

1039 Kirby Drive

River Oaks



Pristine River Oaks European-style estate designed by architect J. Marshall Porterfield. Residence is privately situated behind beautiful tall hedges and gates on 25,000+ sq. ft. of manicured grounds. Intricately renovated by current owners, the estate offers an unmatched living experience w/5 bedrooms and 5/2 bathrooms. Expansive living spaces with exquisite designer appointments include formal and informal living rooms, elegant formal dining room, opulent study/library, 2000+ bottle wine vault and fitness room. The ultimate restaurant-inspired kitchen with Wolf and Miele stainless steel appliances opens directly to a large loggia with outdoor kitchen and expansive terraces offering numerous eat-in accommodations for casual dining and entertaining. Divine interior spaces look out to the beautiful, manicured flower gardens, sparkling pool, fountain, raised vegetable gardens and covered walkways that complete the outdoor experience creating the perfect respite for relaxation.

UPDATES, UPGRADES AND RENOVATIONS (Per Sellers)

2014-2015

- Windows and doors - \$500,000
- Install EF15 window surround - \$50,000
- Moldings (doors, windows, and baseboards) - \$90,000
- Landscape (everything new) - \$300,00

2014

- New interior doors - \$20,000
- Drainage - (included in landscaping number).
- Update sprinkler - \$12,000
- Hardscape - \$75,000
- Pool coping and pebble tech - \$35,000
- Gutters - \$25,000
- Crown molding - \$30,000
- 5 HVAC systems (Lennox) - \$50,000
- Copper vent hood - \$15,000
- 2 Miele dishwashers - \$4,000
- Wolf wall ovens (2) - \$8,000
- 3 kitchen sinks - \$1,800
- Miele coffee system - \$6,000
- Wolf microwave drawer - \$2,000

2014 continued

- Pantry - \$3,500
- Silver closet - \$2,500
- Kitchen plumbing hardware - \$5,000
- Stair rail - \$8,500
- Custom stain den ceiling - (included in paint number)
- New pool bath - \$12,000
- New plugs and covers/ light switches - \$7,000
- Over 600 switches and outlets
All outlets are the type that are childproof (tamper resistant receptacles/TRR).
- Attic access stairs - \$1,200
- Hardwoods in over the garage attached guest quarters - \$27,000
- Hardwoods redone in house \$90,000
- Hardwood repair - \$6,000

2015

- Paint exterior and elastomeric paint - \$65,000
- Landscape lighting (Illuminations) - \$40,000
- Outdoor kitchen, - \$30,000 - (\$25,000 included grill, under grill refrigerator, stainless cabinets, electrical, plumbing, sink, and faucets - \$5,000.00 was for the cinder block rebuild and stucco).
- Ice maker - \$2,300
- Rebuild bar/sink/hot water tap - \$25,000



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2015 *continued*

- Custom drawers under kitchen stair - \$3,000
- Powder room- \$10,800
- (Custom paint and paper in these sections) - \$12,000
- Epoxy garage floor - \$3,000
- AV redo and security light upgrade - \$32,000
- Gas logs and remote starters- \$2,000
- Blue bathroom - \$23,000
- Yellow bathroom - \$4,000
- Upper bath - \$5,500
- Master bath - \$30,000
Hardware, shower doors, cabinets, tub, granite, sinks
- Fireplace marble - \$2,000
- Downstairs fireplace plaster -
(included in paint number).
- Her closet redo - \$23,000
- Fireproof jewelry safe - \$1,200
- AC return covers - \$3,500
- Chandelier lift - \$4,500
- Mirrors and sconces in master bath - \$11,000
- All wallpaper installation - \$30,000

2016

- Fence/gates, pool gates (galvanized) - \$150,000
- Fountain - \$26,000
- Ductwork renovation - \$2,000
- Attic dehumidifier - \$2,000

2016-2017

- All window treatment - \$275,000
- Door hardware - \$20,000
- Inside door hardware - \$10,000
- New drawer and cabinet pulls - \$2,500

2017

- Pool safety fence - \$1,200
- Stair gates - \$800

2018

- New 50-year slate look roof, copper turret and chimney caps- \$200,000
- New stucco (entire house) - \$150,000
- Elastomeric paint - \$75,000
- Generator- \$70,000

2019

- Dedicated Christmas light circuit
- Garden boxes - \$2,500
- Copper awnings - \$20,000

2020

- Tankless hot water heaters (3) - \$15,000
- Spray foam insulation and air barrier in Attic - \$27,000
- Sub-Zero refrigerator with cabinet panel fronts - \$20,000
- Gym - \$62,000
- Carpet - \$8,500
- Cabinets, wall pocket doors, lighting, French door unit, concrete retrofit, flashing, security system, AV connections, AC/heat split unit
- New pool equipment - \$8,000
- Smart house master - \$5,000
- Renovated balconies - \$25,000

2021

- Yellow bathroom bidet - \$1,300
- Yellow bathroom mirror - \$1,000
- Copper awnings - \$16,000

EXCLUSIONS:

- See Agent
- Powder bath mirror



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