

2513 Brentwood Dr.

Houston, Texas 77019

River Oaks

This classic River Oaks home features an understated elegance reminiscent of former times. Enter through the arched front door into a grand entry hall with a handsome descending staircase. The entry opens to a large formal living room with great natural light, hardwood floors, and woodburning fireplace. Generous formal dining room with French doors to sun room. The kitchen and breakfast area have been nicely updated with granite counter-tops, a center island, custom cabinetry, lighting, and appliances. Wet bar with wine refrigerator. Large master suite with updated master bathroom. All additional bedrooms on second floor. Parts of the third floor are finished out for extra living area or storage. There is additional space on the third floor for expansion. Elevator goes to first and second floors. Expansive back yard with garden, pool, and patio area. Priced at lot value, this property is ideal for updating; or to build new.

(Three to five bedroom, two full, one half bath, two car carport with garage apartment located in River Oaks; 4,415 sq. ft. home (per HCAD); 14,700 sq. ft. lot (per HCAD); built in 1927 (per HCAD).)

Kitchen – 19' 2" x 14' 9"

- Two 12-lite wrought iron windows
- One 16-lite wrought iron window with 4-lite transom
- Granite counter tops and backsplash
- Thermador five burner stainless steel gas range located on island
- Thermador stainless steel dual oven
- Sub-Zero stainless-steel fridge/freezer combo
- Kitchen Aid ice machine
- Bosch dishwasher with cabinet façade
- Marvel under counter wine fridge
- Kenmore dual basin stainless steel sink with Kraus faucet with hand sprayer, two soap dispensers, and a hot and cold filtered water dispenser
- Stainless steel vegetable sink with polished nickel gooseneck faucet and polished brass handles
- Island with granite counter tops, raised counter space with room for three to four bar stools, two outlets in backsplash, five utility drawers, one pot and pan drawer, and two double door cabinets; one cabinet has three pull out shelves
- Desk space with granite counter, undercounter knee-space, two slim drawers, nine cubbies, and one overhead double door cabinet with adjustable shelving
- Two 7' tall double-door cabinets with adjustable shelving and three door mounted spice racks
- Five overhead double-door cabinets and three overhead single-door cabinets
- Seven upper level double-door cabinets and four upper level single-door cabinets
- Two overhead double-door display cabinets with 6-lite glass front doors, display lighting, and three glass shelves each
- Eighteen under counter drawers; one is oversized for pots and pans
- One trash can drawer
- Two under sink cabinets
- Two under counter single door cabinets
- One under counter double door cabinet with two pull out shelves
- Two pendant lights with blue frosted glass shades over Kitchen island
- Under cabinet lighting
- Recessed lighting
- 4" Crown molding
- 6" Baseboards
- 2" Hardwood floors

Mud Room

- Entry door from driveway with 9-lite window
- Granite counter and backsplash
- Three overhead single-door cabinets
- Two under counter double-door cabinets
- Four under counter drawers
- Recessed lighting
- 4" Crown molding
- 6" Baseboards
- 2" Hardwood floors

Utility – 8' x 7'

- One 12-Lite wrought iron window
- Sliding pocket door entry
- Stainless steel undermount sink with hand sprayer
- Gas and electric washer and dryer connections
- Three overhead double door cabinets
- One under sink cabinet
- Two overhead drawers
- One tall cabinet for broom storage
- Two hanging racks
- Fifteen storage cubbies
- Hanging fluorescent light fixture
- 6" Baseboards
- 2" Hardwood floors

Breakfast – 11' x 10' 4"

- Two 16-lite wrought iron windows with 4-lite transoms
- Built in wall of cabinetry with granite countertop and backsplash
- Two overhead double-door display cabinets with 6-lite glass front doors
- Two overhead double-door cabinets
- Four undercounter double-door cabinets
- Four undercounter drawers
- Ceiling fan
- Recessed lighting
- 4" Crown molding
- 6" Baseboards
- 2" Hardwood floors

Powder Room – 7' 6" x 4' 9"

- One 4-lite wrought iron window with a 2-lite arched transom
- Cabinet with marble counter tops, two small drawers, and one extra tall drawer with three inner shelves
- Toto 1.6G toilet with adjacent brushed brass handrail
- Porcelain pedestal sink
- Brushed brass towel bar
- Brushed brass soap holder
- Dual vanity sconces with fabric shades
- Recessed lighting
- 4" Crown molding
- 6" Baseboards
- 12" Diagonally set tile floor with a 12" x 6" linear tile border

Dining – 16' x 15'

- Two 16-lite wrought iron windows with 4-lite transoms
- Nine-candle hanging chandelier
- Swinging door access from Kitchen
- Arched entry from foyer
- Set of 10-lite arched French double-doors to Sunroom
- Two directional art lights
- Recessed lighting
- 4" Crown molding
- 6" Baseboards
- 2" Hardwood floors

Sunroom – 15' 5" x 13' 2"

- Three 9-lite wrought iron arched windows
- One 4-lite wrought iron and glass door to the backyard with two 2-lite sidelights and a 4-lite arched transom
- Set of 10-lite arched French double-doors to Dining room
- Cased archway to Living room
- Floor to ceiling brick walls
- Shiplap ceiling
- Ceiling fan
- 4" Crown molding
- Stone floors

Living Room – 29' 3" x 16'

- Eight 8-lite wrought iron windows with 2-lite transoms
- Gas and wood burning fireplace with stone surround and two wall mounted carved stone supports to place mantel on
- Elevator access
- Two arched alcoves each with three glass shelves, display lighting, and double door cabinets
- Two ceiling fans
- Recessed lighting
- 4" Crown molding
- 6" Baseboards
- 2" Hardwood floors

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Walter Bering 713.851.9753

Broker Associate walter.bering@sothebyshomes.com

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Foyer – 16' 6" x 12' 2"

- Two 20-lite wrought iron windows with 8-lite transoms
- Wrap around grand staircase with solid wood treads, risers, and balustrade
- Three arched openings leading to the Kitchen, Dining Room, and Living Room
- Recessed lighting
- 4" Crown molding
- 6" Baseboards
- 2" Hardwood floors

Entry Vestibule – 6' x 4'

- Arched solid wood front door with 4-lite window
- Two Storage closets with solid wood arched doors, 2-lite wrought iron windows, and 2" hardwood floors; one closet has wire rack shelving with two hanging racks
- Floor to ceiling wood paneling
- Barrel vaulted ceiling
- Recessed lighting
- 12" Diagonally set tile floors with 1" marble insets and a 12" x 6" linear tile border

2nd Floor Landing – 23' 5" x 8' 5"

- One 16-lite wrought iron window
- Access doors to all upstairs bedrooms and the stairwell to the 3rd story
- Solid wood door to main stairwell with thumbled deadbolt and arched transom
- Three double door linen cabinets with adjustable shelving
- Closet with adjustable shelving
- Recessed lighting
- 4" Crown molding
- 6" Baseboards
- 2" Hardwood floors

Bedroom 1 – 18' x 13' 3"

- Three 8-lite wrought iron windows
- Three 16-lite wrought iron windows with 4-lite transoms
- Tray vaulted ceiling
- Ceiling fan
- Three wall sconces with fabric shades
- 3" Baseboards
- 2" Hardwood floors
- 2' 6" x 1' 6" closet with three shelves and carpet
- 7' 10" x 2' 6" closet with one hanging rack with overhead shelf, carpet, fluorescent lighting, and two full length sliding mirror doors
- 3' 8" x 3' 5" closet with wire rack shelving and hardwood floors

Bedroom 2 – 16' x 14'

- Two 16-lite wrought iron windows with 4-lite transoms
- Ceiling fan
- Recessed lighting
- 4" Crown molding
- 6" Baseboards
- 2" Hardwood floors
- 5' x 3' closet with two wire rack adjustable shelves with hanging racks, recessed lighting, and hardwood floors
- 7' x 2' 10" closet with double door entry, wire rack shelving with five shelves, recessed lighting, and hardwood floors

Upstairs Shared Bath – 9' 3" x 7'

- One 16-lite wrought iron window
- Shared access from bedrooms one and two
- Porcelain pedestal sink with porcelain soap holder and chrome faucet
- Tub/Shower combo with porcelain tile surround, two shampoo cutouts, and three wall mounted handrails
- Wall mounted soap holder above sink
- Wall mounted toothbrush holder above sink
- Blue porcelain tiling on walls
- Two double-door linen cabinets
- Mirror with hidden medicine cabinet
- American Standard 1.6G toilet with adjacent handrail
- Single bulb vanity sconce
- Ceiling mounted light fixture
- Parquet tile floors

Master Bedroom – 16' x 14'

- Four 16-lite windows with 4-lite transoms
- Built in storage wall with twenty-one drawers, two extra-large double door utility cabinets, two overhead utility cabinets, and three bookcases with four adjustable shelves each
- Two double-door cabinets with adjustable shelving
- Sliding doors to closet
- Ceiling fan
- Recessed lighting
- 4" Crown molding
- 6" Baseboards
- 2" Hardwood floors

Master Closet - 8' 2" x 4'

- Accessible from the bedroom and elevator landing
- Sixteen fixed hanging racks; two are dress height
- Two drop down hanging racks
- Five shelves

- Two belt racks with seven hooks each
- Recessed lighting
- 6" Baseboards
- 2" Hardwood floors

Master Entry Hallway - 15' 10" x 4'

- Full length mirrored door to elevator
- Access to all areas of Master Suite
- Double door entry from 2nd floor stair landing
- Recessed lighting
- 4" Crown molding
- 6" Baseboards
- 2" Hardwood floors

Master Sitting Room - 16' x 11'

- Three 8-lite wrought iron windows with 2-lite transoms
- Two 16-lite wrought iron windows with 4-lite transoms
- Bathroom access
- Ceiling fan
- Recessed lighting
- 4" Crown molding
- 6" Baseboards
- 2" Hardwood floors

Master Bathroom – 12' x 9' 9"

- One 12-lite wrought iron window with granite window sill located in shower
- Sliding pocket doors to sitting room and elevator landing
- Jetted tub with shower combo, swinging glass doors, granite tub surround, 6" tile wall surround, four shampoo cutouts, and dual shower heads on opposing sides
- American Standard 1.6G toilet
- Granite counter and backsplash
- Two undermount porcelain sinks
- Eight undercounter drawers
- Two under sink cabinets
- Three single door cabinets
- Four vanity sconces with glass shades
- Recessed lighting
- 4" Crown molding
- 6" Baseboards
- 12" Diagonally set tile floor with 12" x 6" linear tile border

3rd Story Extra Room – 30' x 11'

- Five single-lite windows with crank operated built in shades
- Cathedral vaulted ceiling measuring 10' at peak
- Built in storage with two adjustable shelves, two fixed shelves, and three cabinets
- Small utility closet
- Cedar closet with two full length hanging racks and recessed lighting
- 3" Baseboards
- Carpet floors

Pool Bath – 8' 10" x 8' 8"

- Shower with shampoo shelf
- Kohler 1.6G toilet
- Three double door cabinets
- Sink
- Bench seat with storage
- Four towel hooks
- 4" Tile floor

Garage Apartment Kitchen - 12' 3" x 9'

- Two 7-lite wrought iron windows
- Stainless steel sink
- Overhead double door cabinet
- Two undercounter drawers
- Under sink cabinet
- Fridge and freezer combo
- Faux tile floor

Garage Apartment Bath - 9' x 5' 7"

- One 2-lite wrought iron window
- Tub and shower combo
- Sink
- Linen Cabinet
- Vanity Knee-space
- Under sink cabinet
- Faux tile flooring

Garage Apartment Bedroom – 13' x 11' 8"

- One 7-lite wrought iron window
- One 2-lite wrought iron window
- Ceiling light fixture
- Closet with hanging rack
- 4" Baseboards
- 3" Hardwood floors