

2330 River Oaks Boulevard – Amenities

This home has a River Oaks Blvd. address, but is actually situated on a private cul-de-sac drive off the main street. Nestled in the back corner, this River Oaks classic has been nicely updated and expanded through the years. The positioning of the house is such that there is minimal front yard area and a tremendous back yard space on this 28,750 sq. ft. lot (per HCAD). The two large bay windows in front are great natural light sources for the front formal living room and formal dining room. The sun room and informal sitting area across the back provide walls of glass for more light-filled rooms. The original main house has the primary bedroom and two secondary bedrooms upstairs. Updates by Reagan Miller, AIA include an open kitchen with island and vaulted ceiling, informal family room, rear game room, laundry room, garage, two additional bedrooms upstairs, and parts of the original house.

(Five Bedrooms; Three Full and Two Half Baths; Two Car Garage; 6,828 Building Sq. Ft. (Per HCAD); 28,750 Lot Sq. Ft. (Per HCAD); Built in 1940 (Per HCAD).)

Foyer – 16' x 8'

- 8' 3" Ceiling
- Two 11-lite cased leaded glass windows
- Solid wood front door with 4-lite leaded glass insert and a leaded glass transom
- Cedar-lined coat closet with one rack and one shelf
- Staircase with hardwood treads and hardwood balustrade
- Cased entry to Study
- Cased entry to Dining room
- Cased entry to Living room
- Domed glass light fixture
- 4" Multi-piece crown molding
- 4" Multi-piece baseboards with quarter round
- Diagonally set 12" marble tile floors

Dining Room – 16' x 13' 5"

- 8' 3" Ceiling
- One 15-lite cased window with wooden louvered shutters and crank function
- One 42-lite cased bay window
- 8-Candle ornate brass chandelier
- Swinging door to butler pantry
- Wide slat vertical wall paneling up to chair railing
- 4" Multi-piece crown molding
- 4" Multi-piece baseboards with quarter round
- 2" Hardwood floors

Living Room – 24' x 16'

- 8' 3" Ceiling
- Two 15-lite cased windows with wooden louvered shutters and crank function
- One 42-lite cased bay window
- Gas fireplace with granite surround, granite hearth, and wooden mantle
- Two arched built-ins; each with two adjustable glass shelves and a double door cabinet
- 4" Multi-piece crown molding
- 4" Multi-piece baseboards with quarter round
- 2" Hardwood floors

Sun Room 1 – 23' x 12'

- 8' 3" Ceiling
- Four 10-lite cased windows with crank function
- Two 15-lite cased windows with crank function
- Set of 4-lite French double doors flanked by two 4-lite sidelights
- Closet with three shelves
- Floor to ceiling wide-slat wall paneling
- 5" Multi-piece crown molding with niche for window covering mounts or cove lighting
- 4" Multi-piece baseboards with quarter round
- Oversize slate tile floors

Sun Room 2 / Extra Room – 33' 7" x 9' 4"

- 8' 8" Ceiling
- Three sets of 4-lite French double doors
- Two 4-lite cased windows
- Two 3-candle chandeliers with metal shades
- Serving window from butler pantry

- Cased entry from Study
- Two ceiling speakers
- 4" Multi-piece crown molding
- 4" Multi-piece baseboards with quarter round
- Oversize slate tile floors

Study – 12' x 11'

- 8' 3" Ceiling
- 6-Candle chandelier
- Office closet with concealed door, wooden desk top, six under counter drawers, and thirteen overhead cabinets
- Three book cases with five adjustable shelves each and one overhead sconce each
- Sliding pocket door to Butler pantry
- Cased entry from Foyer
- Two ceiling speakers
- Floor to ceiling wall paneling
- 4" Multi-piece crown molding
- 2" Hardwood floors

Butler's Pantry – 13' 9" x 10'

- 8' 3" Ceiling
- 6-Candle chandelier with fabric shades
- Granite counters with mini subway tile backsplash
- ULine undercounter wine refrigerator
- KitchenAid undercounter ice maker
- Fisher and Paykel undercounter dishwasher drawer
- Four overhead double door glass front display cabinets with adjustable shelving
- Overhead diamond bin wine storage rack
- One overhead double door cabinet with adjustable shelving
- Eight undercounter drawers
- Five undercounter double door cabinets
- Archway to kitchen
- Star-shaped pendant light fixture
- 4" Multi-piece crown molding
- 4" Multi-piece baseboards with quarter round
- 2" Hardwood floors

Kitchen – 20' x 18'

- Vaulted ceiling up to 12' 4"
- One 20-lite arched window with casing and crank function
- One 15-lite cased window
- Two 3-lite cased windows
- One 5-lite arched clerestory window
- Two 4-lite French doors
- Granite counters with 3" stone tile backsplash
- Dual basin undermount stainless steel sink with stainless steel Victorian faucet, hand sprayer and tap dispenser
- Undermount stainless steel sink with Victorian faucet (on island)
- Two undercounter KitchenAid dishwashers with cabinet facades (one on island)
- Thermador stainless-steel dual ovens
- Thermador stainless-steel warming drawer
- Sharp stainless-steel microwave
- Subzero side by side refrigerator/freezer combination with cabinet facade

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Kitchen (cont'd)

- Thermador stainless-steel cooktop with four gas burners, gas grill, and griddle
- Island with sink, dishwasher, serving counter with space for up to 5 stools, two pot/pan drawers, three utility drawers, one trash can drawer with two bin capacity, one undercounter cabinet, and three overhead pendant light fixtures
- Four overhead double door cabinets
- Eleven undercounter drawers
- Three undercounter double door cabinets
- Three undercounter cabinets
- Pantry with five wrap-around shelves
- Three wooden cross beams
- One ceiling speaker with wiring for additional speakers
- Recessed lighting
- 4" Multi-piece crown molding
- 4" Multi-piece baseboards with quarter round
- 2" Hardwood floors

Breakfast Area – 12' x 8'

- 8' Barrel vaulted ceiling
- Two 2-lite cased windows with crank function
- Built-in workstation with granite counter, two drawers, and four undercounter cabinets
- Recessed lighting
- 4" Multi-piece crown molding
- 4" Multi-piece baseboards with quarter round
- 2" Hardwood floors

Family Room – 19' x 18'

- Vaulted ceiling up to 12' 4"
- Bay window with six 4-lite cased windows
- Two 2-lite arched clerestory windows
- Two 4-lite cased windows
- Two 4-lite French doors
- 12-Candle wrought iron chandelier
- Media center with 3' 8" wide television space, one overhead double door cabinet, three undercounter cabinets, and two book cases with three adjustable shelves
- Two wooden cross beams
- Two ceiling speakers
- 4" Multi-piece crown molding
- 4" Multi-piece baseboards with quarter round
- 2" Hardwood floors

Wet Bar in Game Room – 8' 6" x 7'

- 8' Ceiling
- Granite counters and 3" stone tile backsplash
- Bar sink with two sets of cabinets underneath against the back wall
- Subzero full-size refrigerator/freezer
- Sharp Microwave on shelf with cabinet overhead
- Storage closet with automatic light and five built-in shelves
- Wooden louvered shutters to close off the serving window
- One undercounter cabinet
- Four undercounter drawers
- Recessed lighting
- 3" Crown molding
- 3" Baseboards
- 2" Hardwood floors

Game Room – 19' 8" x 19' 7"

- 9' Ceiling with crossbeams
- Set of 4-lite French double doors leading to the garden flanked by two 4-lite sidelights
- Three large built-in cabinets
- Epson projector and screen
- One 6-lite cased window with wooden louvered shutters
- 3" Crown molding
- 3" Baseboards
- 2" Hardwood floors

Primary Bedroom – 24' x 16'

- 9' 8" Tray vaulted ceiling
- Four 12-lite cased windows with plantation shutters; two with built-in bench seating below
- Faux fireplace with brick surround, brick hearth, and a custom wooden mantel
- Two identical coat closets with louvered doors and antique knobs with overhead shelving and hanging rack

- Closet concealing coffee bar with five drawers, four shelves and automatic lighting
- 6-candle antique chandelier with multi-colored glass decorative pendants
- White sconce on wall with single candelabra, shade, and decorative crystal
- Two ceiling speakers
- 4" Crown molding
- 4" Multi-piece baseboards with quarter round
- 2" Hardwood floors

Primary Closet – 12' x 8'

- 8' 2" Ceiling
- Sliding pocket double doors
- Built-in shelving and cabinets with antique dragonfly knobs
- Chest of four built-in drawers and four shelves with vanity space above
- Glass-front shoe cabinets with ten shelves
- Additional built-in vanity with five drawers
- Two fluorescent light fixtures
- 4" Multi-piece baseboards with quarter round
- 2" Hardwood floors

Primary Bathroom – 13' x 12' 7"

- 9' 2" Coffered ceiling
- Two 6-lite cased windows
- One 4-lite cased porthole window
- Chandelier with hanging ornaments
- Built-in jetted bathtub with Sigma swan faucet
- Walk-in shower with glass enclosure containing built-in shelf and bench and white subway tile surround and mosaic gray floor
- Marble vanity with his and hers sinks, antique brass faucets, makeup area with knee space, and seven drawers
- Sliding pocket door to private lavatory closet
- Two double door cabinets and six drawers under sinks
- Four shelf medicine cabinet
- Three sconces with off-white shades and hanging pendants
- Two towel racks
- Recessed lighting
- 4" Crown molding
- Mosaic tile floor

Bedroom 1 – 13' 2" x 11' 4"

- 9' 8" Tray vaulted ceiling
- One 12-lite cased window
- Antique chandelier with five cherubs with hanging pendants, each with a beige ornate shade over the bulb
- Sliding pocket double door entry
- Four built-in shelves
- Double door closet
- Cabinet with five shelves
- Four drawers
- Two ceiling speakers
- 4" Multi-piece baseboard with quarter round
- 2" Hardwood floors

Bedroom 2 – 16' x 15' 9"

- 8' 2" Ceiling
- Two 12-lite cased windows with crank function and white louvered wooden shutters
- Antique whitewashed candelabra chandelier
- Cased pocket door leading to top of stair landing
- One cased door leads to Jack and Jill bathroom
- 4" Crown molding
- 4" Multi-piece baseboard with quarter round
- 2" Hardwood floors

Jack and Jill Bathroom (For Bed's 1 and 2) – 19' 6" x 8' 5"

- 8' 2" Ceiling
- One 6-lite cased window
- Two separate vanity rooms; each with Sherle Wagner floral painted sink basins with off-white marble countertops
- Tub/shower combo with subway tile surround and American Standard hardware
- Medicine cabinet with three shelves (same in both)
- Antique knobs throughout
- Two floral sconces each with four bulbs (same in both)
- One double door undercounter cabinet (same in both)
- Six undercounter drawers (same in both)

Jack and Jill Bathroom (cont'd)

- Closet for Bedroom 2 with sliding pocket door, hanging rack, five shelves, two overhead shelves that run the length of the closet, and a wooden backed accessory organizer
- Space and hookups for stackable washer and dryer
- Overhead linen cabinet
- Antique style towel racks
- Door with built in, full length mirror
- Full length mirror on wall
- Recessed lighting
- 4" Crown molding
- 4" Baseboards
- Octagonal mosaic tile floors

Stair Landing of Addition – 25' x 13'

- 8' Ceiling
- Two 4-lite cased porthole windows
- Two 6-lite cased windows with crank function
- Two built-in workstations with granite desktops, keyboard tray, and overhead recessed lighting
- Workstation at top of stairs has one cabinet underneath
- Opposite workstation has two drawer's underneath
- 4" Crown molding
- 4" Multi-piece baseboards with quarter round
- 2" Hardwood floors

Bedroom 3 - 20' 10" x 16'

- 8' Ceiling
- One 6-lite cased window with wooden louvered shutters
- One 9-lite cased bay window with wooden louvered shutters
- Built-in bench under bay window with overhead recessed lighting and three drawer's underneath
- Arched accent in drywall over bay window
- Six built-in shelves
- Built-in workstation with formica desktop, keyboard tray, two drawers, and one cabinet with bookshelves on the top and left side
- Pocket door leads to closets which leads to Jack and Jill bathroom
- Ceiling fan
- Two ceiling speakers
- Recessed lighting
- 4" Crown molding
- 4" Multi-piece baseboards
- Carpet floors

Bedroom 4 - 20' x 18'

- 8' Ceiling
- Two 6-lite cased windows with wooden louvered shutters
- One 9-lite cased bay window with wooden louvered shutters
- Built-in bench under bay window with overhead recessed lighting and three drawers underneath
- Built-in workstation with Formica desktop, keyboard tray, two drawers, one cabinet with bookshelves on the top and left side
- Walk-in closet with two hanging racks and six built-in shelves
- Ceiling fan
- Two ceiling speakers
- Recessed lighting
- 4" Crown molding
- 4" Multi-piece baseboards
- Carpet floors

Jack and Jill Bathroom (For Bed's 3 and 4) – 13' x 6' 5"

- 8' Ceiling
- One 4-lite cased porthole window in lavatory
- Two 3-lite cased windows with crank function; one in each vanity room
- Two separate vanity rooms; each with granite countertops and a backsplash consisting of 5" white square tiles with braided molding
- Walk-in shower with white 4" porcelain tile surround and American Standard faucet
- Tub/shower combo with American Standard faucet and 4" white porcelain tile surround
- Medicine cabinet with four shelves (same in both)
- Hand towel racks (same in both)
- Five drawers and two double door cabinets under sink (same in both)
- Towel rack by shower
- Recessed lighting
- 4" Crown molding
- 4" Baseboards
- 12" Slate tile flooring

Bonus "craft" closet (stair landing in addition) – 6' 10" x 5'

- Leads into Cedar-lined storage closet (10' x 3' 5") with built-in shelf space and clothing racks
- Built-in wooden "butcher block" style craft desk with overhead cabinets and a deep drawer underneath with a small cabinet

Front Powder Room – 5' 5" x 3' 4"

- 7' 10" Ceiling
- Wall mount porcelain sink
- Single bulb pendant light fixture
- 4" Multi-piece crown molding
- 4" Multi-piece baseboards with quarter round
- 2" Hardwood floors

Rear Powder Room – 8' x 3'

- 8' Ceiling
- Wooden vanity counter with stone vessel sink
- 2-Bulb vanity sconce
- Art niche cutout in wall
- Two undercounter drawers
- Three undercounter cabinets
- 4" Multi-piece crown molding
- 4" Multi-piece baseboards with quarter round
- 2" Hardwood floors

Utility Room – 10' 5" x 7' 5"

- 8' Ceiling
- One 3-lite cased window with wooden louvered shutters and crank function
- Formica counter with 4" porcelain tile backsplash
- Space for full-size washer and dryer
- Wall cabinet with fold out ironing board
- Dual basin stainless steel sink with gooseneck faucet
- Four overhead double door cabinets
- One undercounter drawer
- Two undercounter cabinets
- One oversize cabinet with hanging rack
- Undermount cabinet lighting
- Fluorescent light fixture
- 3" Crown molding
- 3" Baseboards
- 12" Tile floors