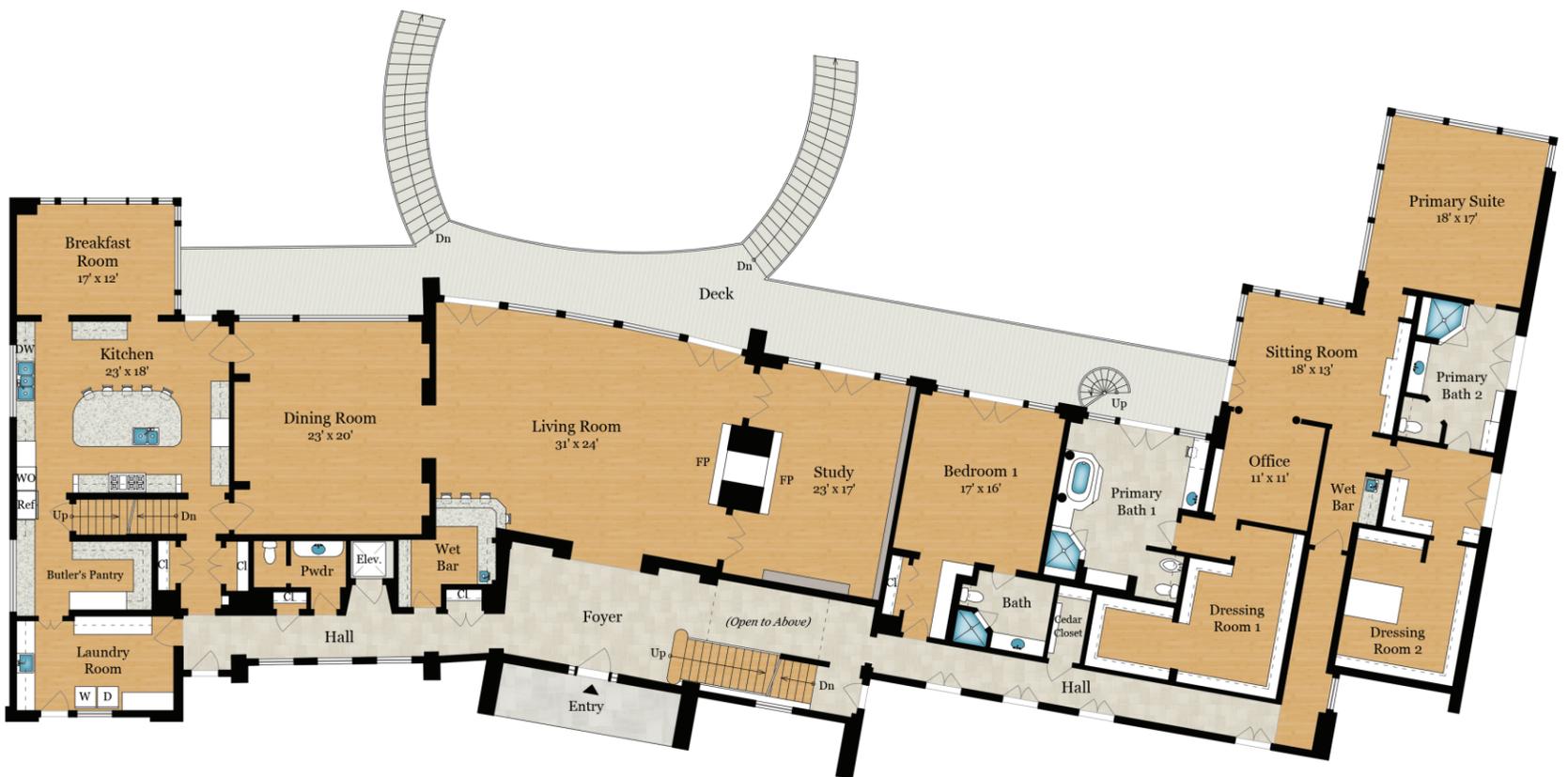


3940 Inverness Drive



MAIN RESIDENCE
MAIN LEVEL
6,670 SQ FT

Walter Bering 713.851.9753

Broker Associate walter.bering@sothebys.realty

Martha Turner | Sotheby's
INTERNATIONAL REALTY

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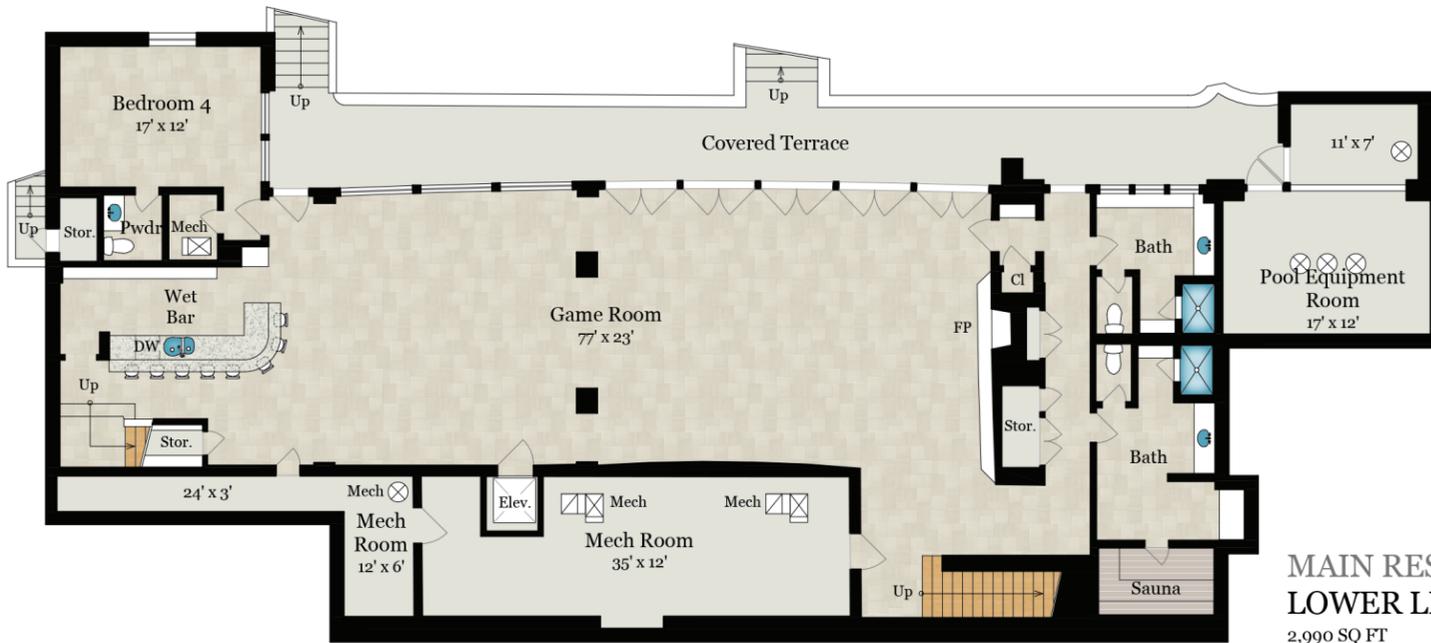
3940 Inverness Drive



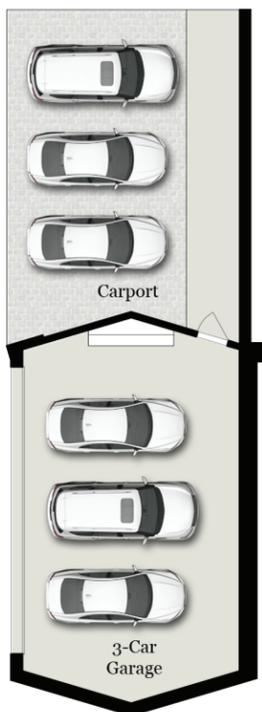
**MAIN RESIDENCE
UPPER LEVEL
PART 1**
395 SQ FT



**MAIN RESIDENCE
UPPER LEVEL
PART 2**
1,170 SQ FT



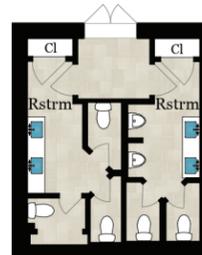
**MAIN RESIDENCE
LOWER LEVEL**
2,990 SQ FT



DETACHED GARAGE
795 SQ FT



GUEST HOUSE
705 SQ FT



**EXTERIOR
RESTROOMS**
415 SQ FT



**CATERING
KITCHEN**
275 SQ FT

**Estimated Total Finished
Square Footage: 12,620 SQ**

Above-Grade: 9,630 SQ FT Below-Grade: 2,990 SQ FT
Calculated per ANSI Standard Z765-2003

- Main Residence: 11,225 SQ FT
 - Main Level: 6,670 SQ FT
 - Upper Level: 1,565 SQ FT
 - Lower Level: 2,990 SQ FT
- Guest House: 705 SQ FT
- Exterior Restrooms: 415 SQ FT
- Catering Kitchen: 275 SQ FT

Unfinished Square Footage: 1,975 SQ FT

- Attic Storage (Main Residence-Upper Level): 25 SQ FT
- Storage (Main Residence-Lower Level): 50 SQ FT
- Mech Room (Main Residence-Lower Level): 655 SQ FT
- Pool Equipment (Main Residence-Lower Level): 345 SQ FT
- Detached 3-Car Garage: 795 SQ FT
- Storage Shed: 105 SQ FT

**Estimated Total Finished & Unfinished
Square Footage: 14,595 SQ FT**

Walter Bering 713.851.9753

Broker Associate walter.bering@sothebys.realty

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