

3320 Chevy Chase Drive

Situated in a prime location in River Oaks, this Georgian Colonial home blends symmetrical architectural elements with nuances of a more modern era floor plan and lifestyle. Inviting entry area with fanlight transom and a swan's neck pediment over the front door. The home is richly appointed with stenciled hardwood floors in the foyer, elegant moldings throughout, a graceful descending staircase, and 12' ceilings in the main living areas on the first floor. A walk-in wet bar is between the living room and back library room. The library room offers access to a climate-controlled wine room. The great room has pairs of French doors that open to the backyard patio and pool area. The kitchen and family room were remodeled by Dillon Kyle for a more open living area concept. Four or five bedrooms plus a two-bedroom apartment or quarters upstairs. Third floor game room and media room. Elevator goes to all three floors. Backyard with green space, slate patio, pool, and outdoor dining areas.

(4 To 6 Bedrooms; 7 Full and 3 Half Baths; 3-Car Attached Garage; 10,296 Building Sq. Ft. (Per HCAD); 22,500 Lot Sq. Ft. (Per HCAD); Built in 1989 (Per HCAD).)

Foyer – 16' x 27'

- 33' Ceiling
- Hardwood entry door with 3-lite side lights and 13-lite decorative transom
- Two identical coat closets each with one hanging rod (dress height), three wall-to-wall shelves, and automatic lighting
- Electronics closet with four wall-to-wall shelves and automatic lighting
- Grand staircase with carpeted treads and risers, balustrade, and millwork wainscoting
- 6-Candle brass and glass chandelier
- Three 2-candle brass and glass wall sconces each with fabric shades
- Block paneled millwork wainscoting with quarter round
- 8" Multi-piece dentil crown moulding
- 5" Hardwood floors with overlaid stained pattern

Formal Living Room – 28' x 20'

- 12' Ceiling
- Two 24-lite windows each with a 4-lite transom
- One set of 12-lite French double doors
- Built-in bookcase with three adjustable shelves, one under-counter single door cabinet, and one under-counter double door cabinet
- Gas log fireplace with marble slab hearth and multi-piece millwork mantel
- Two ceiling speakers
- Recessed lighting
- 18" Multi-piece crown moulding
- 5" Multi-piece baseboards with quarter round
- 5" Hardwood floors

Formal Dining Room – 21' x 19'

- 12' Ceiling
- Four 24-lite windows each with a 4-lite transom
- Gas log fireplace with marble slab mantel and hearth
- Two ceiling speakers
- Recessed lighting
- 18" Multi-piece crown moulding
- 5" Multi-piece baseboards with quarter round
- 5" Hardwood floors

Kitchen – 18' x 16'

- 12' Ceiling
- One 20-lite window with crank operation
- Marble slab countertops with marble slab backsplash
- Shaw's Original porcelain sink with brass gooseneck faucet and hand sprayer
- White subway tile accent wall
- Stainless steel SubZero double door refrigerator/freezer combo with two freezer drawers and two refrigerator drawers
- Stainless steel Wolf range with six gas burners, 10" griddle, and dual ovens
- Bosch dishwasher with cabinet facade
- Scottsman ice maker with cabinet facade
- Stainless steel Prestige vent hood
- Brass pot-filler faucet
- Pantry with stainless steel doubled door entry, marble countertop with millwork backsplash, under-counter adjustable shelving, and overhead adjustable shelving
- Island (10' x 5') with marble slab countertop, space for four barstools, three under-counter double door cabinets, and nine drawers
- Four overhead fixed display shelves
- Two under-counter double door cabinets
- Under cabinet lighting

- Two brass hanging pendant light fixtures
- Five brass wall sconces
- 10" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 5" Hardwood floors

Breakfast/Family Room - 21' x 21'

- 12' Ceiling
- Four 24-lite windows
- One 18- lite window with 3-lite transom
- Three sets of 12-lite French double doors with 8-lite arched transoms; two sets are fixed
- Gas log fireplace with marble mantel and hearth
- Two ceiling speakers
- Recessed lighting
- 10" Multi-piece crown moulding
- 8" Multi-piece baseboards
- 5" Hardwood floors

Butler's Pantry – 14' x 6'

- 10' Ceiling
- One 12-lite window
- Marble slab countertop with antique mirror backsplash
- Shaw's Original porcelain sink with brass gooseneck faucet
- Perlick under-counter mini-fridge with cabinet facade
- Bosch dishwasher with cabinet facade
- Ten overhead double door cabinets
- Two glass-faced double door display cabinets
- One under-counter double door cabinet
- Three under-counter open-faced cabinets
- Eleven built-in drawers
- Two brass pendant light fixtures with frosted glass shades
- Floor-to-ceiling wooden plank wall paneling
- 5" Multi-piece crown moulding
- 3" Multi-piece baseboards
- 5" Hardwood floors

Wine Cellar – 8' x 7'

- 10' Ceiling
- Full-lite beveled glass entry door
- Vertical lattice wine storage with 1,040 bottle capacity
- Three sets of diagonal box wine shelving
- Floor-to-ceiling millwork walls
- Domed pendant light fixture
- 8" Tile floors

Wet Bar – 12' x 8'

- 12' Ceiling
- Leathered granite countertops with antique mirror backsplash with stainless steel under-mount bar sink with brass gooseneck faucet
- Four under-counter drawers
- One under-counter single door cabinet
- Stainless steel KitchenAid ice maker
- Beverage refrigerator with cabinet facade
- Three overhead double door glass-faced display cabinets with adjustable glass shelving and display lighting
- Built-in wine storage for approximately 100 bottles
- Under cabinet lighting
- One domed light fixture
- 8" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 5" Hardwood floors

Walter Bering 713.851.9753

Broker Associate walter.bering@sothebys.realty

Martha Turner | **Sotheby's**
INTERNATIONAL REALTY

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. This offering is subject to errors, omissions, changes including price or withdrawal without notice. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. © MMXIII Sotheby's International Realty, Inc. All Rights Reserved. An Equal Opportunity Company. Equal Housing Company.

Library – 20' x 18'

- 12' Block paneled millwork ceiling
- Six 24-lite windows
- 12-Lite French double doors with 8-lite arched transom
- Gas fireplace with granite slab surround and millwork mantel
- Two bookcases with six adjustable shelves
- Two bookcases with four adjustable shelves and double door cabinet below
- Two ceiling speakers
- 4-Candle brass chandelier with glass shade
- Four brass wall sconces
- Recessed lighting
- Floor-to-ceiling block paneled millwork walls
- 12" Multi-piece crown moulding
- 5" Hardwood floors

Powder Room (Off Library) - 9' x 8'

- 10' Ceiling
- One 12-lite window with plantation shutters
- Granite countertop and backsplash with porcelain sink
- One under-counter double door cabinet
- Toto commode
- Four single door cabinets with keyed deadbolt
- One double door cabinet with keyed deadbolt
- Designer wallpaper
- Recessed lighting
- 4" Multi-piece crown moulding
- 6" Multi-piece baseboards
- 5" Hardwood floors

Sun Room (1st Floor) - 33' x 16'

- 12' Ceiling with wooden cross beams
- Five sets of 12-lite French double doors each with an 8-lite arched transom
- Recessed lighting
- Two wall speakers
- 5" Multi-piece baseboards with quarter round
- 5" Hardwood floors

Kitchen Powder Bathroom – 8' x 3'

- 10' Ceiling
- One 24-lite window with 4-lite transom
- Porcelain pedestal sink with brass faucet
- Designer wallpaper
- Two antique brass wall sconces
- Overhead double door cabinet
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards with quarter round
- 5" Hardwood floors

Elevator Bay Powder Bathroom – 7' x 5'

- 10' Ceiling
- Vanity with marble slab countertops and backsplash with hand painted "Reed & Ribbon" burnished gold under-mount sink with brass faucet and two under-counter single door cabinets
- Two double door linen cabinets
- Designer wallpaper
- Two single-candle brass wall sconces with fabric shades
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards
- 12" Marble tile floors

Primary Bedroom – 22' x 20'

- 10' Ceiling
- Three 18-lite windows with Roman shades; one with bench seat with two drawers
- Media center with pull-out TV shelf and adjustable shelf storage; concealed by two double door cabinets
- Gas log fireplace with marble slab surround, marble slab hearth, and millwork mantel
- Two ceiling speakers
- Domed pendant light fixture with frosted glass shade
- 8" Multi-piece crown moulding
- 5" Multi-piece baseboards
- Carpet floors

Primary Bathroom – 19' x 14'

- 10' Coffered ceiling with cove lighting
- Two 12-lite windows
- Vanity 1: Crema Marfil marble slab countertop with porcelain sink, under-counter knee space for makeup station, three single door under-counter cabinets, and fifteen drawers
- Vanity 2: Crema Marfil marble slab countertop with under-counter double door cabinet and eight drawers
- Coffee Bar: Corian countertop with porcelain sink, brass gooseneck faucet, one under-counter cabinet, one overhead cabinet, and a Sharp microwave
- Lavatory Closet: One 18-lite window, two overhead doubled door cabinets, Kohler commode, and Kohler bidet

- Washroom/Secondary Lavatory Closet (15' x 8'): Shower with floor-to-ceiling marble tile surround and bench seat, one 18-lite window with plantation shutters, lavatory with Kohler commode, 6-lite porthole window, marble countertop with eight under-counter drawers and two laundry hampers, and three overhead double door cabinets
- Two ceiling speakers
- Recessed lighting
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards
- 18" Crema Marfil marble tile floors laid diagonally

Primary Closet 1 – 14' x 13'

- 10' Ceiling
- One 18-lite window with plantation shutters
- Nine fixed hanging rods; four are dress height
- Ten drop-down hanging rods
- Two sets of six adjustable shelves
- Fifteen clear-front display drawers
- Floral designer wallpaper
- Three fluorescent light fixtures
- 6" Multi-piece crown moulding
- 5" Multi-piece baseboards
- Carpet floors

Primary Closet 2 – 17' x 8'

- 10' Ceiling
- One 6-lite porthole window
- Ten hanging rods; two are dress height
- Two sets of two overhead shelves
- Sixteen open-faced cabinets
- Peg board storage wall
- Full length fashion mirror
- Two fluorescent light fixtures
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards
- Carpet floors

2nd Floor Stair Landing – 16' x 12'

- 10' Ceiling
- One 18-lite window
- Two 12-lite windows
- Three double door cabinets
- 6-Candle ornate brass chandelier with fabric shades
- 8" Dentil crown moulding
- 5" Multi-piece baseboards with quarter round
- 2" Hardwood floors

2nd Floor Sitting Room – 17' x 13'

- 10' Ceiling
- Five 18-lite windows
- Four built-in bookcases with seven adjustable shelves and four double door cabinets below
- Six double door cabinets
- Five wall speakers
- Brass light fixture
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards with quarter round
- 2" Hardwood floors

Bedroom 1 – 19' x 15'

- 10' Ceiling
- Three 18-lite windows
- Pendant light fixture with frosted glass shade
- Walk-in closet (7' x 5') with three wall-to-wall hanging rods (dress height), three overhead shelves (two are wrap-around), six built-in open-faced cabinets, and a fluorescent light fixture (automatic lighting)
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards
- Carpet floors

Bedroom 1 Bathroom – 8' x 7'

- 10' Ceiling
- One 18-lite window
- Vanity with marble slab countertops and backsplash with under-mount porcelain sink with polished nickel gooseneck faucet, five drawers, one under-counter double door cabinet, and knee space for makeup station
- Floor-to-ceiling mirror
- Shower/tub combo with 12" tile surround, sliding glass door, shampoo shelf cutout, and polished nickel shower head and faucet
- Toto commode
- One overhead double door cabinet
- Designer wallpaper
- Glass pendant chandelier
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards
- 12" Tile floors

Bedroom 2 – 18' x 14'

- 10' Ceiling
- Two 18-lite windows
- Pendant light fixture with frosted glass shade
- Built-in workstation with two under-counter double door cabinets, knee space, and eight overhead adjustable shelves
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards
- Carpet floors

Bedroom 2 Bathroom – 9' x 9'

- 10' Ceiling
- One 18-lite window
- Vanity with 4" tile countertops and backsplash with under-mount porcelain sink with polished nickel faucet, five under-counter drawers, one under-counter double door cabinet, and one under-counter single door cabinet
- Three double door cabinets
- Shower/tub combo with sliding glass door and 4" tile surround, and polished nickel shower head and faucet
- Walk-in closet (6' x 6') with three wall-to-wall hanging rods (one is dress height), four overhead wall-to-wall shelves, seven shelves, and a fluorescent light fixture (automatic lighting)
- Toto commode
- 5" Multi-piece baseboards
- 4" Tile floors

Bedroom 3 – 18' x 14'

- 10' Ceiling
- Two 18-lite windows
- Pendant light fixture with frosted glass shade
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards
- Carpet floors

Bedroom 3 Bathroom – 9' x 7'

- 10' Ceiling
- Vanity with marble slab countertops and backsplash with under-mount porcelain sink with polished nickel gooseneck faucet, five under-counter drawers, one under-counter double door cabinet, and one under-counter single door cabinet
- Shower/tub combo with sliding glass door, 4" tile surround, tile accent band, and polished nickel shower head and faucet
- Walk-in closet (8' x 7') with four hanging rods (two are dress height), two wall-to-wall overhead shelves, two wrap-around shelves, and partial peg board storage wall
- Toto commode
- One overhead double door cabinet
- Two pendant light fixtures
- Two single-bulb wall sconces with fabric shades
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards
- Hexagonal tile floors

Fitness Room (Potential Bedroom 4) – 17' x 13'

- 10' Ceiling
- One 18-lite window with plantation shutters
- Walk-in closet (8' x 6'): with 6-lite porthole window, five hanging rods, and five overhead shelves
- One ceiling fan
- Two ceiling speakers
- Recessed lighting
- 4" Multi-piece crown moulding
- 4" Multi-piece baseboards
- Seagrass floors

Laundry Room – 12' x 7'

- 10' Ceiling
- 6-Lite porthole window
- 4" Tile countertops with stainless steel utility sink with polished nickel gooseneck faucet
- Two under-counter drawers
- Three under-counter double door cabinets
- Four overhead double door cabinets
- Eleven double door cabinets
- One hanging rod; dress height
- Space for full sized washer and dryer
- Fluorescent light fixture
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards with quarter round
- Tumbled tile floors - 8" and 4" tiles

Game Room (3rd Floor) - 41' x 14'

- 8' Ceiling
- Three 12-lite windows each with a bench seat below
- Wet bar with porcelain countertops with under-mount porcelain sink, under-counter beverage refrigerator with cabinet facade, four overhead glass-faced double door cabinets, three under-counter double door cabinets, and five drawers

- Four built-in bookcases with adjustable shelving
- Cedar-lined closet (16' x 10') with one 12-lite window, three hanging rods, built-in with set of six open-faced cabinets, one built-in with twelve open-faced cabinets
- Closet (6' x 5') with one hanging rod (dress height), two overhead shelves, and set of six shelves
- Two ceiling speakers
- Recessed lighting
- 2" Crown moulding
- 4" Multi-piece baseboards
- Carpet floors

3rd Floor Bathroom – 9' x 5'

- 8' Ceiling
- Porcelain tile countertop and backsplash with under-mount porcelain sink, two under-counter drawers, two under-counter single door cabinets, and one under-counter double door cabinet
- Built-in cabinetry with two double door cabinets and one laundry hamper
- Shower with glass enclosure, porcelain tile surround
- Toto commode
- Recessed lighting
- 2" Crown moulding
- 4" Multi-piece baseboards
- Porcelain tile floors

Media Room – 22' x 16'

- 8' Ceiling
- One 12-lite window
- Thirteen theatre seating chairs
- Projector screen with JBC projector (D-LIA)
- Recessed lighting
- 1" Crown moulding
- 4" Multi-piece baseboards
- Carpet floors

Quarters / Guest Apartment Bedroom 1 – 12' x 10'

- 10' Ceiling
- One 18-lite window with plantation shutters
- Closet with double door entry (8' x 2'), three hanging rods (one is dress height) and two overhead shelves
- 3-Candle chandelier with tinted glass shades
- 4" Multi-piece crown moulding
- Seagrass floors

Quarters / Guest Apartment Bedroom 2 – 12' x 12'

- 10' Ceiling
- One 18-lite window with plantation shutters
- Two identical closets (5' x 4'): each with two hanging rods, two built-in shelves, and two overhead shelves
- Brass pendant light fixture with frosted glass shades
- 4" Multi-piece crown moulding
- 4" Baseboards
- Seagrass floors

Quarters / Guest Apartment Living Room – 18' x 10'

- 10' Ceiling
- Two 6-lite porthole windows
- One 16-lite window
- Garage access
- Kitchenette with laminate countertops, stainless steel sink, stainless steel range with four gas burners, one Frigidaire stainless steel beverage refrigerator, three overhead double door cabinets, one under-counter single door cabinet, and four drawers
- Recessed lighting
- 4" Multi-piece crown moulding
- 4" Multi-piece baseboards
- Seagrass floors

Quarters / Guest Apartment Bathroom – 16' x 10'

- 10' Ceiling
- 6-Lite porthole window
- Porcelain tile countertops and backsplash, dual under-mount porcelain sinks with stainless steel faucets, four under-counter drawers, and two under-counter double door cabinets
- Built-in cabinetry with two double door cabinets and two laundry hampers
- Shower/tub combo with porcelain tile surround
- Kohler commode
- Recessed lighting
- 4" Multi-piece crown moulding
- 4" Multi-piece baseboards
- White porcelain tile floors

Exclusions:

- Light fixture over breakfast room table in family room
- Sconces in dining room by fireplace
- Sconces in living room by fireplace
- Chandelier in the dining room
- Sconces in sunroom
- Swinging arm lamps in master bedroom