

3743 Olympia Drive

River Oaks

Houston, Texas 77019

Extensively renovated by the current owners (2017-2018), this classic River Oaks home rivals new construction. The house was taken down “to the studs” and an additional 1,982 sq. ft. added (per Seller). The floor plan was updated to accommodate a more current lifestyle. Updates include: open kitchen and family room with large quartzite stone island, private study/home office, second floor laundry room, third floor addition as flex space, expanded primary suite (bedroom, bath and closets), outdoor summer kitchen, electrical rewired, plumbing replaced (copper, CPVC, and/or PEX pipe), spray foam insulation, Marvin Integrity windows, tankless water heater, Kohler whole-home generator, HVAC system (2), and much more! Kitchen equipped with Viking oven and range, SubZero refrigerator/freezer, Dacor warming drawer, Bosch dishwasher, and great cabinet space. Separate guest apartment over the garage with living room/kitchen, bedroom, and bath. Additional half bath in main garage.

(4 Bedrooms; 3 Full and One Half Baths; 2 Car Garage; One Bedroom and One Bathroom Guest Apartment Over Garage Measuring 825 Sq. Ft. (Per HCAD); 4,436 Sq. Ft. Main House (Per HCAD); 5,261 Sq. Ft. Total Living Area (Per HCAD); 10,800 Sq. Ft. Lot (Per HCAD); Built in 1948 (Per HCAD).)

Foyer – 15' x 7'

- 8' Ceiling
- Two leaded glass windows with millwork casing
- Cased openings to Dining Room and Formal Living Room
- Sliding pocket door to Family Room
- Staircase with original hardwood treads, solid wood balustrade, and full wainscoting
- Brass pendant light fixture with glass ornaments
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

- Three antique pendant light fixtures with glass shades over island
- 30" Viking stainless steel range with four gas burners and single oven
- 30" Beot stainless steel vent hood set in millwork housing
- Viking stainless steel wall mounted convection oven (electric)
- Viking stainless steel wall mounted microwave
- SubZero stainless steel refrigerator/freezer combo
- Three overhead double door cabinets; one with baking sheet storage, two with shelving
- Dacor warming drawer with drawer façade
- Sixteen undercounter pots and pans drawers
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Dining Room – 17' x 13'

- 8' Ceiling
- Three 8/1-lite windows with millwork casing and treatments
- Two 6/1-lite windows with millwork casing and treatments
- 8-Candle brass chandelier with hanging glass ornaments
- Cased entry from Foyer
- Two ceiling speakers
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Butler's Pantry – 6' x 5'

- 8' Ceiling
- Quartzite counter with marble subway tile full backsplash
- ULine undercounter mini refrigerator with cabinet facade door border
- Two overhead double door glass front display cabinets with adjustable glass shelving
- Eight undercounter drawers
- Sliding pocket door to Dining Room
- Millwork cased opening to Kitchen
- Undercabinet lighting
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors
- Access to Pantry with floor to ceiling adjustable shelving

Formal Living Room – 25' x 13'

- 8' Ceiling
- Three 8/1-lite windows with millwork casing and treatments
- Two 6/1-lite windows with millwork casing and treatments
- Gas fireplace with Calacatta marble surround and custom millwork mantle
- Cased double pocket door to Study
- Cased entry from Foyer
- Cased double pocket door to Family Room
- Four ceiling speakers
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Breakfast Room – 15' x 8'

- 8' Ceiling
- 10-Lite double French doors to Patio
- Three 10/1-lite windows
- 6-Candelabra chandelier
- Open to Kitchen and Family Room
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Family Room – 20' x 15'

- 8' Ceiling
- Entertainment center with space for wall mounted TV surrounded by eight shelves with two undercounter double door cabinets, and fourteen undercounter drawers
- Cased double pocket doors to Formal Living Room
- Access from Foyer
- Six ceiling speakers and hidden subwoofer in ceiling
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Study / Office – 13' x 12'

- 8' Ceiling
- Two 8/1-lite windows with millwork casing
- Two 6/1-lite windows with millwork casing
- Sliding pocket double door entry
- Six bookcases with three adjustable shelves each
- Four undercounter double door cabinets with adjustable shelves; one with pull out printer shelf
- Eight undercounter filing drawers
- Window bench with built in storage
- Fiber optic and ethernet connections
- Two ceiling speakers
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Kitchen – 14' x 12'

- 8' Ceiling
- Two 6-lite millwork cased windows
- Quartzite countertops with marble subway tile full backsplash
- 8' x 4' Island with quartzite counter, undercount porcelain sink with bronze Victorian faucet and hand sprayer, Bosch undercounter dish washer with cabinet facade, one undercounter trash drawer with two bin capacity, five drawers, four undercounter double door cabinets, and space for three to four stools

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Powder Room – 9' x 6'

- 8' Ceiling
- Vanity with Calacatta marble countertop and backsplash, bronze faucet
- Mirror cased in wood with a two-candle sconce on each side
- One hand towel rack
- Lavatory closet with recessed lighting, 6" multi-piece crown moulding, 6" multi-piece baseboards with quarter round, and 2" oak hardwood floors
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Mudroom - 7' 6" x 6'

- 8' Ceiling
- One 4-lite window with millwork casing
- 10-Lite French door to motor court
- Double door Utility closet
- Double door storage closet with shelving
- Three drawers built into bench with open shelving and hooks above
- Recessed lighting
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Den (2nd Floor) – 18' x 12'

- 8' Ceiling
- Access to 3rd Floor
- Access to Primary Bedroom
- Access to Bedroom 1
- Access to Bedroom 2
- Access to Bedroom 3
- Access to storage closet under stairs
- Access to Laundry Room
- Access to technical closet
- Four ceiling speakers
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Primary Bedroom – 19' x 13'

- 8' Ceiling
- Three 8/1-lite windows with blinds
- Two 6/1-lite windows with blinds
- One ceiling fan
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Primary Bathroom – 13' x 12'

- 8' Ceiling
- One 8/1-lite window with blinds
- Vanity with his and hers sinks with polished nickel faucets with Calacatta marble countertop and backsplash with nine undercounter drawers and two undercounter double door cabinets
- Mirror cased in millwork located over each sink with three single-candle wall sconces with shades
- Two medicine cabinets each with four adjustable shelves with a small drawer below
- Four double door cabinets
- Soaking tub with Calacatta marble surround, Calacatta subway tile backsplash, polished nickel faucet and hand sprayer
- Walk-in shower with glass door, Calacatta marble mosaic floor, Calacatta marble subway tile walls, polished nickel shower head, bench seat, and two shampoo shelves
- Two hand towel racks
- One towel rack
- Lavatory closet with one 6-lite window, recessed lighting, 6" multi-piece crown moulding, 6" multi-piece baseboards, and Calacatta marble mosaic floors
- Double door entry from Primary Bedroom
- Double door entry to Primary Closet
- One ceiling speaker
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards
- Calacatta marble tile mosaic floors with Calacatta marble subway tile border

Primary Closet – 13' x 13'

- 8' Ceiling
- One 8/1-lite window with blinds
- Packing island with Calacatta marble slab and twenty-four undercounter drawers
- Built-in shoe storage with twenty-four cubbies
- Fourteen hanging racks; three are dress height
- Wrap around overhead shelf
- Built-in storage chest with bench seat on top
- Double door entry from Primary Bathroom
- Built-in fashion mirror on wall
- Recessed lighting
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Bedroom 1 – 13' x 12'

- 8' Ceiling
- Three 6/1-lite windows with blinds and window treatments
- Access to Bathroom shared with Bedroom 2
- Fashion mirror on wall
- One ceiling fan
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Bedroom 1 Walk-In Closet – 6' x 3'

- 8' Ceiling
- Built-in with six drawers and two shelves
- Three hanging racks; one is dress height
- Fluorescent light fixture
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Upstairs Shared Bathroom – 15' x 6'

- 8' Ceiling
- One 4-lite window
- Accessible from Bedroom 1 and Bedroom 2
- Two vanities each with engineered quartz countertops and backsplash, polished nickel faucets, four undercounter drawers, one undercounter double door cabinet
- Mirror above each vanity with two single-candle wall sconces with shades on either side of the mirror
- Two single door cabinets
- Two hand towel racks
- One towel rack
- Lavatory closet with Calacatta marble subway tile wainscoting, 6" Multi-piece crown moulding, and Calacatta marble floors in herringbone pattern
- Closet with one 6-lite millwork cased window, tub/shower combo with polished nickel shower head and faucet and shampoo shelf, Calacatta marble wainscoting, 6" Multi-piece crown moulding, and Calacatta marble floors in herringbone pattern
- Access to Bedroom 1
- Access to Bedroom 2
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards
- Calacatta marble floors in herringbone pattern

Bedroom 2 – 14' x 12'

- 8' Ceiling
- Two 8/1-lite windows with plantation shutters
- Access to Bathroom shared with Bedroom 1
- One ceiling fan
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Bedroom 2 Closet – 5' x 5'

- 8' Ceiling
- Built-in with six drawers and two shelves
- Four hanging racks; two are dress height
- Three shelves
- Overhead shelf
- Fluorescent light fixture
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Bedroom 3 – 12' x 12'

- 8' Ceiling
- One 8/1-lite window with plantation shutters
- One ceiling fan
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Bedroom 3 Closet – 5' x 4'

- 8' Ceiling
- Built-in with seven shelves
- Three hanging racks; one is dress height
- Two overhead shelves
- Fluorescent light fixture
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Bedroom 3 Bathroom – 13' x 7'

- 8' Ceiling
- One 8/1-lite window with blinds
- Vanity with Calacatta marble countertop and backsplash, polished nickel faucet, two undercounter drawers, and two undercounter single door cabinets
- Mirror with two single-bulb wall sconces with shades
- Walk-in shower with glass door, Calacatta marble floor in herringbone pattern, Calacatta marble subway tile walls, polished nickel shower head, bench seat, and shampoo shelf
- One hand towel rack
- One towel rack

Bedroom 3 Bathroom (cont'd)

- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards
- Calacatta marble floors in herringbone pattern

Laundry Room – 9' 6" x 7'

- 8' Ceiling
- Three single-lite windows overlooking Den
- One 8/1-lite window with blinds
- Engineered quartz countertop with undercount utility sink with bronze faucet, one undercounter double door cabinet, three undercounter drawers converted to drying racks, and nine undercounter drawers
- Two overhead double door cabinets
- Space for full size washer and dryer
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards
- Calacatta marble mosaic floors

Game Room (3rd Floor) – 21' x 12'

- 8' Vaulted ceiling
- Two 8/1-lite windows
- Access to Attic
- Two single-candle wall sconces
- Two ceiling speakers
- One ceiling fan
- Recessed lighting
- 6" Multi-piece baseboards
- Carpet floors

Apartment Living Room/Kitchen - 24' x 15'6"

- 10' Tray vaulted ceiling
- 6-Lite French door entry
- Three 12-lite cased windows with wood blinds
- Entertainment center with 58" x 39" space for wall mounted TV, four double door cabinets, and ten adjustable shelves
- Kitchenette with granite countertop, dual basin porcelain sink with chrome gooseneck faucet, undercounter KitchenAid stainless steel ice maker, undercounter Bosch dishwasher, seven overhead open faced cabinets, two under counter double door cabinets, and four undercounter drawers
- Floor to ceiling 7" wood plank walls
- One ceiling fan
- Recessed lighting
- 3" Baseboards
- 5" Hardwood floors

Apartment Bedroom - 12' x 10'

- 8' Ceiling
- One 12-lite window with wood blinds
- One ceiling fan
- 3" Baseboards
- 5" Hardwood floors

Apartment Closet - 6' x 4'

- 8' Ceiling
- Built-in with three shelves
- Built-in with four shelves
- Built-in cabbie with four shelves
- Two hanging racks
- Overhead shelf on each side
- 3" Baseboards
- 5" Hardwood floors

Apartment Bathroom - 10' x 5'

- 8' Ceiling
- 8-Lite window with blinds
- Vanity with Carrera marble countertops, polished nickel faucets, six undercounter drawers, one undercounter double door cabinet
- Walk-in shower with glass door, polished nickel shower head, bench seat, shampoo cutout, Carrera marble mosaic floor, and Carrera marble subway tile walls
- Built-in with seven shelves
- One hand towel rack
- One towel rack
- Recessed lighting
- 3" Baseboards
- Carrera marble mosaic floors

2017-2018 Renovation Information; All Information Below Provided Per Seller

Exterior Updates

- 1,982 Sq. Ft. addition to the existing structure (removed prior 260 Sq. Ft. addition) for a total of 4,436 Sq. Ft.
- Home roof and gutters replaced
- Home and garage apartment exterior painted
- Kohler whole-home air-cooled generator installed (includes garage apartment)
- Mosquito misting system installed for front, back, and side yard/driveway
- Landscape lighting installed
- Driveway replaced
- Replaced sprinkler system and added Rachio controller

- Pennsylvania Bluestone front walkway and porch added
- Pennsylvania Bluestone back patio and pergola added; pre-wired for fans and overhead lighting
- Built-in summer kitchen (lighting, fan, speaker connected to home system, grill and beverage refrigerator)
- Landscaping completely overhauled (design by Pam August)
- Pool and fence removed along San Felipe and 10' concrete filled CMU wall installed
- Fencing replaced/added throughout property
- Remote operated wrought iron driveway gate updated with motor replaced
- Wakasa installed zoysia turf installed under Tree Frogs swing set
- Gemline water softener system added to entire home (including garage apartment)
- Separately metered water line added for irrigation and outside hose use
- Drainage from backyard to street installed

Interior Updates

- Main home taken down "to the studs" with essentially a three-wall exterior shell and foundation remaining (most interior wall framing removed to rework floorplan)
- Garage apartment painted, lighting updated, bathroom fully renovated
- Plumbing replaced in entire home with copper, CPVC, and/or PEX pipe
- Entire home rewired, including all outlets and recessed lighting
- New fixtures added throughout the home
- Rinnai tankless hot water heater added in main home
- New HVAC systems (2) and duct work installed in main home with 4-zone AC system (Nest operated), including separate zone for third floor bonus room
- New Marvin Integrity windows with low-e coating
- Spray foam all exterior walls and roof creating a very airtight and energy efficient home
- Interior batt insulation added in walls and floors/ceilings between study and family room and between bedrooms upstairs for sound proofing

Electrical Updates

- Cat-6/Fiber/RG6, speakers, security system, and CCTV camera (7 cameras) cabling added throughout home, connected to centralized distribution closet
- Whole house digital antenna installed in attic and connected to RG6 distribution for TV's
- Hard-wired mesh wireless access points (3) throughout property allowing consistent wireless internet throughout
- Home theater surround system installed (speakers and subwoofer/sound bar) for family room, upstairs playroom, and gameroom
- Wired home security system with ROPO monitoring

Kitchen Updates

- New Subzero refrigerator/freezer, Bosch dishwasher, Viking electric oven/microwave (gas Viking oven is existing), warming drawer, wine fridge, garbage disposal, vent hood
- Quartzite stone countertops, custom cabinetry, and lighting added

Lighting details

- Hudson Valley Lighting antique bronze pendants over kitchen island
- Visual Comfort polished nickel sconces in all bathrooms
- Visual Comfort Paris Flea Market chandelier in dining room and pendant in foyer
- Visual Comfort Robinson brass chandelier in family room

Other Updates

- Third floor bonus room built out with wool carpet
- Wood floors replaced throughout the home
- Wood wall paneling in the main stairwell
- Window coverings, curtains, and plantation shutters added throughout home and garage apartment
- Custom molding and cabinetry throughout home (including closets) with soft-close and custom drawers (i.e. file cabinet, printer, drying rack, double-sized, etc.) throughout

Finishes

- Sea Pearl quartzite in kitchen and butler's pantry
- Calacatta marble slab counter in master bath and closet; Calacatta marble tile in bathroom, shower, and tub surround
- Calacatta marble slab in powder room
- Carrara white marble in laundry room with white engineered quartz counters
- Carrara white marble in Jack and Jill bathroom with white engineered quartz counters
- Calacatta marble slab counter in guest bath with calacatta marble shower and tile floors
- Carrara marble slab counter and carrara marble showers and floor in garage apartment

Paul Gainey – Designer

Joe Larrow, Trend Homes – Builder

Pam August – Landscape Architect