

## 4527 Ivanhoe – Afton Oaks

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*Stunning recent construction in highly desirable section of Afton Oaks. Framed by gorgeous oak trees, this home provides fabulous living and entertaining spaces: fantastic kitchen / family area perfect for gatherings with Wolf and Sub-Zero appliances, butler pantry with separate fridge, ice and dishwasher, 1100+ bottle temp controlled wine cellar, media room, game room and more! Master suite down with spa-like master bath. Additional bed / bath down. Beautifully landscaped back yard. Don't miss this spectacular home!*

2 Floors; 5 Bedrooms; 6 Full Baths / 2 Half Baths; Two Attached Garages;  
White Marble Kitchen; Secluded Ground Floor Multi-Room Master Suite and Marble Master Bath  
7846 sq ft (per Appraisal District) on 12,350 sq ft Lot (Per Appraisal District)

### ENTRY

Two story home located on a quiet street in Afton Oaks  
Close proximity to shopping and dining in The River Oaks District, Galleria and Uptown Park; rapid access to the SW Freeway and Loop 610  
Large grassy lawn across the front with brick-edged walkway and copper accent lights from curb to porch  
Professionally landscaped yard with mature trees with branching canopies; flowering shrubs; landscape ivy; ornamental trees; planting beds with massed azaleas; automatic sprinkler system; and exterior building, accent and landscape lighting  
Planting urns with flexible-tubing irrigation  
Pedestrian gate to rear yard illuminated by wall-mounted gas coachman's lamp  
Driveway with brick seams and remote-controlled wrought-iron driveway gate  
Archway to covered brick porch with doorbell/intercom and wall-mounted mailbox  
Twin wall-mounted gas coachman's lamps

8' double doors with wavy-glass panels overlaid by decorative scrolled-iron grillwork

### FOYER / RECEPTION HALL – 16' 3" X 25' 3"

10' ceiling height at entry opens to 2-story ceiling height at grand staircase  
Wide staircase (4' wide steps) with hardwood treads, recessed tread lighting, block-paneled wainscoting, and scrolled-ironwork balustrade; space for piano or furniture beneath the elevated curve of the stairs  
Decorative hanging coachman's lamp above staircase with seeded-glass and electric candlestick lights  
Chair rail above block-paneled wainscoting  
Multi-piece crown molding  
Recessed lighting  
Wide-plank hardwood floor and 9" extended-height baseboards with waterfall edging  
Archway to Formal Dining Room  
Archway to Formal Living Room  
Cased archway to Parlor

### PARLOR W/ FIREPLACE – 14' 7" X 14'

Ornamental 10' 6" ceiling with hand-applied custom finishing and painted scrollwork accents  
Gas log fireplace with vintage carved-wood mantelpiece, stone surround and stone-block hearth framed into hardwood floor; carved-wood overmantel with crown molding cornice  
Triple divided-light stained-wood fixed window faces front  
Multi-piece crown molding  
Recessed ceiling speakers  
Recessed lighting  
Brass-and-glass hanging fixture with electric candlestick lights  
Wide-plank hardwood floor and 9" extended-height baseboards with waterfall edging

### FORMAL LIVING ROOM W/FIREPLACE – 15' 7" X 20' 8"

Two story ceiling to 23' 10"  
Gas log fireplace with carved-stone mantel, stone surround and stone-block hearth framed into hardwood floor; stone overmantel with carved-stone cornice

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Recessed art niches on each side of fireplace  
Bow window alcove with four divided-light  
fixed windows faces rear; custom shades  
with remote control\*  
Chandelier with electric candlestick lighting;  
two wall-mounted candlestick light sconces  
Multi-piece crown molding  
Chair rail above block-paneled wainscoting  
Recessed lighting  
Wide-plank hardwood floor and 9" extended-  
height baseboards with waterfall edging

### FORMAL DINING ROOM – 16' 4" x 15'

10' ceiling with hand-applied custom finishing  
and painted scrollwork accents  
Custom wall finish above chair rail and block-  
paneled wainscoting  
Multi-tiered ironwork chandelier with electric  
candlestick lighting; two wall-mounted  
ironwork light sconces  
Triple divided-light stained-wood fixed window  
faces front  
Multi-piece crown molding  
Recessed lighting  
Wide-plank hardwood floor and 9" extended-  
height baseboards with waterfall edging  
Swinging door to Butler's Pantry

### BUTLER'S PANTRY – 11' 4" x 12'

L-shaped room: granite counters with ogee  
edging and antiqued-mirror backsplashes  
Custom-finished cabinetry with hand-wiped  
glaze, adjustable shelves, under-cabinet

lighting and electrical outlets; some with top-  
of-cabinet display space  
Two glass-faced display cabinets with interior  
lighting and adjustable glass shelves  
Under-mounted circular sink with gooseneck  
fixture and reverse osmosis filtered water  
tap\*  
KitchenAid® stainless ice machine  
KitchenAid® stainless beverage refrigerator  
KitchenAid® stainless dishwasher drawers  
Chair rail above block-paneled wainscoting  
Recessed lighting  
Multi-piece crown molding  
Wide-plank hardwood floor and 9" extended-  
height baseboards with waterfall edging  
Archway to White Marble Kitchen  
Archway to Rear Stair Hall and Wine Vault

### REAR STAIR HALL

Walk-in Closet (5' 10" x 4' 6") with 4 shelves  
[Note: Elevator shaft: space for future  
elevator]  
Built-in cabinetry at the base of the stairs with  
upper and lower storage cabinets  
Rear Staircase: Wide hardwood treads with  
recessed tread lighting, scrolled-ironwork  
balustrade and block-paneled wainscoting;  
divided-light door at landing with cathedral  
arch and dual sidelights opens to Juliet  
balcony facing front; decorative hanging  
coachman's lamp above staircase with  
seeded-glass and electric candlestick lights  
Exit door to attached One-Car Garage  
Door to Wine Vault

Door to Powder Room

### POWDER ROOM

Vessel sink atop vanity console with cabinet  
storage below  
Decorative wall-mounted and framed mirror;  
wall-mounted vanity lighting  
Toto® high efficiency, low- water usage toilet  
Custom hand-painted wall mural  
Recessed lighting and multi-piece crown  
molding  
6" x 6" stone tile floor

### ILLUMINATED CLIMATE-CONTROLLED WINE

#### VAULT – 9' x 7' 1"

Wood-and-glass door with scrolled-iron  
grillwork  
Change in elevation: three steps with wrought  
iron railing descend; two wall-mounted  
candlestick light sconces  
Four walls of built-in wine bottle storage racks:  
individual bottle racks, individual bottle  
display racks; bulk storage wine bottle racks,  
as well as space for storing cases of wine;  
corner shelf tower  
Estimated storage capacity is approximately  
1100 bottles\*  
Ceiling-mounted cooling unit  
Recessed lighting  
Decorative 15" x 7" ceramic tile floor set in  
herringbone pattern

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### WHITE MARBLE KITCHEN – 21' x 17' 6"

Wood cabinets with adjustable shelves, under-cabinet lighting /electrics, cornice tops and top-of-cabinet display space

White marble counters with stone-block backsplashes

Custom cabinetry features include: wide drawers and cabinets; deep (pan) drawers; under-counter glide-out trash slide and built-in buffet server with cabinet storage and adjustable display shelves

Under-mounted double sink: single lever fixture with articulated arm; air switch disposal

Extended-size plant window at sink with dual divided light casement windows

Asko® stainless dishwasher

Wolf® microwave

SubZero® 36" built-in stainless refrigerator

SubZero® 36" built-in stainless freezer

Wolf® 6-burner gas range with griddle and two glass-faced, self-cleaning ovens

Decorative glazed-tile area behind range

Zephyr® overheard stainless vent / light within cabinet facade

Large island (9' x 5') with white marble counter: drawers and cabinets on two sides; space for breakfast bar seating on two sides; under-mounted vegetable sink with single lever fixture and air switch disposal; GE® stainless steel warming drawer

Walk-in Pantry (5' 7" x 5' 2") with six wrap-around shelves

Multi-piece crown molding

Recessed lighting

Wide-plank hardwood floor and 9" extended-height baseboards with waterfall edging

Glass exit door to Rear Yard with exterior retractable screen door

Archway to Formal Living Room

Open to Family Room w/Fireplace

### FAMILY ROOM W/FIREPLACE – 16' 10" x 16' 9"

Two story ceiling to 20' 9"

Gas log fireplace with carved-stone mantel, stone surround and stone-block hearth framed into hardwood floor; wall-mount for flat screen TV on overmantel

Four divided-light fixed windows face Rear Yard; custom shades with remote control\*

Chandelier with electric candlestick lighting

Chair rail above beadboard wainscoting

Recessed wall-mounted speakers

Multi-piece crown molding

Recessed lighting

Wide-plank hardwood floor and 9" extended-height baseboards with waterfall edging

Archway to Motor Court Hallway

### MOTOR COURT HALLWAY

Recessed lighting; multi-piece crown molding

Chair rail above block-paneled wainscoting

15" x 7" ceramic tile floor in herringbone pattern

Exit Door to attached 2-Car Garage

Glass exit door to Summer Kitchen with exterior retractable screen door

Glass exit door to Motor Court with exterior retractable screen door

Door to Exercise Room / Opt. Bedroom # 5

Door to Laundry

Open to Mud Room

Door to Kitchen Bath

Open to Kitchen Office

### Kitchen Office:

Recessed alcove and built-in granite-topped desk with drawer storage

Upper wall-mounted cabinets with under-cabinet task lighting and mail-sorting cubbies

### Kitchen Bath:

Rectangular Kohler® white sink set into granite counter with drawers and cabinets below

Wall-mounted mirror and vanity lighting; custom-finished walls

Recessed alcove for Toto® high efficiency low-water usage toilet; glass-block window

Shower with 6" x 4" glazed-tile enclosure and glass door

Crown molding and recessed lighting

15" x 7" ceramic tile floor in herringbone pattern

Exit door to Rear Yard

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### **Mud Room:**

Built-in bench seat with storage shelves below  
Beadboard paneled wall over bench with wall-mounted coat hooks below upper level cabinets  
15" x 7" ceramic tile floor in herringbone pattern

### **LAUNDRY ROOM – 11' 4" x 7' 1"**

LG® front-loading steam washer included\*  
LG® front-loading steam sensor dryer included\*  
Window over washer and dryer  
Drip-dry hanging bar  
Under-mounted stainless sink counter with cabinets below; upper wall-mounted cabinets  
Crown molding  
15" x 7" ceramic tile floor in herringbone pattern

### **EXERCISE ROOM W/PRIVATE BATH / OPT.**

#### **BEDROOM # 5 – 13' 6" x 10' 9"**

10' ceiling  
Mirrored wall  
Ceiling fan  
Recessed light and crown molding  
Wide-plank engineered hardwoods with joint-friendly, shock-absorbing under-layer of cork\*  
Double glass exit doors to Summer Kitchen and Rear Yard

### **Bath:**

Under-mounted white basin set into slab travertine counter with drawers and cabinets below  
Wall-mounted mirror and vanity lighting;  
Toto® high efficiency low-water usage toilet  
Steam Shower with 6" x 6" tile enclosure and decorative stone tile border; seat; Mr. Steam® controls; glass-block wall; glass-block window and glass door  
Crown molding and recessed lighting  
Diagonally set 12" x 12" travertine tile floor  
Walk-In Closet (5' x 4'): double hanging bars with overhead shelf; shelf tower with 8 shelves

### **LUXURIOUS MULTI-ROOM MASTER SUITE**

The secluded ground floor Master Suite is set apart in its own wing, and is accessed through a private vestibule adjacent to the Foyer / Reception Hall

#### **MASTER BEDROOM - 19' 3" x 16' 4"**

Elevated ceiling to 13' 10" ceiling height with multi-piece crown molding  
Custom-finished walls  
Ceiling fan and recessed lighting  
Recessed reading lamps with dual wall-plates  
Wide-plank hardwood floor and 9" extended-height baseboards with waterfall edging  
Glass French doors exit to Rear Yard  
Double wood doors to Marble Master Bath  
Archway to Master Sitting Room w/Fireplace

### **MASTER SITTING ROOM W/FIREPLACE – 12' 7" x 12' 7"**

Unique circular room with gas log fireplace: carved-stone mantelpiece, stone surround and stone block hearth framed into hardwood floor  
Custom-finished walls and domed ceiling with hand-painted flourishes  
Decorative hanging light fixture with electric candlestick lighting  
Chair rail above block-paneled wainscoting  
Four divided light windows overlook Rear Yard  
Wide-plank hardwood floor and 9" extended-height baseboards with waterfall edging

### **MARBLE MASTER BATH**

Two separate consoles each with under-mounted white rectangular basin with custom fixtures set into slab marble cut-and-shaped counters with drawers and cabinets below  
Wood-framed console mirrors with mirror-mounted electric candlestick sconce lights  
Vanity with knee space; dual linen cabinets  
Recessed windowed alcove with deep Bain Ultra® jetted tub and programmable controls set in white marble deck; glass-block window above tub  
Oversized walk-in shower with wall-mounted showerhead, ceiling-mounted rainfall showerhead; wall-mounted adjustable-height hand shower attachment with flexible arm; built-in white marble bench seat; 12" x 12"

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white marble tile surround; and glass enclosure with frameless glass door  
Separately enclosed water closet with cabinet above Toto® high efficiency low- water usage toilet

Diagonally set 12" x 12" white marble tile floor inlaid with mini-mosaic marble accent tiles  
Cased opening to Multi-Room Master closet

### MULTI – ROOM MASTER CLOSET

The multi-room master closet is custom configured with organizational and storage components that flow from one room to another

### Master Dressing Room – 12' 8" x 8' 5"

Two built-in stained-wood double-door armoires with antiqued-mirror faces and drawer storage below

Center stained-wood chest of drawers with 10 drawers and overhead shelf storage

Two over-sized, wood-framed dressing mirrors mounted on opposite walls

Decorative hanging light fixture

Diagonally set 12" x 12" white marble tile floor inlaid with mini-mosaic marble accent tiles

### Master Closet # 2 – 5' 7" x 8' 3"

Two sets of double hanging bars with overhead ceiling-level pull-down hanging bars

Wall-mounted clothing hooks

Wall-mounted valet hook

Stained-wood, block-paneled pillar  
Recessed lighting  
Diagonally set 12" x 12" white marble tile floor inlaid with mini-mosaic marble accent tiles

### Master Closet # 3 – 16' x 6' 3"

One set of double hanging bars with overhead ceiling-level pull-down hanging bar

Three sets of double hanging bars with upper level shelf storage

One hanging bar set for "formal length" hanging clothes

One single hanging bar with overhead shelf storage

One shelf tower with 10 adjustabel (shoe) shelves

One shelf tower with 8 adjustable shelves

Recessed lighting

Wall-mounted belt / tie/ accessory hooks

Diagonally set 12" x 12" white marble tile floor inlaid with mini-mosaic marble accent tiles

## SECOND FLOOR

### SECOND FLOOR HALLWAY

Oval scrolled ironwork balustrade overlooks staircase below

Scrolled ironwork balustrade overlooks Formal Living Room below

Domed ceiling and hanging coachman's lamp with seeded-glass and electric candlestick lights

Chair rail above block-paneled wainscoting

Multi-piece crown molding

Recessed lighting

Wide-plank hardwood floor and extended-height baseboards with waterfall edging

Double-doors to cedar closet (8'10" x 8' 10")

cedar clad walls and ceiling; double and single hanging bars; shelf tower with adjustable shelves; door to attic

Archway to Game Room

Door to Bedroom # 2

Glass French door to Study and Library

### PANELED STUDY – 12' 10" x 17' 3"

Paneled walls

Double-coffered ceiling with interior stained-wood crown molding

Built-in bookcases with adjustable shelves; space for flat screen TV; one with glass doors

Ceiling fan with light and recessed lighting

Hardwood floor in herringbone pattern

Block-paneled and columned archway to Library

### Library – 10' 4" x 6' 3"

Paneled walls

Built-in bookcases with adjustable shelves; drawer storage

Hardwood floor

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### BEDROOM #2 W/SITTING ROOM AND PRIVATE

#### BATH – 16' 3" x 14'

Coffered ceiling to 10' with interior crown molding

Triple divided-light casement windows overlook front

Ceiling fan

Recessed lighting and crown molding

Walk-in Closet (8' x 4'): two sets of double hanging bars; wall-mounted clothing hooks; shelf tower with 7 adjustable shelves; carpet and ceiling-mounted light

Carpet and extended height baseboards with waterfall edging

Archway to Sitting Room

#### Sitting Room – 8' 6" x 5'

Divided light fixed window above built-in window seat with drawer storage and upholstered cushion

Built-ins with top-mounted library lights, upper level adjustable shelves and cabinet space set on each side of window seat

Recessed lighting

Carpet

Pocket door to Bath

#### Private Bath:

Under-mounted white basin set into slab travertine counter with drawers and cabinets below

Framed mirror and candlestick sconce lights

Wall-mounted cabinet above Toto® high efficiency low-water usage toilet

Shower: 6" x 4" glazed tile enclosure, decorative mini-mosaic tile border and frameless glass door

Crown molding and recessed lighting

Diagonally set 12" x 12" travertine tile floor

#### GAME ROOM – 23' 9" x 22' 3"

9' ceiling

Recessed art niche (5' 8" x 10")

Space for pool table and gaming equipment

Recessed lighting and multi-piece crown molding

Wide-plank hardwood floor and extended-height baseboards with waterfall edging

Divided-light French doors open to Juliet balcony overlooking the Formal Living Room

Archway to Bedroom Hall and Game Room Half-Bath

Open to Rear Hall, Rear Stairs and Tiered Theatre

Open to Game Room Kitchen and Bar

#### GAME ROOM KITCHEN AND BAR- 12' 6" x 9' 1"

Wood cabinets with adjustable shelves and under-cabinet lighting

Granite counters with ogee edging; under-counter wine bottle storage rack

Under-mounted circular stainless bar sink with gooseneck fixture

Pass-through serving bar to Game Room; fluted glass pendant lights above bar

U-line® under-counter beverage refrigerator

KitchenAid® under-counter ice machine

Sharp® under-counter microwave

Recessed lighting

Wide-plank hardwood floor and extended-height baseboards with waterfall edging

Archway to Rear Hall

#### REAR HALL

Walk-in Closet (5' 10" x 3' 8")

Walk-in Closet (5' 10" x 4' 6") with 4 shelves

[Note: Elevator shaft: space for future elevator]

Rear Staircase: Wide hardwood treads with recessed tread lighting, scrolled-ironwork balustrade and block-paneled wainscoting; divided-light door at landing with cathedral arch and dual sidelights opens to Juliet balcony facing front; decorative hanging coachman's lamp above staircase with seeded-glass and electric candlestick lights

Double wood doors to Tiered Theatre

#### TIERED THEATRE – 13' x 20'

12' ceiling

Built-in carpeted riser and step provide multi-tiered viewing areas with space for theatre seating

Recessed lighting in riser and along baseboards

Custom wall-finish above sound-absorbing upholstered wainscoting

Ceiling-mounted projector

Ceiling fan with light

Wall-mounted projection screen with draperies

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Recessed lighting  
Surround sound\*  
Carpet

### BEDROOM HALL

Divided light casement window  
Walk-in Closet (7' 3" x 4') with 4 shelves  
Ceiling-mounted pull-down attic stairs  
Wide-plank hardwood floor and extended-height baseboards with waterfall edging  
Double Doors to Bedroom # 3 and to Bedroom # 4

### GAME ROOM HALF-BATH

Under-mounted rectangular white basin set into granite counter with drawers and cabinets below  
Framed mirror and vanity lighting;  
Toto® high efficiency low-water usage toilet  
Crown molding and recessed lighting  
15" x 7" ceramic tile floor in herringbone pattern

### BEDROOM # 3 W/PRIVATE BATH – 15' x 15' 9' ceiling

Chair rail above beadboard wainscoting  
Divided light French door opens to Juliet balcony  
Ceiling fan  
Recessed lighting and crown molding  
Carpet and extended height baseboards with waterfall edging

### Private Bath:

Under-mounted rectangular white basin set into slab travertine counter with drawers and cabinets below  
Framed mirror and vanity lighting  
Wall-mounted cabinet above Toto® high efficiency low-water usage toilet  
Tub / Shower: 6" x 4" glazed tile enclosure, decorative mini-mosaic tile border and frameless glass door  
Crown molding and recessed lighting  
Diagonally set 12" x 12" travertine tile floor  
Pocket door to Walk In Closet

Walk-in closet (5' 3" x 3' 9"): two sets of double hanging bars with overhead shelf; shelf tower with 7 adjustable shelves; ceiling-mounted light and carpet

BEDROOM # 4 W/PRIVATE BATH – 13' x 14' 8"  
10' ceiling  
Ceiling fan  
Recessed lighting and crown molding  
Carpet and extended height baseboards with waterfall edging

### Private Bath:

Under-mounted rectangular white basin set into slab travertine counter with drawers and cabinets below  
Wall-mounted mirror and vanity lighting  
Crown molding and recessed lighting  
Diagonally set 12" x 12" travertine tile floor

Separately enclosed water closet: wall-mounted cabinet above Toto® high efficiency low-water usage toilet; tub / Shower: 6" x 4" glazed tile enclosure, decorative mini-mosaic tile border and sliding glass doors

Walk-in closet (5' x 7' 2"): built-in chest of drawers with 5 drawers and overhead shelves; two sets of double hanging bars with overhead shelf; shelf tower with 7 adjustable shelves; ceiling-mounted light and carpet

### ATTACHED 2-CAR GARAGE

Finished garage with painted floor and ceiling-mounted lighting  
One double-sized single lift garage door with wood-planked exterior  
Marantec® automatic opener with light and heavy-duty DC motor; exterior wall-mounted trellis above door

### ATTACHED 1-CAR GARAGE

Finished garage with painted floor and ceiling-mounted lighting  
Alcove with triple divided light fixed windows above built-in bench seat  
Wall-mounted tool hooks in multiple locations  
Wall-mounted stroller / bicycle storage hooks  
Wall-mounted 8' wide pegboard panel  
One single-sized single lift garage door with wood-planked exterior

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Marantec® automatic opener with light and heavy-duty DC motor; exterior wall-mounted trellis above door

### ***OUTDOOR LIVING SPACE***

#### **Enclosed Motor Court – 29' x 31'**

Space for multi-vehicle parking

Secured at front by remote-controlled wrought iron driveway gate

Bordered by 6' wood fence with vines trained to trellis

Exterior building and accent lighting

#### **Covered Summer Kitchen**

Built-in peninsula with granite counter and cabinets below

Under-mounted sink with single lever gooseneck fixture

DCS® stainless steel gas grill / smoker/ rotisserie plumbed to gas line with electric ignition

Wall-mounted accent lighting

Wood-planked ceiling with recessed lighting and recessed speakers

Ceiling fan with light

Exterior electric outlets

Paver-brick flooring in herringbone pattern

#### **Rear Yard**

Park-like rear yard with large expanse of grassy lawn bordered by lush professional landscaping and privacy fencing

Retractable rolling sun shade extends from window creating covered canvas canopy over terrace

Yard is large enough for child's fort or future pool

Mature trees with branching canopies

Slate-tiled walkways and terraces

Wooden herb garden planting rack with flexible tubing irrigation

Stepping stones to wood pedestrian gate in side yard

### ***ENERGY EFFICIENCY***

Programmable thermostats with LED read-out\*; touchpad and Smartphone controls\*

Programmable lighting system with touchpad and Smartphone controls\*

Screens on most windows and retractable screen doors on many exterior doors allow "air flow"

Energy efficient double-paned windows\*

Toto® high efficiency, low-water usage toilets

Pumps on water heaters (kitchen sink and master bath) effect rapid delivery of hot water\*

Custom interior shades in Formal Living Room with remote control\*

Exteriorly-mounted rolling sun shade with remote control above Kitchen window\*

Icynene insulation in attic\*

### ***ENTERTAINING***

Exceptional "flow" for entertaining throughout the downstairs for both indoor and outdoor spaces

Seller reports hosted parties of 150 persons standing / cocktail and 80 persons for plated dining\*

Extremely large Butler's Pantry easily services as Catering Kitchen / Staging Area

### ***OTHER FEATURES***

Extensive use of millwork and moldings including stacked crown molding, cased doors and windows and wainscoting

Abundant storage space throughout the property; many walk-in closets, most with built-in organizational components

Whole house Ecowater® water softener\*

Wired for whole-house Pandora® audio system with central directory control and LED touchpads\*; speakers in many rooms\*

Elevator shaft with space for future elevator

Pre-wired for cable\*

Sophisticated and multi-layered security system\*

Outdoor pots and planters in front and back with flexible tubing irrigation\*

French drains in back and side yards\*

Central vacuum\*

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