



Notable Features + Amenities

5 Bedrooms | 5 Full and 3 Half Baths | 4-Car Attached Garage
7,221 Building Sq. Ft. (Per HCAD) | 44,444 Lot Sq. Ft. (Per HCAD) | Built in 1984 (Per Seller)

Home Miscellaneous

- **Exclusion:** Light fixture outside of powder bath by Foyer
- **Architect:** Ray Bailey Architects (Ray Bailey, Ken Webb)
- **General Contractor:** Murphree Construction (Gene Murphree)
- Lap pool with spa, cobalt blue tile surround, and basket-weave brick pool decking/exterior patio
- Mirrored brick "grotto" with redwood trellis roof over a multi-ton granite recirculating fountain flowing into the far end of the pool
- Approximately 100-year-old reclaimed wide plank heart of pine hardwood floors throughout downstairs living areas; refinished in 2023
- Exterior siding is highly moisture resistant Cypress wood
 - Replaced as needed by Acacia wood in 2023
 - Acacia is more moisture resistant than Cypress
- Commercial grade heating and cooling system, uses a chiller and a boiler to heat and cool the home. Chiller system has a 40-ton Carrier unit
- Slate tile roof (replaced 2024)
- Climate-controlled wine cellar with approximately 90 case capacity
- 4-Car attached garage with climate-controlled workshop and workman's toilet room

Foyer - 19' x 10'

- 10' Ceiling (opens to 20' at stairwell)
- 9-Lite octagonal window (clerestory)
- Custom arched window with beveled glass lites and a hand-blown leaded glass center piece
- Solid wood front door with beveled glass side-lites and a 6-lite beveled glass transom
- Two coat closets
- Grand spiral staircase with solid wood treads and risers and a solid wood balustrade
- 6-Candle brass and glass chandelier
- Two wall sconces
- Recessed lighting
- Crown moulding and multi-piece baseboards
- Reclaimed wide-plank antique hardwood floors

Study / Office - 15' x 12'

- 9' Ceiling
- Two 40-lite windows with plantation shutters
- One 32-lite window with plantation shutters
- Two built-in bookcases with adjustable shelving and drawer storage
- Chair railing
- Recessed lighting
- Crown moulding and multi-piece baseboards
- Reclaimed wide-plank antique hardwood floors

Dining Room - 21' x 18' x 18'

- **Triangle shape**
- 10' Ceiling
- Four 50-lite windows
- Full-lite corner window with seamless 90-degree butt jointed edge and panoramic views of backyard
- Arched entry to Foyer with sliding pocket doors
- Ceiling speakers
- Recessed lighting
- Four single-candle wall sconces
- Crown moulding and multi-piece baseboards
- Reclaimed wide-plank antique hardwood floors

Kitchen - 15' x 14'

- 19' Vaulted ceiling
- Twelve 6-lite clerestory windows
- Two 12-lite windows
- Four overhead display cabinets with 6-lite windows behind
 - Allows views of trees through cabinets
- Quartz countertops with porcelain tile full backsplash (replaced 2023)
- Island with stainless steel 5-burner Wolf cooktop (replaced 2023), stainless steel Thermador warming drawer, and cabinet storage; custom stainless-steel vent hood above with vent pipe extending to ceiling
- Two stainless steel Dacor wall ovens
- Stainless steel Dacor microwave (on island)
- Stainless steel SubZero refrigerator/freezer (replaced 2023)
- Stainless steel KitchenAid dishwasher
- Deep basin porcelain sink with stainless steel gooseneck faucet (replaced in 2023)
- Plumbing for second sink on west side countertop
- Walk-in pantry - 7' x 6'
- Custom Cherry cabinetry with cabinet and drawer storage and porcelain handles
- Wall mounted studio track lighting
- Under-cabinet lighting (installed 2024)
- Brick paver floors

Breakfast Room - 14' x 14'

- 19' Vaulted ceiling
- Three 18-lite windows
- Two 12-lite clerestory windows
- One 24-lite window
- One 21-lite French door to patio
- Fireplace with gas logs, porcelain tile surround and millwork mantel
- Ceiling fan
- Two wall sconces
- Recessed lighting
- Multi-piece baseboards
- Brick paver floors

Living Room - 41' x 23'

- 9' Ceiling (opens up to 20' over fireplace)
- Ten 30-lite clerestory windows
- Ten 40-lite windows
- Wood burning fireplace with gas starter, brick surround and hearth and a custom millwork mantel
- Serving window from wet bar
- Ceiling speakers
- Recessed lighting
- Crown moulding and multi-piece baseboards
- Reclaimed wide-plank antique hardwood floors

Wet Bar - 12' x 8'

- 9' Ceiling
- 2-Lite serving window to patio
- Corian countertop with raised serving window to Living Room
- Brass sink with brass gooseneck faucet
- SubZero mini-fridge with cabinet facade
- Hoshizaki ice maker with cabinet facade
- Custom cabinetry with cabinet and drawer storage and overhead display cabinets
- Under cabinet lighting (replaced 2024)
- Ceiling speakers

- Recessed lighting
- Crown moulding and multi-piece baseboards
- Reclaimed wide-plank antique hardwood floors

Library - 18' x 13'

- 9' Ceiling
- Two 30-lite windows
- Set of 14-lite French double doors to screened porch
- Wood burning fireplace with gas starter, brick surround and hearth and a custom millwork mantel
- Built-in bookcases with adjustable shelving and cabinet storage
- Floor-to-ceiling millwork paneling
- Recessed lighting
- Crown moulding and multi-piece baseboards
- Reclaimed wide-plank antique hardwood floors

Primary Bedroom - 23' x 16'

- 9' Ceiling
- Two 40-lite windows with plantation shutters
- Two 30-lite windows with plantation shutters
- Wood burning fireplace with gas starter, brick surround and hearth and a custom millwork mantel
- Ceiling fan
- Recessed lighting
- Crown moulding and multi-piece baseboards
- Reclaimed wide-plank antique hardwood floors

Primary Bathroom - 28' x 15'

- 9' Ceiling
- 20' Long floor-to-ceiling wall of built-in cabinetry
- Three walk-in closets with built-in hanging rods and general clothing storage
- Private walk-in sauna
- Floor-to-ceiling wall of mirrors
- Set of twelve full-lite windows overlooking private garden
- Two vanities with tile countertops, porcelain sinks with brass hardware, cabinet and drawer storage, Hollywood lighting; one vanity has makeup station
- Private lavatory closet with skylight, commode, and bidet
- Walk-in shower with tile surround, glass brick privacy wall, and shampoo shelves
- Porcelain tub set in raised tile surround with brass hardware
- Ceiling speakers
- Crown moulding and multi-piece baseboards
- Brick paver floors

Primary Suite Dressing Room - 30' x 10'

- Second floor location; accessed by private staircase in primary bathroom
- Six sets of built-in hanging rods with overhead shelves
- Wall of built-in shelving
- Fluorescent lighting
- Baseboards
- Carpet floors

Powder Bathroom 1 - 6' x 5'

- 9' Ceiling
- Porcelain pedestal sink with polished nickel hardware
- Three wall sconces
- Fabric wall covering
- Crown moulding and multi-piece baseboards
- Reclaimed wide-plank antique hardwood floors

3971 Inverness Drive

Powder Bathroom 2 - 5' x 3'

- 8' Ceiling
- Vanity with porcelain tile counter and backsplash, porcelain sink, and cabinet storage
- Two wall sconces
- Brick paver floors

Bedroom 1 - 14' x 13'

- 9' Ceiling
- Two 30-Lite windows with plantation shutters
- Set of 21-lite French double doors to patio
- Walk-in-closet with two hanging rods and overhead shelf
- Ceiling fan
- Crown moulding and baseboards
- Carpet floors (replaced 2025)

Bedroom 1 Bathroom - 8' x 6'

- 8' Ceiling
- 9-Lite octagonal window
- Vanity with Corian countertop, porcelain sink, and cabinetry
- Shower with glass door and floor-to-ceiling tile surround
- Built-in linen cabinetry
- Recessed lighting
- Baseboards
- Brick paver floors

Bedroom 2 - 14' x 12'

- 9' Ceiling
- Two 30-Lite windows with plantation shutters
- Walk-in-closet with three hanging rods and overhead shelf
- Ceiling fan
- Crown moulding and baseboards
- Carpet floors (replaced 2025)

Bedroom 2 Bathroom - 8' x 5'

- 8' Ceiling
- 9-Lite octagonal window
- Vanity with Corian countertop, porcelain sink, and cabinetry
- Tub/shower combo with glass door
- Built-in linen cabinetry
- Recessed lighting
- Baseboards
- Brick paver floors

Bedroom 3 - 14' x 12'

- 9' Ceiling
- 30-Lite window with plantation shutters
- Walk-in-closet with hanging rod and overhead shelf
- Ceiling fan
- Crown moulding and baseboards
- Carpet floors (replaced 2025)

Bedroom 3 Bathroom - 9' x 6'

- 8' Ceiling
- Vanity with Corian countertop, porcelain sink, and cabinetry
- Shower with glass door and floor-to-ceiling tile surround
- Built-in linen cabinetry
- Recessed lighting
- Hallway access
- Baseboards
- Brick paver floors

Guest Quarters Living Room - 16' x 15'

- **Currently a gym**
- 8' Ceiling
- Two 24-lite windows with plantation shutters
- Kitchenette with metal countertop and cabinetry, sink, oven, three electric burners, vent hood, and mini-fridge
- Two built-in cabinets
- Walk-in-closet with hanging rod
- Ceiling fan
- Multi-piece baseboards
- Vinyl floors (replaced 2023)

Guest Quarters Bedroom - 15' x 13'

- 8' Ceiling
- One 24-lite window with plantation shutters
- Two closets with hanging rods
- Access to climate-controlled storage room (23' x 15')
- Ceiling fan
- Multi-piece baseboards
- Vinyl floors (replaced 2023)

Guest Quarters Bathroom - 11' x 5'

- Vanity with sink, cabinet and drawer storage, and laminate counter
- Tub/shower combo with tile surround and sliding glass door
- Multi-piece baseboards
- Vinyl floors (replaced 2023)

Game Room - 21' x 13'

- 9' Ceiling
- Four 30-lite windows
- Set of 21-lite French double doors to patio
- Wall of built-in cabinetry with media center, storage, and display shelving
- Ceiling fan
- Recessed lighting
- Baseboards
- Carpet floors (replaced 2025)

Utility Room - 17' x 12'

- 8' Ceiling
- 20-Lite window
- Skylight
- Built-in cabinetry with laminate countertop and desk space
- Space for full-size washer and dryer
- Utility sink
- Clothes hanging rack
- Ceiling fan
- Recessed lighting
- Baseboards
- 12" Tile floors

Green House - 14' x 10'

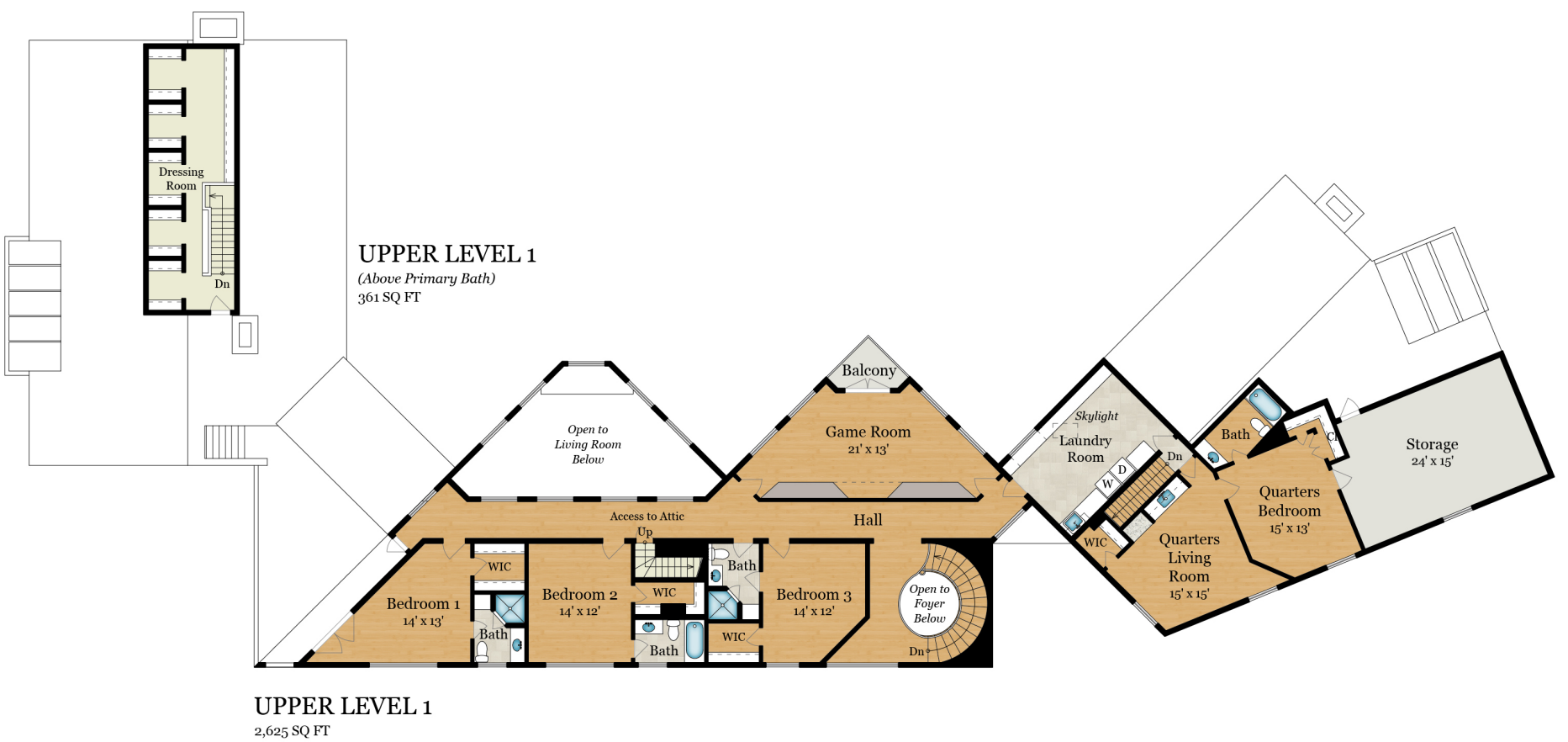
- 10' Ceiling
- Climate controlled; located off Breakfast room
- Wall-to-wall full-lite windows with full-lite door to patio
- Full ceiling of windows
- Studio track lighting
- 21-Lite French door to garage
- Coat closet
- Multi-piece baseboards
- Brick paver floors

Garage - 40' x 20'

- 10' Ceiling
- Four car capacity
- Half-bath for gardeners
- Climate controlled workshop (11' x 9') with built-in workbench, cabinetry, and lockable storage closet
- Built-in cabinetry
- Cement floors



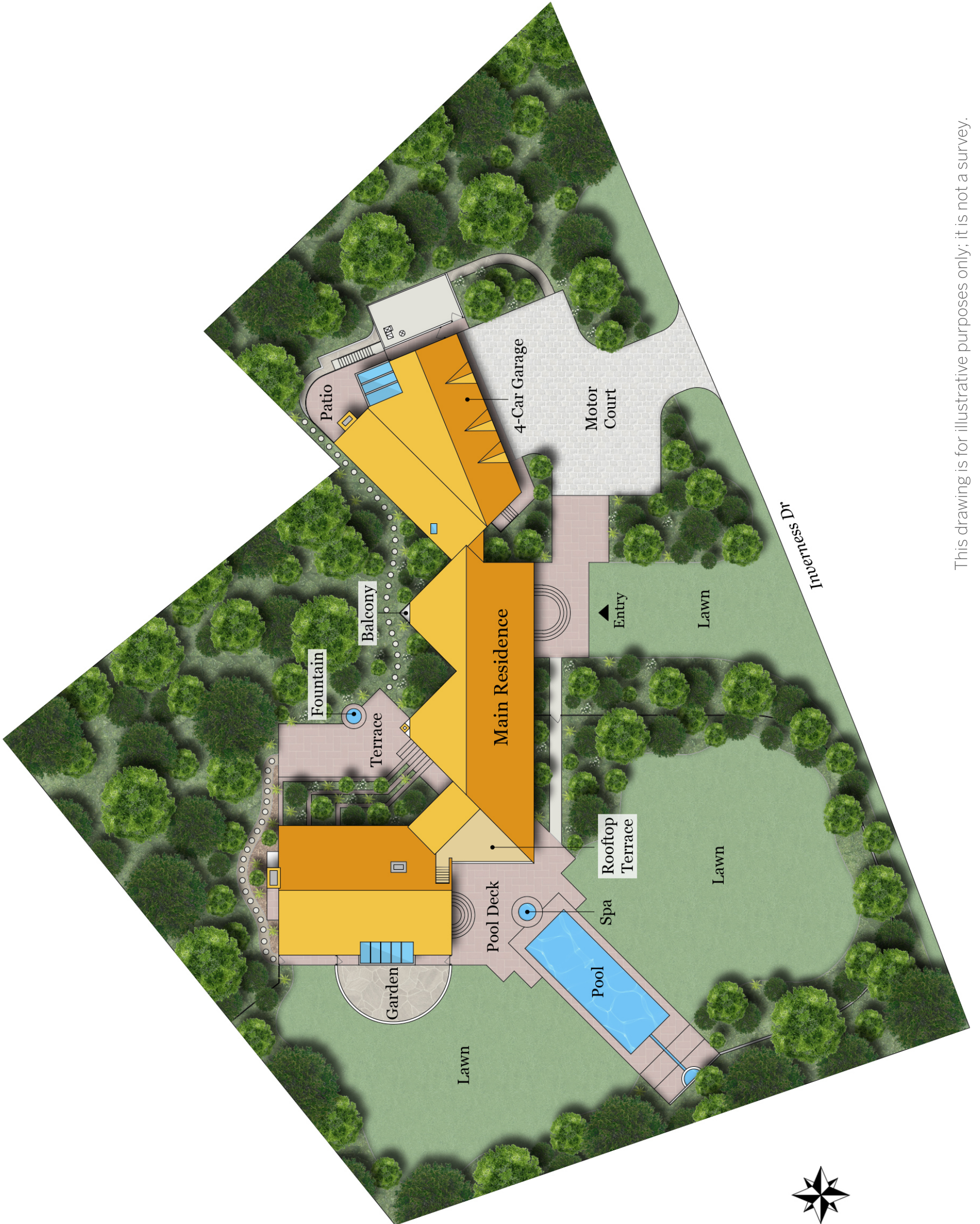
Floor Plan



The measurements in the drawings provided are approximate and should be independently verified.



Site Plan



This drawing is for illustrative purposes only; it is not a survey.