

# 3940 Inverness Drive

*Situated on approximately 2.8 acres, this River Oaks home has been called a 'residential country club'. It has been the setting for many grand events and a motion picture. Nestled in a park-like setting, the property offers swimming pools, lighted tennis court, party pavilion, outdoor kitchen and bar, and multi-level patio areas. The outdoor party pavilion is a large covered structure with beamed ceiling, bar area, and stage. Full sized tennis court with raised bleacher seating area. The interior living areas are nicely appointed with detailed moldings and hardwood floors. The formal living and dining rooms offer panoramic views of the wooded landscape. Primary bedroom suite features separate dressing areas and bathrooms, private office/sitting area, and fabulous views. The lower level is ideally suited as a large game room and open entertaining area with wet bar and adjoining separate dressing rooms/pool bath. Potential exercise room on the lower level. Truly nothing else like this property in River Oaks!*

**(4 Bedrooms; 7 Full and 4 Half Baths; 3-Car Garage with 3-Car Porte-Cochere; 11,737 Building Sq. ft. (Per HCAD); 122,100 Lot Sq. Ft. (Per HCAD); Built in 1958 (Per HCAD).)**

## **Foyer – 39' x 12'**

- 9' 6" Ceiling
- Arched solid wood door with 4-lite transom and three sidelights on each side
- Directional art lighting
- Staircase with hardwood treads and risers, wrought iron decorative balustrade, and brass railings
- 8" Multi-piece baseboards with quarter round
- 18" Diagonally laid marble tile floors

## **Study – 23' x 17'**

- 11' 6" Cathedral vaulted ceiling with timber crossbeam
- 4-Lite French double doors flanked by 8-lite side lights
- Built-in wall-to-wall bookcases with twelve adjustable shelves on each side, an art niche in the center with art lighting overhead, and five under-counter double door cabinets
- Built-in entertainment center with space for mounted TV, four adjustable shelves and one under-counter double door cabinet on each side
- Gas fireplace with marble hearth and millwork mantel
- Two bronze and onyx wall sconces
- Ceiling fan
- Recessed lighting
- Directional art lighting
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors set in herringbone pattern

## **Formal Living Room – 31' x 24'**

- 10' 6" Ceiling
- Two sets of single-lite French double doors; each with a 4-lite transom
- Three single-lite windows
- Gas fireplace with marble hearth, and millwork mantel
- 18" Multi-piece crown moulding with dentil pattern
- 8" Multi-piece baseboards with quarter round
- 2" Diagonally laid hardwood floors

## **Formal Dining Room – 23' x 20'**

- 9' Ceiling with coved center in oval shape
- Three single-lite windows
- Recessed lighting
- Directional art lighting
- 10" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 2" Diagonally laid hardwood floors

## **Wet Bar – 11' x 7'**

- 9' Ceiling
- Granite countertops and backsplash
- Raised serving counter with bar seating for four to five stools
- Bronze bar sink with gooseneck faucet
- Four under-counter double door cabinets
- Two under-counter single door cabinets
- Seven under-counter drawers
- One under-counter wine refrigerator
- Three overhead single door cabinets with glass face
- One overhead double door cabinet with glass face
- Recessed lighting
- One antique glass light fixture
- Diagonal box wine storage with approximately 80 bottle capacity
- 10" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

## **Powder Room – 10' x 5'**

- 9' Ceiling
- Furniture-style vanity with marble countertop and pewter sink with 2-tone faucet
- Two 2-candle brass wall sconces
- 10" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

## **Breakfast Room – 17' x 12'**

- 9' Ceiling
- Two sets of floor-to-ceiling and wall-to-wall windows
- 12" Multi-piece crown moulding with dentil pattern
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

## **Kitchen – 23' x 18'**

- 14' Vaulted ceiling with cross beams
- Three single lite windows; all three with crank operation
- Full-lite door to patio
- Corian countertops and backsplash
- Two stainless steel sinks with brushed nickel faucets (one in island)
- Island with bar seating for four to five stools, six under-counter drawers, and one under-counter double door cabinet
- Two Asko dishwashers with cabinet facade (one in island)
- Thermidor range with six gas burners and a griddle set in custom Victorian tile housing with six under-counter tile shelves, three overhead tile shelves, and vent hood
- Two stainless steel Thermador ovens
- Full size refrigerator with cabinet facade
- Full size freezer with cabinet facade
- Twenty-four under-counter drawers
- Five under-counter double door cabinets
- Six overhead single door cabinets with glass faces
- Eight overhead double door cabinets
- One double door cabinet with space for microwave or coffeemaker
- 18-Candle painted wrought iron chandelier
- Recessed lighting
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

## **Butler's Pantry – 15' x 8'**

- 9' Ceiling
- Three single-lite windows; all three with crank operation
- Corian Countertops and backsplash
- Two overhead single door cabinets
- Four overhead double door cabinets
- Eleven under-counter drawers
- Four under-counter single door cabinets
- Two double door pantry cabinets
- Work station with Corian? countertop, knee space, and two under-counter drawers
- Thermador warming drawer
- Fluorescent lighting over counter
- Recessed lighting
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

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**Utility Room – 17' x 10'**

- 9' Ceiling
- 2-Lite window
- Single-lite door to motorcourt
- Corian countertops and backsplash
- Built-in with hanging rod and door overhead double door cabinets
- Space for full size washer and dryer
- Five overhead double door cabinets
- Three under-counter double door cabinets
- Seven under-counter drawers
- Three under-counter oversized drawers
- Recessed lighting
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

**Primary Suite - Wet Bar / Entry Vestibule – 12' x 7'**

- 9' Ceiling
- Granite countertop and backsplash
- Brass bar sink with gooseneck faucet
- KitchenAid ice maker with cabinet facade
- SubZero mini refrigerator with cabinet facade
- Two overhead double door display cabinets
- One under-counter single door cabinet
- Recessed lighting
- 8" Multi-piece crown moulding
- 4" Multi-piece baseboards
- 2" Hardwood floors

**Primary Suite - Bedroom – 18' x 17'**

- 9' Ceiling
- Six full-lite windows
- One 3-lite window with crank operation
- Domed pendant light fixture
- Recessed reading lights
- 8" Multi-piece crown moulding
- 4" Multi-piece baseboards with quarter round
- 2" Hardwood floors

**Primary Suite - Sitting Room – 18' x 13'**

- 9' Ceiling
- Five full-lite windows
- Set of full-lite French double doors to patio
- Media center with granite countertop, millwork block paneled full backsplash, four overhead double door cabinets, four under-counter double door cabinets, and six under-counter drawers
- Recessed lighting
- 8" Multi-piece crown moulding
- 4" Multi-piece baseboards with quarter round
- 2" Hardwood floors

**Primary Suite - Private Office – 11' x 11'**

- 9' Ceiling
- Three bookcases with seven adjustable shelves each
- Desk with wooden countertop, knee space, and two under-counter file drawers
- Domed pendant light fixture
- Recessed lighting
- 8" Multi-piece crown moulding
- 4" Multi-piece baseboards with quarter round
- 2" Hardwood floors

**Primary Suite - Closet 1 – 21' x 18'**

- 9' Ceiling
- Fourteen fixed hanging rods; four are dress height
- Fourteen drop-down hanging rods
- Thirty-three clear faced drawers
- Two pull-out packing shelves
- Double door display cabinet with five adjustable shelves
- Trifold full-size fashion mirror
- Belt rack with seventeen hooks
- Recessed lighting
- 8" Multi-piece crown moulding
- 4" Multi-piece baseboards with quarter round
- 5" Faux hardwood floors

**Primary Suite - Bathroom 1 – 17' x 15'**

- 9' Ceiling
- Set of 4-lite French double doors flanked by 8-lite side lights
- Marble countertop with 6" designer tile backsplash
- Porcelain designer sink with ornate brass faucet
- Three under-counter double door cabinets
- Eight under-counter drawers
- Two overhead double door cabinets
- Jetted tub set in marble slab surround with ornate brass faucet and two flanking columns
- Shower with marble tile walls and ceiling, brass shower head, bench seat, and seamless glass enclosure

- Antique 6-bulb brass and glass chandelier with frosted glass flower shades
- Two domed pendant light fixtures
- Recessed lighting
- Two dual-bulb brass wall sconces
- 8" Multi-piece crown moulding
- 4" Multi-piece baseboards
- 12" Marble tile floors

**Primary Suite - Bathroom 2 – 15' x 10'**

- 9' Ceiling
- Set of 8-lite French double doors to private patio
- Granite countertop and backsplash
- Under-mount porcelain sink with polished nickel faucet
- Shower with tile walls and ceiling, granite bench seat, and seamless glass enclosure
- Private lavatory closet with two overhead double door cabinets
- Dresser with granite countertop, two under-counter drawers, one under-counter double door cabinet, and one overhead double door cabinet
- Medicine cabinet with full length fashion mirrored door and adjustable glass shelving
- One under-counter double door cabinet
- Six under-counter drawers
- Two domed glass wall sconces
- Two domed glass pendant light fixtures
- Recessed lighting
- 8" Multi-piece crown moulding
- 4" Multi-piece baseboards
- 12" Diagonally set tile floors

**Primary Suite - Closet 2 – 25' x 13'**

- 9' Ceiling
- Set of 8-lite French double doors to private patio
- Built-in dressers with granite countertops
- Built-in packing island with granite countertop
- Eight fixed hanging rods; three are coat height
- Seven drop-down hanging rods
- Two sets of ten adjustable shelves
- Ten clear faced drawers
- Two under-counter laundry hamper drawers
- Two under-counter double door cabinets
- Twelve under-counter drawers
- Two overhead double door cabinets; one had display doors
- Two belt racks with thirteen hooks each
- Four tie racks with thirty-six hooks each
- Recessed lighting
- 8" Multi-piece crown moulding
- 4" Multi-piece baseboards with quarter round
- 5" Faux hardwood floors

**Bedroom 1 – 17' x 16'**

- 9' Ceiling
- 4-Lite French double doors flanked by 8-lite side lights
- Built-in dresser with sixteen under-counter drawers, three mirrors; each with decorative millwork framing, and recessed lighting
- Closet with bi-fold doors, one wall-to-wall hanging rod; dress height, and two wall-to-wall overhead shelves
- Domed glass pendant light fixture
- 10" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

**Bedroom 1 Bathroom – 10' x 8'**

- 8' Ceiling
- Vanity with marble countertop and backsplash, porcelain designer sink with polished nickel faucet, six under-counter drawers, and one under-counter double door cabinet
- One double door overhead cabinet
- One 2-tone hand towel ring
- Walk-in shower with glass door, tile floor and surround, and polished nickel shower head
- Two 2-candle brushed nickel wall sconces
- Recessed lighting
- 6" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 12" Marble tile floors

**Library / Bedroom 2 Sitting Area – 15' x 15'**

- 9' Ceiling
- 4-Lite arched French window
- Wall to wall bookcases with adjustable shelves
- Single-bulb hanging pendant style light fixture
- Recessed lighting
- 10" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

**Bedroom 2 – 32' x 15'**

- 9' Coved ceiling
- Two sets of 4-lite French double doors to exterior patio; each flanked by 8-lite side lights
- Wet bar with granite countertop, polished nickel bar sink with 2-tone gooseneck faucet, under-counter ice maker, under-counter beverage refrigerator, and built-in cabinet storage
- Directional art lighting
- Recessed lighting
- 10" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

**Bedroom 2 Bathroom – 12' x 7'**

- 9' Ceiling
- Vanity with granite countertop and designer porcelain under-mount sink with 2-tone faucet, eight under-counter drawers, and one under-counter single-door cabinet
- 2-Tone hand towel ring
- 2-Tone towel rack
- One overhead double door cabinet
- Walk-in shower with glass door, 8" stone tile floor and surround with stone tile accent band, 2-tone shower head, and recessed lighting
- Walk-in closet (12' x 9') with two 4-lite French windows, and built-in shelving with twenty-two adjustable shelves
- Recessed lighting
- 10" Multi-piece crown moulding
- 8" Multi-piece baseboards
- 12" Marble tile floors

**Bedroom 3 / Maids Quarters – 20' x 10'**

- 8' Vaulted ceiling
- 12-lite window
- Walk-in closet – 6' x 6'
- Bathroom (10' x 8') with 3" tile countertop and backsplash, designer porcelain sink, built-in mirror with two brass and glass sconces mounted, six under-counter drawers, one under-counter double door cabinet, and walk-in shower

**Bedroom 4 – 17' x 12'**

- 9' Ceiling
- Three single-lite windows
- Closet housing mechanical equipment
- Recessed lighting
- 8" Multi-piece baseboards
- 12" Tile floors

**Bedroom 4 Bathroom – 5' x 5'**

- 9' Ceiling
- Vanity with marble countertop, porcelain designer sink with 2-tone faucet, and two under-counter single door cabinets
- Built-in mirror
- Recessed lighting
- 8" Multi-piece baseboards
- 4" Tile floors

**Game Room Wet Bar – 18' x 13'**

- 8' Ceiling
- 4" Tile countertops with 1" tile accent bands
- Stainless steel sink
- Stainless steel dishwasher
- Bar seating for ten to twelve stools
- Five under-counter drawers
- Six under-counter single door cabinets
- Four under-counter double door cabinets
- Recessed lighting
- 8' Multi-piece baseboards
- 8" Checkerboard tile floors

**Game Room – 58' x 23'**

- 10' 6" Coffered ceiling
- Three single-lite windows
- Five single-lite French double doors to patio
- One single-lite door to patio
- Studio track lighting
- Game or pool table overhead light fixture
- Gas fireplace set in floor to ceiling stone mantel
- 8" Multi-piece baseboards
- Tile floor with various size tiles

**Game Room Ladies Bathroom – 12' x 10'**

- 8' 6" Ceiling
- Corian countertop with integrated sink and two undercounter double-door cabinets
- Marble bench seat
- Three clerestory windows
- Private lavatory closet
- Walk-in shower with glass door and porcelain tile surround
- Pink porcelain tile walls and floors

**Game Room Men's Bathroom – 16' x 10'**

- 8' Ceiling
- Corian countertop with integrated sink and two undercounter double-door cabinets
- Marble bench seat
- Private lavatory closet
- Walk-in shower with glass door and porcelain tile surround
- Eight built in locker style cabinets
- Walk-in cedar lined sauna
- Green porcelain tile walls and floors

**Exterior Men and Women's Bathrooms**

- 9' Ceiling
- Set of full-lite French double doors for entry
- "Men's" side (19' x 7') with two urinals, two private lavatory closets, and space for a multi-sink vanity
- "Women's" side (18' x 9') with three private lavatory closets and space for a multi-sink vanity
- Checkerboard porcelain tile floor

**Guest House – 23' x 20'**

- 11' Vaulted ceiling
- Four full-lite windows
- Gas fireplace set in floor to ceiling stone
- Unfinished kitchen area (12' x 8') with mantel and connections for kitchen appliances
- Unfinished bathroom area (7' x 5') with plumbing connections for sink, shower, and toilet
- Recessed lighting
- Tile floors

**Misc. Exterior Features**

- Three-car garage (30' x 21') attached via covered walkway
- Covered parking for three cars – 30' x 21'
- Exterior covered patio off main living area – 60' x 10'
- Outdoor dining patio elevated over private pond
- Large private pond with wooden and stone walkway encircling it
- Two large swimming pools (one shallow and one deep) with fountains and a water feature
- Secluded hot-tub
- Outdoor grilling station with granite countertops, stainless steel Viking grill, two stainless steel sinks, a stainless-steel mini refrigerator and ice maker, and a dining patio
- Full sized tennis court with elevated bleacher seating
- Covered dry bar (13' x 13') with granite countertops; to serve the bleacher seating
- Covered pavilion (77' x 36') with elevated stage area, full wet bar with granite countertop and stainless-steel appliances, and a 26' vaulted wooden beam ceiling
- Catering kitchen (13' x 13') with stainless steel countertops, dual stainless-steel sink, Whirlpool dishwasher, and two stainless steel ovens; adjacent to covered pavilion