

# 10322 SHADY RIVER DRIVE

## Updates and Features

### EXTERNAL

Replaced roof with 30-year shingle and installed ventilation ducts to attic (September 2017)

Repaired fascia board around exterior of house

Painted entire house with two coats of acrylic white

Removed superficial columns (two in front of the windows looking into garden and two looking into courtyard)

Removed red tile from courtyard as well as raised brick flower beds and old fountain and base. Replaced with brushed concrete.

Installed storm drain in courtyard that drains directly out onto the street (no flooding during Harvey)

Installed gutters around the courtyard to further protect from flooding

Removed red tile from back patio and extended patio along width of the house and further out into the garden with brushed concrete to match external courtyard.

Upgraded external electrics. Raised electrical wires in the garden and installed an override switch.

Replaced all concrete and cast iron sewer pipes underneath the house and in the garden with CPVC

Replaced front door

New house number to exterior of house

Street gas lamp repaired (2017)

Installed security system with sensors on external doors and windows as well as a camera in the living room

Exterior lights were replaced in 2015

Previous owners updated AC - installed Digital Program Thermostat, High-Efficiency HVAC, HVAC >13 SEER in 2014/15

### WATER HEATERS

Replaced water tank for kitchen (west side of house) with Noritz Indoor Direct Ventilation Tank less water heater system

Replaced corroded galvanized water pipes from the East to West sections of the house and Kitchen area.

Replaced second water tank in east section of the house with 50 Gallon tank as well as valves and pipes connected to tank (September 2017)

### MAIN LIVING ROOM

Removed room-divide and repaired floor with wooden panels taken from breakfast room

Install 1/4" drywall over existing paneling. Taped, floated, sanded, primed and painted.

Installed spacer at the chimney damper to prevent it from shutting completely

Removed hood (jutting out piece of ceiling) over the wet bar.

Removed wall between living room and kitchen

Installed a power beam to open area and withstand weight from the center of the roof load.

Installed new electrical switches and electrical plug outlets.

Installed a TV bracket and electrical outlets

Original midcentury ceiling lights that can be moved to angle light on specific space or artwork

### BREAKFAST AREA

Increased width of opening to the living room by moving wall between breakfast room and den back by roughly a meter

Rebuilt this wall with an oversized entrance connecting the breakfast room and den

Installed oversized solid wood pocket door between kitchen and den

Removed wall paneling and painted white  
Replace wooden floor with oversized porcelain tile

**Knocked out existing kitchen**

**Removed false ceiling and raised ceiling in kitchen and breakfast area**

**Installed custom units and island (lots of deep drawers, huge cupboard above fridge and in corner of kitchen, 30 inch deep shelves in pantry, built in wine rack with additional storage behind)**

**Backed wall unit with wooden planks salvaged from the original kitchen floor to match floor in living room**

**Installed KitchenAid induction cooktop and a Bosch extraction fan that rises up from the island (button on the side) and pulls air underneath the kitchen floor and expels it to the side of the house. PLEASE NOTE COOK TOP IS ALSO WIRED FOR GAS IF BUYER WANTS TO SWITCH**

**Sealed off a cupboard in the laundry and extended it slightly into the corner of the den in order to insert new fridge flush to the wall and maximize kitchen floor space.**

**Absolute black granite counter tops**

**KitchenAid double fridge with freezer drawer**

**KitchenAid double oven with storage above and below**

**KitchenAid dishwasher concealed**

**General Electric microwave concealed within units with storage below**

**Double black sink and faucet**

**Rerouted electrical conduit lines at the kitchen coming from Electrical meter.**

**Installed new main electrical breaker and panel**

### **BAR**

**Replace bar faucet's water hoses.**

**Installed wallpaper sourced from UK and designed by FEATHR – featured at Dwell design show 2017**

**Bought original sink and tap back to life**

### **LAUNDRY/BOOTROOM**

**Removed cabinets and wall units and replace with custom-made units with laundry sink and new faucet**

**Absolute black granite tops**

**Rerouted A/C duct and added a register box with grill**

**Replaced floor with porcelain tile**

**Prepared and painted walls**

**Replaced electrical sockets and switches**

**Replaced locks**

### **DEN**

**Removed decorative paneling and crown molding from walls and ceiling then repainted**

**Lighting fixtures from Restoration Hardware and CB2**

### **MASTER BEDROOM**

**Prepared and painted walls and ceilings**

**Prepare and painted wood-work with oil base paint**

**Reroute A/C duct work add two (2) register in order to install new pocket door between bathroom and master**

**Removed window and installed door leading to master bedroom terrace**

**Replaced open bookshelves with custom made cabinet doors and drawers with concrete handles**

**Replaced electrical outlets, switches, and plates.**

**Replaced light with fixture from CB2 and touched up the ceiling.**

**New carpet**

### **MASTER BATHROOM**

**Install a pocket door**

Raised ceiling a foot and in doing so needed to Reroute A/C refrigerant copper lines and electrical supply line. Recharge unit with 410A Puron.

Removed central cupboards and replaced tub with a large walk in shower

Replaced glass in window overlooking garden

Removed and installed new floor

New custom units and double sinks with White Zeus granite tops and new faucets

Blocked off doorway to bedroom 2 and expanded walk in wardrobe.

Created an enclosed toilet

Saved original mid-century wall heater but also installed additional air vents (and AC provides heating option)

Installed two E27 Pendent lamps designed by Mattias Stahlbom for Muuto

Hooks from HAY (Danish design brand)

### **HALF BATH**

Blocked entry into family bathroom

Installed new porcelain tiles to match kitchen

Replaced commode

Painted walls

Painted units

Replaced electrical switches and outlets

Installed mirror from West Elm

Hook from HAY

### **FAMILY BATH**

Blocked off door between the family bathroom and 1/2 bathroom and then installed a commode.

Removed the terrazzo floor replaced with same porcelain tile as in kitchen

Prepared and painted the walls two (2) coats.

Created medicine cabinets and a laundry drop out of the old laundry cupboards (the cupboards used to open all the way through from the bathroom into the hallway)

Prepared and painted the woodwork with oil base enamel one (1) coat.

Fitted vintage mid-century handles sourced through eBay to cupboards

Replaced sink drain trap connection

Replaced electrical switches and outlets

Hook from HAY

### HALLWAY

Replaced window with sliding glass doors (mentioned above)

Replaced electrical switches and plates

Reconfigured laundry cupboards to create open shelving and bottom cupboards, painted with black lacquer to create continuous flow through the house from the kitchen

### STUDY

Converted old cedar cupboard into study by removing door and expanding opening.

Carpet replaced with porcelain tiling

Custom built desk with bookshelves underneath and raised section to fit filing cabinet underneath. All painted white

Added a receptacle outlet for work station and printer

E27 Pendant Lamp by Mattias Stahlbom for Muuto

### BEDROOM 2

Prepared and painted ceiling, walls, woodwork and inside cupboards

Replaced electrical outlets, switch and plates.

**New carpet**

**New lighting fixture from CB2**

**BEDROOM 3**

**Prepared and painted the ceiling, walls, woodwork and cupboard**

**Replaced electrical outlets, switch and plates**

**New carpet**

**BEDROOM 4**

**Blocked off door that previously led to master bathroom**

**Prepared and painted walls, ceiling, woodwork and cupboard**

**Replaced electrical outlets, switch and plates.**

**New carpet**

**Lot size – 15,473 sq ft . Potentially to add a pool**

**Efficient floor plan – every bit of the house is usable space. Instead of having a chopped up floor plan with a rarely used formal dining room and formal living room we have generously proportioned rooms that we use all the time. Plus we now have an extra outdoor living room in the courtyard.**

**All rooms are generously proportioned**

**Floor plan works really well - Kitchen and living room are hub of the home, den/dining room can be partitioned off with sliding door, generous boot room off garage, master bedroom and bath are nicely separated from kids 'section' of the house so there's almost an adult wing and a kids wing.**

**Loads of light and views onto the garden and courtyard**

**More storage than you first imagine – coat cupboard by front door, cupboards in hallway underneath black shelves, boot room has generous sports cupboard and additional cupboard for cleaning supplies, double garage has built in cupboards (we just have failed to sort out our stuff and put it in the cupboards!!), usable attic space, original lit gun cupboard and cupboards underneath, generous cabinetry in the bathroom etc**

**We've purposefully kept original mid-century features – stone fireplace, original bar and cabinetry with window onto outside bar, original custom floors, original slim-frame aluminum windows, original heaters in bathrooms, original light fittings in living room, gun cupboard, family bathroom has original mid-century tiles. The idea was to bring the house up to date while retaining its mid-century character. We felt that with so many tear downs in Houston it was important to save the architectural heritage of the building. There are less and less of these mid-century homes that survive.**

**House was custom built in 1965 and is a one-off in the neighborhood (this is true for most of Shady River Drive and Briar Drive, which have larger plot sizes than the rest of the neighborhood. Our neighbor, for example, is the original owner and an architect who designed his own home).**

**The house is a classic mid-century design – the front courtyard provides privacy from the street while also allowing generous swathes of glass inside the house. Everything has been efficiently and thoughtfully designed with no 'wasted' space.**