

# 971 KIRBY DRIVE

## River Oaks

Main House 8,611 sq. ft. (per appraisal).

Guest House/Quarters 1,073 sq. ft. - (per appraisal) with private pedestrian gated entry for guests, or entry directly through the three-car garage.

Three-car oversized garage with storage closet 35' x 23' 1,073 sq. ft.- (per appraisal).

Lot 25,150 sq. ft. (per survey).

Year Built 1985.

Landscape lighting at front columns and in the backyard.

Circular drive behind two remote controlled privacy gates.

Swimming Pool 35' x 19' with 3' to 6' depths spa and fountains.

Full perimeter fence with two automatic gates plus an additional automatic driveway gate at east side towards the garage and additional parking behind the gate.

Hoops adjustable basketball goal at motor court.

Mature wisteria blankets the custom arbor leading to the guest house.

Gated pet garden/play area on the west side of the home with two entry pedestrian gates at front and back yards.

Manicured, serene gardens throughout the property. Verdant, parterre style landscape greets you upon entering the gates.

### **Improvements-**

#### **Interior Main Home:**

Addition of two new bedrooms 2023.

Addition of three new bathrooms 2023.

New 2<sup>nd</sup> floor hall walk-in closet with storage shelving 2023.

New undercounter beverage refrigerator in (1) west primary bathroom and (1) primary bedroom. 2023.

14 new Marvin wood/aluminum clad Low E windows 2022.

Two 50-gallon hot water heaters replaced 2021.

New Schenck floors first floor 2017.

New Marvin window in one of the primary bathrooms and study - 2017.

#### **Guest House/Quarters/3 Car Garage:**

Garage new paint and epoxy floor coating - 2023.

New Marvin wood/aluminum clad Low E windows - 2022.

New 200-amp breaker panel 2022.

New HVAC 2020 - New roof - 2017.

GE Washer/Dryer - 2021.

#### **Exterior/Grounds:**

New exterior paint main house and guest house/quarters 2023.

Complete landscape renovation 2023 and new irrigation meter installed 2023.

Probstfeld survey - 2021.

Replaced wrought iron fencing front and sides between brick columns 2021.

Replaced wrought iron gate at quarters entry/walkway, pool equipment location and right side of the gravel walkway to include keyed locks 2021.

Roofing inspections and maintenance+front gutter screens - 2021.

Five HVAC systems 2020/2019, 2018, 2017, 2014 and 2013.

## **Main House**

### **Foyer**

26'x14'

23 ft. ceiling height.

Mahogany double doors with beveled/leaded glass, sidelites and arched window.

Dramatic Chandelier.

Spiral Staircase with block paneling.

4 ft. x 4 ft. slab marble with Schenck hardwood flooring.

9" custom baseboards with outlets.

Neutral paint palette.

Lutron lighting.

### **Living Room**

11 ft. ceiling height.

Crown moulding.

Schenck hardwood floors.

Three sets of 8ft. double 12-lite French doors with arched windows.

Slab marble fireplace with hearth and mantel gas log.

Built-Ins flank fireplace.

Low voltage lighting/art lighting.

(2) 11-light crystal chandelier sconces.

New Marvin window.

Floor plug receptacles.

### **Dining Room**

12 ft. ceiling height

Crown moulding.

Schenck hardwood floors.

Two sets of 8ft. double 12-lite French doors with arched windows.

Low voltage lighting/art lighting.

30-light crystal chandelier.

### **Bar**

10 ft. ceiling height.

Full slab countertop and floor.

Bar storage cabinets.

Commercial 3 ft. bar sink with wall mount faucet on full wall stainless steel backsplash.

Recessed lighting.

Full size 30" wide Sub-Zero wine refrigeration storage closet Model no. 430.

Full size 30" wide Northland bar refrigerator with shelves and drawers.

**Elevator** - to all three floors.

**Family Room**

12 ft. ceiling height.  
Crown moulding and coffered ceiling.  
Low voltage lighting.  
Floor plug receptacles.  
12-arm tortoise chandelier.  
6-arm tortoise chandeliers (2).  
18-lite double 8 ft. French doors with arched windows.

**Back Staircase to Second Floor** - (located behind kitchen at hallway leading to the side driveway courtyard).

**Chef's Kitchen** -

12' ceiling height.  
Custom black lacquer cabinets.  
Black marble countertops and flooring.  
Restaurant grade appliances to include:  
48" Wolf dual fuel double oven range with 4 gas burners, grille and griddle.  
30" Wolf 4-burner induction cooktop.  
88" commercial hood vent.  
Viking steam oven.  
GE speed oven.  
Bosch double electric, convection built-in ovens.  
3 - Mr. Induction warming plates.  
2 Viking warming drawers.  
Sub-Zero 36" stainless steel front freezer.  
Sub-Zero 36" stainless steel glass front refrigerator.  
Sub-Zero 48" stainless steel front refrigerator/freezer.  
Hoshizaki commercial ice maker with commercial water filter.  
2 Bosch dishwashers.  
Miele coffee/espresso station.  
Prep sink with pot filler.  
Island with lots of drawer and cabinet storage.  
Walk-In food pantry with stainless wire adjustable shelving units.

**Butler's Pantry** -

10 ft. ceiling height.  
Full walls of custom built-in pantry space with cabinets, concealed pull-out drawers and glass front cabinets, lighted crystal and china display with glass shelving+storage.  
18-lite French door to covered patio walkway.  
Wall mounted pool controls.  
Full slab marble floors, countertop and backsplash.  
Under-counter lighting, recessed lighting and petite chandelier.

### **Formal Powder Room/Half Bath -**

10 ft. ceiling height

Onyx countertop furniture vanity with Edgar Berebi hardware.

High end designer sink and wall mounted faucet with inlaid handles.

Floor to ceiling onyx tiles behind vanity. Floor has inlaid design and onyx baseboards.

Two sconces flank the mirror with elegant close-to-ceiling light fixture.

Leather wallcovering panels

Crown moulding.

### **Library (First Floor) -**

12 ft. ceiling height.

Block paneling and built-ins with cabinets and bookcases.

24 - light chandelier.

Built-in marble desk with knee space.

Fireplace with mantel and legs with granite hearth and surround gas log.

Low voltage lighting.

Citrine velvet accent walls.

### **Second Floor West Wing:**

#### **Primary Suite with barrel vaulted entry hall with primary bedroom and two primary bathrooms**

##### **Primary Bedroom**

Block paneled fireplace with marble surround gas log.

Built-ins flanking the fireplace with wet bar on left side (with polished nickel sink and under counter refrigerator) and storage to the right.

Low voltage lighting/art lighting.

Custom carpet.

Crown moulding.

New Marvin window.

##### **Two Primary bathrooms**

Closets with custom cabinetry, glass front cabinets/shoe storage/sweater storage/purse storage. Pull out clothing peninsula.

Four separate lavatories with high-end designer sinks and faucets. One vanity with knee space.

Miele espresso/coffee system.

Under counter refrigerator.

Marble countertops and custom wallcoverings.

Wood flooring.

Marble floors.

Walk-in shower with two shower heads and handheld shower.

Bain Ultra tub with air system with 18-light crystal chandelier elegantly marks the bifurcation of the two primary bathrooms.

Each has a home office space, one home office has a balcony overlooking the backyard and pool.

Two private water closets.

Direct vent fireplace.

## **Second Floor East wing:**

### **Secondary bedroom with ensuite bathroom** (currently used as a second floor Den).

#### **Bedroom-**

Hardwood floors, ceiling fan, plantation shutters.

#### **Bathroom-**

Toto vessel sink 20"x15".

Hansgrohe faucet.

Hansgrohe thermostatic controlled shower and tub valves and shower head-polished chrome with frameless tub/shower glass enclosure and door.

Quartz countertops.

Porcelain 24"x12" floor tile.

Wall tile herringbone pattern subway tile.

### **Secondary bedroom with ensuite bathroom**

#### **Bedroom-**

Hardwood and carpet floors, ceiling fan, plantation shutters.

#### **Bathroom-**

Toto vessel sink 20"x15".

California Faucets faucet.

California Faucets thermostatic controlled shower and tub valves and handheld shower polished nickel with frameless glass enclosure and door.

Bain air jetted tub.

Quartz countertop and tub deck.

Porcelain 24"x12" floor tile.

Wall tile octagonal marble.

### **Utility/Laundry Room**

2 sinks, one with a jetted laundry system and hand sprayer.

Cabinet storage.

Granite counter tops and folding counter.

Hanging rods and shelves.

LG steam washer and dryer.

Tile floors.

Built-in clothes hamper with additional storage above.

**Staircase to third floor** (located on the second floor at the south hallway within close-proximity to the laundry room).

## **Third Floor-**

### **Secondary bedroom with ensuite bathroom**

Toto vessel sink 24"x15".

Floating Vanity with Hansgrohe faucet.

Quartz counter tops.

24"x48" porcelain floor tiles.

Wall tile 4"x12" broken joint.

Hansgrohe thermostatic controlled shower valve and shower head polished chrome.

Linear shower drain.

Frameless glass shower door.

### **Game Room/Media Room**

Beverage refrigerator.

Carpet.

### **Powder Room/Half bath**

Vessel sink.

Granite floor and granite wainscot on all walls.

## **2 Workout Rooms/Gym**

Architecturally pleasing floor to ceiling glass walls and sliding glass doors.

Carpet.

## **Guest House/Quarters over 3-car garage**

Two bedrooms.

Hall bathroom.

Living room.

Kitchen Cabinets and drawers with plenty of counter space and pull up bar.

Oven, dishwasher and microwave + GE washer and dryer.