

3229 Groveland Lane

River Oaks

Houston, TX 77019

Situated among a canopy of majestic live oak trees, this Georgian Revival Style home is a celebrated design of distinguished architect Birdsall Briscoe. Known as the Wirt Adams Paddock House, this property has a Landmark Designation by the City of Houston. As characteristic of Briscoe homes, it is artistically composed with harmonious proportion and exquisite ornamental detail. The gracious entry foyer with elegant staircase open to a large formal living room and formal dining room. A cozy bar in back with scenic views of the outside landscape. Nicely updated kitchen with adjoining butler's pantry and morning room. All bedrooms are up with staircase and elevator access. Wine cellar in basement level. Third floor flex space. This estate boasts three dwellings, which include: the main house, a pool pavilion, and guest apartment. The grounds offer a park-like setting which span over one acre of manicured gardens, sunken pool, outdoor summer kitchen, and extensive green lawn.

(Four bedroom, five full and two half baths, detached garage apartment with one bed and one full bath, four car garage with utility, located in River Oaks; 7,098 sq. ft. home (per HCAD); 51,000 sq. ft. lot (per HCAD); built in 1935 (per HCAD).)

Kitchen – 16' 3" x 14' 10"

10' Coved ceiling
Black granite countertops
Stainless steel backsplash and wall covering
Two SubZero stainless steel undercounter dual drawer refrigerators
Viking Professional stainless steel fridge and freezer side by side combo
Two Viking Professional stainless steel thermal convection ovens
Viking Professional stainless steel warming drawer
Viking Professional stainless steel ice maker
Two Viking Professional stainless steel dishwashers
Viking Professional stainless steel 6-burner gas range with griddle and dual oven
Ventahood stainless steel vent hood
Stainless steel deep basin sink with instant hot water dispenser, stainless steel faucet, and hand sprayer
Island with black granite countertop, four drawers, one double door cabinet, two cabinets with pull out shelves, and one trash can drawer with two bin capacity
Two spice drawers with two shelves each
Once spice drawer with three shelves
One undercounter double door cabinet
One undercounter corner cabinet with a two-tier lazy Susan
One undercounter cabinet with two pull out shelves
One undercounter double door cabinet with two pull out shelves
One overhead corner cabinet with a five-tier lazy Susan
One oversized cabinet with a bi-fold door, two pull out space racks with ten adjustable shelves each, and one overhead shelf
Eight overhead double door cabinets with adjustable shelving
One appliance garage
Shelf tower with eight adjustable shelves
Undermount cabinet lighting
One 12-lite cased window
2-Lite French double doors to Mud room
Sliding pocket double doors to Wet Bar
Reclaimed wood Chinese-Chippendale double doors to Butler's Pantry
Recessed lighting
10" Multi-piece crown molding with space for cove lighting
5" Terrazzo tile baseboards
36" Terrazzo tile floors inlaid with black granite rondels

Mud Room – 8' 6" x 5' 5"

8' 10" Ceiling
Black granite countertop
One 12-lite cased window
15-Lite French door entry from exterior
Slim closet with eight adjustable shelves
Pantry closet with five large shelves
"Pet" cabinet with High Tech Pet automated pet door
One undercounter cabinet with sliding pocket doors
Three double door cabinets with adjustable shelving
Floor to ceiling wood paneled walls
Recessed lighting
3" Multi-piece crown molding
Cement floors

Wet Bar – 7' 10" x 6' 1"

10' Ceiling with cove lighting
Black granite countertops with raised serving counter and space for three stools
Single-lite cased octagonal window

Plaster walls

All mahogany mill working and cabinetry with French lacquer finish
Undermount black porcelain sink with polished brass gooseneck faucet
SubZero stainless steel mini fridge
SubZero stainless steel mini wine fridge
SubZero stainless steel ice maker
Flatscreen TV niche with overhead speaker concealing cabinet
Two sets of display shelving each with four adjustable glass shelves, a two tier bottle shelf, and recessed display lights
Double door cigar humidor cabinet with beveled glass doors, a keyed lock, and inner double door cabinet with keyed lock
Two undercounter cabinets
One undercounter drawer
Two stone wall sconces
Floor to ceiling mahogany paneled walls with French lacquer finish
10" Multi-piece crown molding with space for cove lighting
36" Terrazzo tile floors inlaid with black granite rondels

Gallery – 34' x 7' 8"

10' Ceiling with cove lighting
Three floor to ceiling 18-lite steel French doors, each with two 12-lite sidelights
10-Lite French double doors to pool house area with arched spiderweb transom
6-Lite bi-fold double doors to Dining room
Decorative reclaimed wood Chinese Chippendale double doors
One wall with custom mahogany wainscoting with French lacquer finish and a large beveled glass mirror
10" Multi-piece crown molding with space for cove lighting
6" Multi-piece baseboards
36" Terrazzo tile floors inlaid with black granite rondels

Dining Room – 19' x 16'

10' 4" Ceiling
Two 18-lite cased windows
Solid wood swinging door to Butler's Pantry
Designer Gracie wallpaper
Five candle chandelier with hanging ornaments
Two built-ins each with three shelves and one double door cabinet
Wainscoting up to chair railing
10" Multi-piece crown molding with dental pattern
7" Multi-piece baseboards
2" Hardwood floors

Breakfast Room – 11' 10" x 9' 9"

8' 6" Ceiling
Two 10-lite cased windows with crank function
One 20-lite cased window with crank function
Solid wood cased sliding pocket door to Butler's Pantry
Cased archway to vestibule to Secondary Stairwell
Semi-circle banquet seating
Flatscreen TV niche with overhead speaker concealing cabinet
Four sets of display shelving each with four adjustable glass shelves and recessed display lighting
One double door media cabinet
Four storage cabinets with adjustable shelving
Recessed lighting
3" Multi-piece crown molding
5" Terrazzo tile baseboards
36" Terrazzo tile floors inlaid with black granite rondels

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Half Bath – 4’ 5” x 4’ 3”

8’ 6” Ceiling
Located in the Secondary Stairwell
8-Lite cased window with plantation shutters
Solid wood sliding pocket entry door
Six candle brass chandelier
Brass sink with brass soap holder and wall mounts
5” Crown molding
5” Terrazzo tile baseboards
36” Terrazzo tile floors inlaid with black granite rondels

Butler’s Pantry – 14’ 10” x 7’ 6”

9’ 5” Ceiling
One 12-lite cased window
Reclaimed wood Chinese Chippendale sliding pocket double door serving window to Kitchen
Black granite countertops
Stainless steel backsplash and wall covering
Stainless steel farmhouse sink with instant hot water dispenser, stainless steel faucet, and hand sprayer
Two stainless steel Fishers and Paykel dishwasher drawers
Two stainless steel Viking Professional warming drawers
SubZero stainless steel double door undercounter wine fridge
Appliance garage with stainless steel door
Two adjustable glass shelves with recessed display lighting
Three overhead double door cabinets with adjustable shelving
Two overhead dingle door cabinets with adjustable shelving
Fifteen undercounter drawers
One undercounter double door cabinet
One undercounter single door cabinet
One undercounter spice drawer with two shelves
Undermount cabinet lighting
Recessed lighting
5” Crown molding
7” Multi-piece baseboards
36” Terrazzo tile floors inlaid with black granite rondels

Secondary Stairwell –

Solid wood door to elevator
Cased archway to vestibule to Breakfast room with marble tile mosaic floor
Staircase with hardwood treads, hardwood balustrade, and carpet stair runner
Access to half bathroom
Domed glass light fixture
7” Multi-piece baseboards
36” Terrazzo tile floors inlaid with black granite rondels

Study – 19’ 6” x 13’ 10”

10’ 5” Ceiling with custom hand blocked ceiling paper with gold leaf details
An 18-lite cased window with two 6-lite sidelights and fold-away plantation shutters
Eight double door cabinets with adjustable shelving lined with hand blocked paper with gold leaf details
Two concealed wall cabinets with adjustable shelving
Three double door storage cabinets
Recessed lighting
12” Multi-piece crown molding
8” Multi-piece baseboards
Variable width wide slat hardwood floors

Foyer – 17’ x 13’ 2”

10’ 4” Ceiling
Twenty-six candle wrought iron chandelier with hanging ornaments
Solid wood front door to entry vestibule with barrel vaulted ceiling, a coat closet, powder room access, and a cased archway to the main foyer
Cased archway to a vestibule with backyard access via a leaded glass door with an arched spiderweb transom
Cased double doors to Dining Room
Cased double doors to Living Room
Grand stairwell with hardwood treads, hardwood balustrade, and a custom Stark stair runner with brass keeper rods
Two directional recessed art lights with adjustable framing
Wainscoting up to chair railing
12” Multi-piece crown with dental pattern
7” Multi-piece baseboards
8” Parquet floors

Formal Powder Room – 6’ 9” x 6’ 5”

Four bulb custom brass chandelier
Converted antique chest vanity with glass vessel sink
Scalamandre upholstered walls
Bergamot silk ceiling
Recessed lighting
4” Crown molding
6” Multi-piece baseboards
Marble tile and slab floors

Formal Living Room – 28’ 3” x 18’

10’ 4” Ceiling
Two 18-lite cased windows extending from floor to ceiling
One 18-lite cased window with two 6-lite sidelights extending from floor to ceiling
Solid wood cased double doors to Sun Room
Wood burning fireplace with antique regency marble chimneypiece hand carved in the early 19th century composed of English marble fluted with sienna marble and an English marble hearth (per previous owner)
Chair railing
12” Multi-piece crown with dental pattern
7” Multi-piece baseboards
2” Hardwood floors

Sunroom – 17’ 10” x 13’ 8”

10’ 4” Coved plaster ceiling
One 18-lite window with two 6-lite sidelights
Two 18-lite French doors to backyard, each with two 6-lite sidelights
Twelve faux pillars with marble patterned wallpaper
Directional art lights
Plaster walls
18” Multi-piece crown molding with cove lighting
7” Multi-piece baseboards
24” Antique Carrera marble tile floors

Primary Bedroom – 17’ 11” x 17’ 10”

9’ 11” Plaster ceiling
Two 12-lite cased windows
Wood burning fireplace with marble surround, marble hearth, and custom wooden mantel
Solid wood double door vestibule entry
Solid wood double doors to both Primary Dressing Room 1
Two solid wood access doors to Primary Bathroom 1
Solid wood door to Primary Coffee Bar
Floor to ceiling built-in made from reclaimed wood with fourteen adjustable shelves, three keyed cabinets hidden behind faux fluted columns, two double door cabinets, two overhead fixed shelves, and multi-piece built in crown molding with dental pattern
Two 2-candle brass wall sconces with hanging ornaments
6” Multi-piece crown molding
7” Multi-piece baseboards
2” Hardwood floors

Primary Dressing Room #1 – 18’ x 11’ 10”

9’ 11” Ceiling
Four 8-lite cased windows with plantation shutters
Eight bulb brass chandelier with domed stone covering
Five double door wardrobe cabinets, each with one fixed hanging rack, one drop down hanging rack, one drawer, the option for adjustable shelving, and fashion mirrors built in the drawers
One double door closet with an overhead shelf, four tiered lazy Suzan, and two drawers
Two double door cabinets
Sixteen drawers
4” Crown molding
7” Multi-piece baseboards
2” Hardwood floors

Primary Dressing Room #2 – 16’ 4” x 13’ 9”

9’ 11” Ceiling with cove lighting
Three 12-lite cased windows
Ornate six-bulb brass chandelier
Double door entry from Coffee Bar
Reclaimed wood Chinese Chippendale double doors to Primary Bath #2
Single door wardrobe cabinet with one fixed hanging rack, one drop down hanging rack, one drawer, and fashion mirror built into the door
Double door wardrobe cabinet with one fixed hanging rack, one drop down hanging rack, two drawers, and fashion mirrors built into the doors
Double door corner wardrobe cabinet with four fixed hanging racks, two drop down hanging racks, two drawers, and fashion mirrors built into the doors
Two built-ins each with three adjustable glass shelves, and one cabinet with adjustable shelving
One overhead double door cabinet
Eight drawers
Flatscreen TV niche
Closet with suitcase storage slot, seven shoe storage racks, and five shelves
Closet with five shelves and a seventeen-prong tie rack
Two shelf towers each with seventeen adjustable glass shelves and recessed display lighting
4” Crown molding with space for cove lighting
7” Multi-piece baseboards
2” Hardwood floors

Primary Bath #1 – 21’ x 7’ 4”

9’ 11” Ceiling
Three 12-lite cased windows

Primary Bath #1 (cont'd)

Four bulb chandelier
Sliding pocket door between washroom portion and vanity portion of the bathroom
Marble slab countertop, backsplash, and wall paneling
Undermount porcelain sink with platinum finish Sherle Wagner swan faucet
Walk-in shower with marble surround, glass door, and mirrored shampoo shelf
Tub with marble surround and five adjacent glass shelves
Lavatory closet with marble surround, Toto toilet, and seamless glass door
Makeup vanity with kneespace and two 2-candle floral design vanity sconces
Double door closet with fashion mirrored doors, three hanging racks (one is dress height), and two overhead shelves
Closet with seven shoe storage shelves
Laundry hamper cabinet
Linen cabinet with two shelves
Three under counter double door cabinets
Two overhead double door cabinets
Fourteen drawers
Recessed lighting
5" Crown molding
7" Multi-piece baseboards
Marble slab floors in washroom portion of bathroom
2" Hardwood floors in vanity portion of washroom

Primary Bathroom #2 – 10' 10" x 9' 4"

9' 11" Ceiling with cove lighting
One 12-lite cased window
Whole room paneled with custom mahogany mill working with mahogany cabinets
Granite countertop with glass vessel sink and nickel faucet
Walk-in shower with glass enclosure, granite slab surround granite bench seat, rainfall showerhead, hand sprayer, two shampoo cutouts, and a beveled mirror mounted into the wall
Tub with granite slab surround, custom TV mount, custom nickel faucet, a beveled mirror wall, and six adjacent glass shelves
Lavatory closet behind reclaimed wood Chinese Chippendale double doors with a Toto Neorest toilet
Entry vestibule with four cabinets with adjustable shelving
Four fixed shelves
Four overhead cabinets with adjustable shelving
Two undercounter drawers
Five undercounter cabinets
Recessed lighting
4" Crown molding with space for cove lighting
5" Baseboards
12" Antique stone tile floors

Coffee Bar – 11' 11" x 6' 3"

9' 11" Ceiling
One 12-lite cased window with plantation shutters
Accessed from Primary Bedroom and 2nd floor landing
Solid wood double doors to Primary Dressing Room #2
Marble slab countertop and backsplash
Cast stone surface mount sink with gooseneck faucet
Sharp microwave
Miele coffee station
Electric dumbwaiter to 3rd floor Game Room
Vanity style mirror with two overhead glass display shelves and recessed display lighting
Concealed cabinet with three adjustable shelves
One undercounter cabinet
Recessed lighting
7" Multi-piece baseboards
2" Hardwood floors

Bedroom 2 – 18' x 14'

10' plaster ceiling
Two 12-lite cased windows
Six bulb brass chandelier with hanging ornaments
Solid wood double door vestibule entry
Recessed bed alcove with floor to ceiling wood paneling, six concealed bedside cabinets, eight adjustable shelves, and recessed reading lights
Closet with one hanging rack, two overhead shelves, and door with built in fashion mirror
Closet with one hanging rack and two overhead shelves
Plaster walls
6" Multi-piece crown molding
7" Multi-piece baseboards
2" Hardwood floors

Bedroom 2 Bath – 9' 2" x 8' 7"

8' 3" Ceiling
One 12-lite window with plantation shutters

Marble countertop
Cut crystal vessel sink with nickel faucet
Tub and shower combo with floor to ceiling marble slab surround
Laundry hamper cabinet
Linen cabinet with four shelves
One double door undercounter cabinet
Recessed lighting
5" Marble baseboards
36" Marble tile floors

Bedroom 3 - 15' x 11' 4"

9' Plaster ceiling
Two 12-lite cased windows
Private patio access via an 8-lite French door
Vestibule entry with recessed art nook on wall, art lighting, and a reclaimed wood Chinese Chippendale inner door
Reclaimed wood Chinese Chippendale door to private bath
Plaster walls
5" Crown molding
7" Multi-piece baseboards
2" Hardwood floors

Bedroom 3 Bath – 8' x 7' 4"

9' Ceiling with cove lighting
One 12-lite cased window with plantation shutters
Calacatta Gold marble countertops
Undermount and underlit custom frosted crystal sink
Makeup vanity station with knee space
Tub with floor to ceiling calacatta gold marble slab surround and custom brass faucet
Lavatory closet with floor to ceiling wood paneling, three concealed medicine cabinets with adjustable shelving, and a Toto toilet
Closet with three hanging racks (one is dress height), six adjustable shelves, and a shoe rack with eight adjustable shelves
One concealed medicine cabinet with adjustable glass shelving and an adjustable arm makeup mirror
Four undercounter drawers
One undercounter cabinet
Recessed lighting
4" Crown molding with space for cove lighting
7" multi-piece baseboards
2" Hardwood floors

3rd Story Game Room – 34' x 17'

7' 11" Wood plank vaulted ceiling
Five arched 8-lite dormer windows with antique depression glass
Storage built-in with five drawers and one double door cabinet with adjustable shelving
Buffet counter with wooden countertop, four undercounter drawers, and three undercounter double door cabinets
Media center with flatscreen Tv niche, seven adjustable shelves, and two double door cabinets with adjustable shelving
Dumbwaiter reception from Coffee Bar
Partially finished closet with two hanging racks and five coat hooks
Partially finished double door closet with four hanging racks and a door to an inner closet with seven hanging racks and two shelves
8" Wooden slat wall paneling
Two ceiling fans
Recessed lighting
7" Baseboards with ½" quarter round
3" Hardwood floors

3rd Story Full Bath – 9' 9" x 5' 9"

7' 11" Wooden plank ceiling
One arched 8-lite dormer window with antique depression glass
Vanity chest with marble countertop and undermount porcelain sink
Claw footed porcelain tub with brass gooseneck faucet
American Standard toilet with hardwood seat and lid
Mirrored medicine cabinet
One undercounter double door cabinet
Single bulb vanity sconce
8" Wood plank wall paneling
7" Baseboards
Diagonally laid glazed brick tile floors with linear border

Outdoor Chefs Kitchen

Located between the main house and the pool house
Cement counter tops with raised serving counter spaces for up to seven or eight stools
Dual basin stainless steel utility sink with gooseneck faucet, commercial grade hand sprayer, and stainless steel cover
Uline stainless steel mini fridge
Uline stainless steel ice maker
Stainless steel Viking Professional Trusear Infrared griller with two electric burners and a stainless steel cover
Stainless steel Viking Professional two burner gas range with stainless steel cover

Outdoor Chefs Kitchen (cont'd)

Stainless steel Viking Professional grill with rotisserie and smoker
Stainless steel Viking Professional warming drawer
Twelve open face cement cabinets
Natural stone decking

Pool House Wet Bar – 13' 10" x 11' 4"

11' Plaster ceiling with cove lighting
Set of mahogany 10-lite French double doors with arched spiderweb transom
Set of mahogany 10-lite bi-fold French double doors
Set of mahogany 20-lite bi-fold French double doors extending floor to ceiling
Sliding pocket door to enter behind bar
Brass chandelier with domed glass shade
Mahogany French bar with floor to ceiling custom mill work, raised serving counter with space for up to six stools, five built in drawers, four double door cabinets, a trash bin drawer, and six adjustable glass shelves
Frosted glass cover for drink prep station
Stainless steel utility sink with instant hot water and commercial grade hand sprayer
Asko stainless steel dishwasher
SubZero stainless steel wine mini fridge
SubZero stainless steel mini fridge
SubZero stainless steel ice machine
Viking Professional stainless steel warming drawer
Sharp stainless steel microwave drawer
Wolf stainless steel 2-burner gas range with Beot stainless steel vent hood
Two ceiling speakers
Recessed lighting
Plaster walls
18" Multi-piece crown molding with space for cove lighting
8" Multi-piece baseboards
Tumbled antique limestone block floors

Pool House Den – 13' 10" x 11' 4"

11' Plaster ceiling with cove lighting
Set of mahogany 10-lite French double doors with arched spiderweb transom
Set of mahogany 10-lite bi-fold French double doors
Set of mahogany 20-lite bi-fold French double doors extending floor to ceiling
Brass chandelier with domed glass shade
Wood burning fireplace with brick surround and custom solid wood mantel
Flatscreen TV wall niche with custom mount
Three wall speakers
Recessed lighting
Plaster walls
18" Multi-piece crown molding with space for cove lighting
8" Multi-piece baseboards
Tumbled antique limestone block floors

Pool House Half Bath – 6' 4" x 5' 8"

11' Ceiling
9-Lite frosted glass door
Antique wooden vanity chest with marble counter and glass vessel sink
Kallista toilet with hardwood seat and lid
Hanging rack with two overhead shelves
Dual vanity sconces
Recessed lighting
8" Multi-piece crown molding
6" Multi-piece baseboards
6" Diagonally laid tile floors

Guest Quarters Living Room – 13' 11" x 13' 10"

8' 5" Wood slat paneled ceiling
Three 12-lite cased windows
One 4-lite cased porthole window
Gas fireplace with carrara marble hearth and surround, and a custom wooden mantel with two fluted pillars, a display shelf, and mirrored backing
Antique armoire conversion with kitchenette and media center; includes porcelain sink with polished brass Victorian faucet, marble countertop, glass display shelf, custom flatscreen TV mount, four wood and glass shelves, and an undercounter double door cabinet concealing a microwave and two mini fridges
Two built-ins; each with three adjustable shelves and one cabinet
7" Wood slat wall paneling
Recessed lighting
7" Multi-piece baseboards
3" Hardwood floors with high gloss lacquer finish

Guest Quarters Bedroom – 13' 9" x 11' 11"

8' 5" Fabric upholstered ceiling
Four 12-lite cased windows
Two built-ins each with three adjustable shelves and three drawers
Closet with double door entry, three hanging racks, three storage cubbies, and three shoe storage shelves
Double door storage cabinet over closet
Fabric upholstered walls
7" Multi-piece baseboards
3" Hardwood floors with high gloss lacquer finish

Guest Quarters Bath – 7' 11" x 6' 4"

8' 5" Wood slat paneled ceiling
One 12-lite cased window
Antique vanity chest with marble countertop and backsplash, porcelain vessel sink, and gooseneck faucet
Claw footed porcelain tub with hand sprayer
Kallista toilet with hardwood seat and lid
Mirrored medicine cabinet with two glass shelves
Vanity scone
7" Wood slat wall paneling
Recessed lighting
7" Multi-piece baseboards
3" Hardwood floors with high gloss lacquer finish
Garage Utility
Two 8-lite cased windows
One 12-lite cased window
9-Lite French door entry
Walk-in shower with glass enclosure and tile surround
Two overhead double door cabinets
Two overhead single door cabinets
Two undercounter double door cabinets
Two undercounter drawers
Undermount cabinet lighting
Ceiling fan with lighting
8" Wooden slat walls and ceiling
Marble tile mosaic floor

Garage - 42' x 19'

Four 12-lite cased windows
Four car capacity
Two "two car" garage doors measuring 18' wide with a 7' 6" clearance
Ten double door utility cabinets
Four ceiling mounted light fixtures
8" Wood slat walls and ceiling
Cement floors