 Bottles
- 7" Fumed French Oak Hardwood Flooring

- Several E. F. Chapman® Designed Light Fixtures
- Phillip Jeffries® Wall Coverings in Powder & Study
- 8' Tall Waupaca Paca-Ryde® Hydraulic Elevator with Automatic Gates & Built-in Wall Mirrors
- Plumbing Fixtures from Sigma®, Santec®, TOTO®, Phylrich®, Bain Ultra®, Cross Water(London)®, DXV®, LinkaSink®, NewPort Brass® Plumbing
- Appliances from Miele®, U-Line®, Perlick®, Sharp® & Marvel®
- Trane® Variable Speed HVAC System with Grill-less Slot Vents
- Spain, Italy & Belgium Imported Floor & Wall Tiles from Yonoh®, Akdo®, Pamesa®, Lucidi Pevere®, Ceramica Colli di Sassuolo® and more

KITCHEN:

- Meile® 48" Range with Dual Fuel with M Touch controls® & Moisture Plus® via a Plumbed Water Line (6 Burners, Griddle & Warming Drawer)
- Meile® 48" Decorator Wall Hood
- Meile® 24" Whole Bean Coffee System
- Meile® 24" Pure Line® Steam Oven
- (2) Meile® Fully Integrated Cabinet Face Dishwashers with hidden control panel & 3D+ cutlery tray
- Meile® 30" Refrigerator with Integrated Cabinet Panel
- Meile® 30" Freezer with Integrated Cabinet Panel
- Sharp® 1.2CuFt 1000Watt Microwave Drawer
- Environmental Water Systems® Kitchen Sink Water Filtration System with Ultra Violet

AUTOMATION / CENTRAL VACUUM:

- Control 4® T3 In Wall Touch Screens (3)
- 56 Klipsch® Speakers Installed throughout the Residence; Indoor Speakers: Klipsch® 4" Bezel-Less Reference Series® In-Ceiling; Outdoor In-Ground Speakers: Klipsch® 5" Outdoor Landscape Speakers
- Entertainment Room Features Dolby Atmos® 11.2 Speaker Setup – Featuring (5) In-Wall 6.5" Klipsch® Bezel-less Speakers, (6) In-Ceiling Klipsch® 4" Bezel-Less Speakers & (2) Klipsch In-Wall Subwoofers
- Control 4® Multi-Room Audio allows Music to be streamed from Napster®, Tune-In®, Pandora®, Amazon Music®, Tidal®, Spotify®, Sound Machine®
- Control 4® Lighting Control System featuring Keypads throughout with Custom Labeled Buttons
- Control 4® Thermostats on each floor for Wireless Controls & Programmability
- Control 4® Integrated with Property Automotive Gate and Garage Doors for Remote Operation
- Control 4® Integration of Outdoor Landscape Lighting System for Automatic Dusk/Dawn Operation and Manual Operation from anywhere
- Zuum Media® Night Vision Dome Cameras Integrated Into Control 4® For Surveillance from anywhere
- (2) Electrolux® Quiet Clean® Central Vacuum Systems for Multiple Floor Operation at the same time, Including Baseboard Sweep VacPans

BARS:

- Cabinet Front Integrated U-Line® Beverage Center (85 Bottle or 105 Cans Capacity) with Vinyl Coated & Beech Wood Front Wine Racks
- Perlick® Cabinet Face Front Beverage Center with 16 Bottle & 42 Can Capacity
- Marvel® 39lbs Crystal Clear Ice Machine
- Sharp® 1000Watt Microwave Drawer



FOR MORE INFORMATION, PLEASE CONTACT: Sales@MontageBuilders.net | 281.612.6687

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