

2237 Stanmore – River Oaks

[GO TO: Floor Plan](#)

Custom designed residence by renowned architect Lucian Hood on elegant tree-lined courtyard. Gracious New Orleans courtyard entrance open to grand entry hall and exceptional living room with splendid views and natural light. Other rooms down include large formal dining, kitchen opens to spacious family room with cozy fireplace; 2 half baths down, 2nd level: includes superb master w/executive bath and generous closets plus 3 other bedrooms and 2 baths. Large 2nd floor veranda overlooks courtyard and entrance. Bonus room on 3rd floor.

[3 Floors; 4 Bedrooms; 3 Full Baths / 2 Half Baths; 3-Car Oversized Attached Garage
5,565 sq ft (per Appraisal District) on 12,048 Lot (Per Appraisal District)]

ENTRY

The home is set 215 ft back from the street on a curvilinear grassy esplanade courtyard that is bordered by mid-century oaks with branching canopies

Curving walkway to home's entrance is bordered by professionally landscaped grounds accented by a large mid-century oak tree

Double door gated entry with intercom in recessed and arched carved stone archway with center keystone detail and wall-mounted mail box

FOYER - 20' X 11' 1"

Divided light French doors with arched over head fanlight transom, dual divided light sidelights and Baldwin brass estate lever handles

Curving suspended staircase with hardwood treads, wood spindled balustrade, hardwood banister and chair rail over block-paneled wainscoting

Multi-piece crown molding

Chair rail with block-paneled wainscoting

Hardwood floor with extended height (8") double-edged baseboards

Cased opening to Family Room

Cased opening to Dining Room

Cased opening to Living Room

Recessed alcove to Powder Room

[Crystal chandelier and wall-mounted crystal light sconces are Excluded]

POWDER ROOM

Kohler under-mounted sink with brass fixtures set into slab granite counter with drawers and cabinets below

Wallpaper

Multi-piece crown molding

Recessed lighting

Hardwood floor with extended height (8") double-edged baseboards

[Vanity mirror Excluded]

LIVING ROOM – 17' X 30'

Wall with 3 sets of arched 9' divided light fixed windows

Gas log fireplace with slab granite surround, carved wood mantel with carved wood appliques and slab granite hearth framed into hardwood floor

Two tall (7' 2") divided light sash windows on either side of fireplace

Multi-piece crown molding

Recessed lighting

Hardwood floor with extended height (8") double-edged baseboards

Divided light French doors with arched overhead fanlight transom and brass estate lever handles opens to front courtyard garden

Cased opening to Dining Room

DINING ROOM - 20' X 14'

Two tall (7' 2") divided light sash windows

Wallpaper over chair rail

Recessed lighting on dimmer

Multi-piece crown molding

Decorative inlaid hardwood floor with extended height (8") double-edged baseboards

[Crystal chandelier and wall-mounted crystal light sconces are Excluded]

Swinging Door to Kitchen

KITCHEN – 16' X 10' 9"

Two tiers of wood cabinets with brass hardware, adjustable shelves and under-cabinet lighting

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2237 Stanmore – River Oaks

GO TO: [Floor Plan](#)

Custom cabinetry features include wide drawers and cabinets, deep (pan) drawers and trash slide Corian* counters with Corian* backsplash from counter to cabinets
Center kitchen island with slab granite counter with drawers and cabinets below on one side and breakfast bar seating opposite
Maytag dishwasher
Amana microwave
Maytag self-cleaning double ovens
Thermador 4-burner gas cooktop with grill and retractable downdraft vent set into island
Built-in SubZero refrigerator / freezer with cabinet facade
Corian* double sinks with polished nickel and brass single lever fixture with retractable sprayer head, soap/lotion dispenser, Insinkerator hot water tap and disposal
Two divided light casement windows over sink
Decorative tile-work above sink accented with hand-painted tiles*
Walk-in closet / pantry with (5) wrap-around shelves, wall-mounted spice rack and door mounted shelving unit
Crown molding
Recessed lighting
Hardwood floor with extended height (8") double-edged baseboards
Open to Breakfast Room

BREAKFAST ROOM – 16' X 11'

Buffet server with stainless sink and polished nickel gooseneck fixtures set into slab granite counter with drawers and cabinets below
Upper level cabinets with divided light glass faces, adjustable glass shelves and under-cabinet lighting
Elevator with safety gate and telephone (to 2nd level)
Hardwood floor with extended height (8") double-edged baseboards
Exit door to Garage
Open to Family Room
Open to Half-Bath

HALF-BATH

Shell-shaped pedestal sink
Wallpaper

Hardwood floor with extended height (8") double-edged baseboards
[Vanity mirror is Excluded]

FAMILY ROOM - 16' X 19' 10"

Gas log fireplace with tile surround (some hand-painted* accent tiles), carved wood mantel with carved wood appliques and tile hearth framed into hardwood floor
Multi-piece crown molding
Recessed lighting on dimmer
Spotlight over mantel on dimmer
Floor-to-ceiling built-ins with adjustable shelves above and cabinets below
Built-in TV cabinet with retractable cabinet doors and slide-out TV trolley
Chair rail over block-paneled wainscoting
Rear stairs with hardwood treads, wood-spindled balustrade, hardwood banister, wall-mounted hardwood hand rail and wood carpet runner
Divided light French doors with arched overhead fanlight transom and brass estate lever handles opens to front courtyard garden

SECOND FLOOR

FRONT HALL

Divided light French doors with arched over head fanlight transom, dual divided light sidelights, retractable screens and Baldwin brass estate lever handles open to covered balcony with scrolled ironwork railings
Curving suspended stairway to third level with hardwood treads, wood spindled balustrade and hardwood banister
Two built-in bookcases with adjustable shelves
Multi-piece crown molding
Recessed lighting
Hardwood floor with extended height (8") double-edged baseboards
[Porch Swing is Excluded]

REAR HALL

Recessed lighting
Elevator with safety gate and telephone
Hardwood floor with extended height (8") double-edged baseboards

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2237 Stanmore – River Oaks

[GO TO: Floor Plan](#)

Pocket door at the top of Rear stairway down to
Family Room
Door to Utility Room

UTILITY ROOM – 7' 5" X 16' 10"

Space for full-sized washer and dryer inside tile
moat with drain
Gas and electric dryer connections
Cabinets over washer and dryer
Drip dry rod with tile moat with drain below
Closet with hanging bar and overhead shelf
Tall divided light sash window
Stainless soaking sink with single level fixture and
sprayer attachment set into long counter (9') with
drawers and cabinets below as well as upper level
cabinets
Wall-mounted cabinet with fold-down ironing board
Crown molding
Wallpaper
12' x 12" stone tile floor

MASTER SUITE

MASTER BEDROOM – 16' X 21'

Vestibule entry from Front Hall
Coffered ceiling to 11' 10" height
Gas log fireplace with slab marble surround,
carved wood mantel with carved wood
appliqués and slab marble hearth framed into
hardwood floor
Wall-mount for flat screen TV over mantel
Two floor-to-ceiling built-ins on either side of
mantel with cabinet storage and brass
hardware; one with upper level retractable
cabinet doors and slide-out TV trolley
Multi-piece crown molding
Ceiling mounted speakers
Recessed lighting
Wallpaper with ceiling level wallpaper border
Hardwood floor with extended height (8")
double-edged baseboards
Divided light French doors with retractable
screens and brass estate lever handles open
to covered balcony with scrolled ironwork
railings
Door to Master Bath (folds flat to wall)

MARBLE MASTER BATH

Two separate consoles, each with under-
mounted sink with polished nickel and brass
fixtures set in slab marble countertop with
cabinets below and wood framed wall-mounted
vanity mirrors; one with medicine cabinet
Vanity with knee space
Two built-in chest(s) of (5) drawers with upper
level cabinets
Double door linen closet with (5) shelves
12" x 12" marble tile floor
Cased opening to Bathtub, Commode and
Closet # 1
Cased opening to Shower, Commode and
Closet # 2

BATHING AREA W/ BATHTUB

Jacuzzi whirlpool tub set in recessed alcove with
marble deck, wood-paneled base and marble
tile surround with overhead oval accent
window
12" x 12" marble tile floor with inlaid contrasting
granite border
Pocket door to separately enclosed Commode &
Bidet with decorative oval accent window and
12" x 12" marble tile floor
Pocket door to Closet # 1
Closet # 1 – 12' 6" x 11' 7"
Full length wall-mounted, wood-framed
dressing mirror
Two built-in chest(s) of (5) drawers
Oval accent window
Single hanging bar with (4) shelves above
Two shelf towers with (6) adjustable shelves
Double and single hanging bars with
overhead shelf
Tall bookcase/display case with (6)
adjustable shelves over built-in bench seat
with hinged lid concealing interior storage

BATHING AREA W/ SHOWER

Shower with glass door and dual glass
sidelights, 4" x 4" glazed tile surround and
built-in bench seat
Privacy alcove for commode
Linen closet with (5) shelves
12" x 12" marble tile floor
Door to Rear Hall
Door to Closet # 2

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2237 Stanmore – River Oaks

[GO TO: Floor Plan](#)

Closet # 2 – 9' 8" x 14'

Built-in chest of (5) drawers
Oval accent window
Two shelf towers with (6) adjustable shelves
Double and single hanging bars with overhead shelf
Built-in bench seat with hinged lid concealing interior storage

Walk-in closet: (6' 1" x 7' 10") : shelf tower with (4) shelves and double and single hanging bars with overhead shelf

BEDROOM # 2 W/ BATH- 15' 5" X 18' 2"

Two tall (6' 2") divided light sash windows
Ceiling level wall-mounted speakers
Recessed lighting
Crown molding
Divided light French doors with brass estate lever handles open to covered balcony with scrolled ironwork railings
Carpet

Bath

Under-mounted sink with polished nickel and brass fixtures set into slab travertine counter with cabinets below
Wall-mounted wood-framed vanity mirror
Cabinet over commode
Tub/shower with 6" x 6" glazed tile surround
Divided light sash window
6" x 6" tile floor
Walk-in closet (5' x 6' 9") : shelf tower with (5) adjustable shelves and double and single hanging bars with overhead shelf

BEDROOM # 3 W/ BATH- 18' 7" X 14'

Two tall (6' 2") divided light sash windows
Ceiling level wall-mounted speakers
Recessed lighting
Crown molding
Carpet

Bath

Under-mounted sink with polished nickel and brass fixtures set into slab travertine counter with drawers and cabinets below
Wall-mounted wood-framed vanity mirror
Wall paper
6" x 6" tile floor
Separately enclosed bathing area with cabinet over commode, tub/shower with 6" x 6" glazed tile surround and 6" x 6" tile floor

BEDROOM # 4 – 11' X 16' 10"

Tall divided light sash window
Ceiling fan
Recessed lighting on dimmer
Crown molding
Closet with hanging bar and overhead shelf
Hardwood floor with extended height (8") double-edged baseboards

THIRD FLOOR

FRONT ROOM - 7' 8" X 15' 10"

[Currently used by Seller as office space]
Ceiling height of 8'
Two built in bookcases with (3) shelves
Recessed alcove for furniture with overhead skylight
Fluorescent lighting
Dormer window
Two half-doors for attic access
Carpet
Double doors to Rear Room

REAR ROOM – 7' 6" X 10' 10"

Curvilinear wall
Carpet
Door to attic access

OUTDOOR LIVING SPACE

Front Courtyard Garden

New Orleans-esque cast iron lamp post columns support the front covered gallery hallway with diagonally set 12" x 12" stone tiles with border tile outline
Professional landscaping with automatic sprinkler system, flower shrubs, mature trees and seasonal plantings
Terrace edged with 12" x 12" stone border tiles
Grassy lawn with drains
Enclosed by 10' masonry privacy wall
Walkway to Garage

Second Floor Gallery Balcony

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[GO TO: Floor Plan](#)

Covered balcony with archways and decorative wrought iron balustrade and iron hand rail overlooks Front Courtyard Garden
Recessed lighting
Access from Master Suite, Second floor Stair Hall and Bedroom # 2
Diagonally set 12" x 12" stone tile floor

Pedestrian exit door to rear motor court and side gardens

* = Per Seller

Rear Motor Court and Side Gardens

Paved flex space can alternately accommodate multiple parking spaces or extended terrace space for entertaining and catering
Bordered by professionally landscaped grounds with automatic sprinkler system, sculpted shrubbery, grassy lawn and tall 10' masonry privacy wall

EXCLUSIONS

Foyer: Crystal chandelier and wall-mounted crystal light sconces in stairway

Dining Room: Crystal chandelier and wall-mounted crystal light sconces

Powder Room: Vanity Mirror

Half Bath: Vanity Mirror

2nd Floor Balcony: Porch Swing

OTHER FEATURES

Extensive use of millwork and moldings throughout the property with cased windows and door frames
Extended 8" baseboards with hardwood cove molding trim along double-edged baseboards
Tall ceilings throughout. First floor = 10', 2nd floor = 9' and 3rd floor = 8'
Elevator with safety gate and telephone to two floors
Zoned (4) air conditioning and heating
Alarm system with LED read-out
Programmable thermostat with LED read-out
Two hot water heaters with circulating pump
Pre-wired for cable and multiple phone lines
Remote controlled rear driveway gate with exterior keypad

Attached Oversized 3-Car Garage

Three garage doors with automatic openers
Two floor-mounted concrete parking bumpers (installed in two of the garage bays)
Built-in workbench with wood counter and drawers and cabinets below; and upper level cabinets with under-cabinet task lighting
Storage closet with under-stair storage
Painted concrete floor and Italian stone tiles
Ceiling mounted fluorescent lighting
Crown molding
Chair rail along one wall
Pedestrian exit door to front garden courtyard

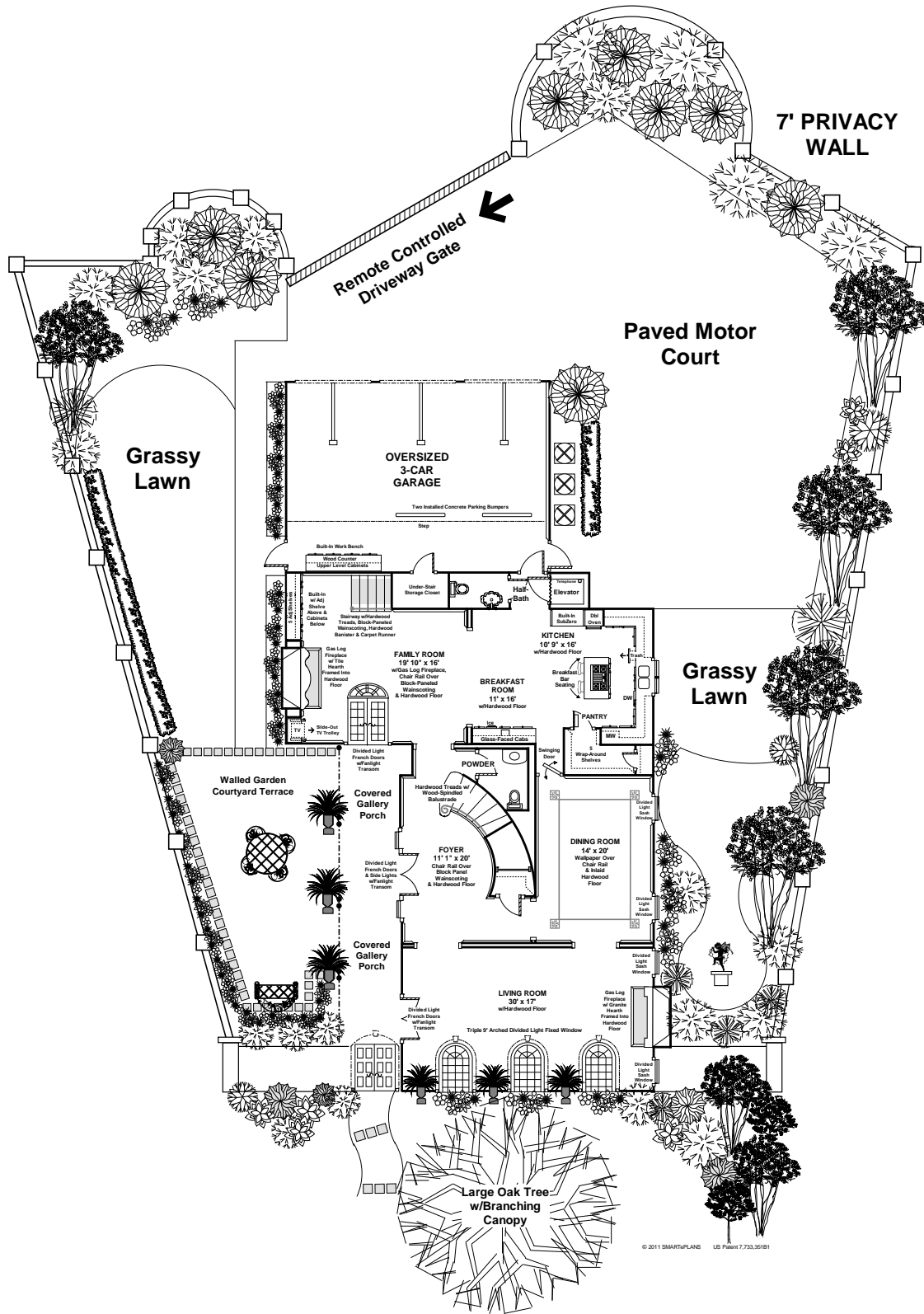
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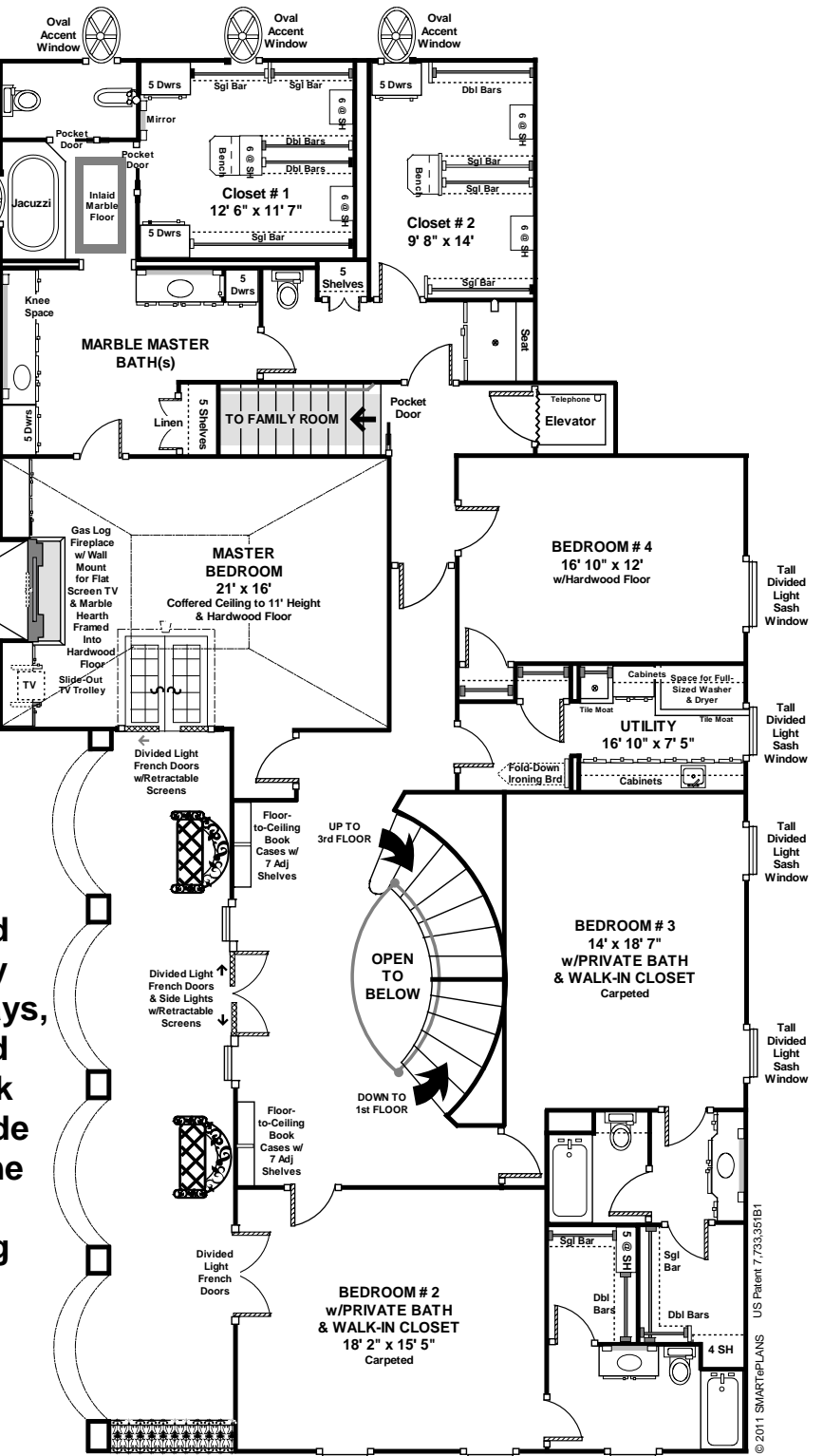
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SECOND FLOOR

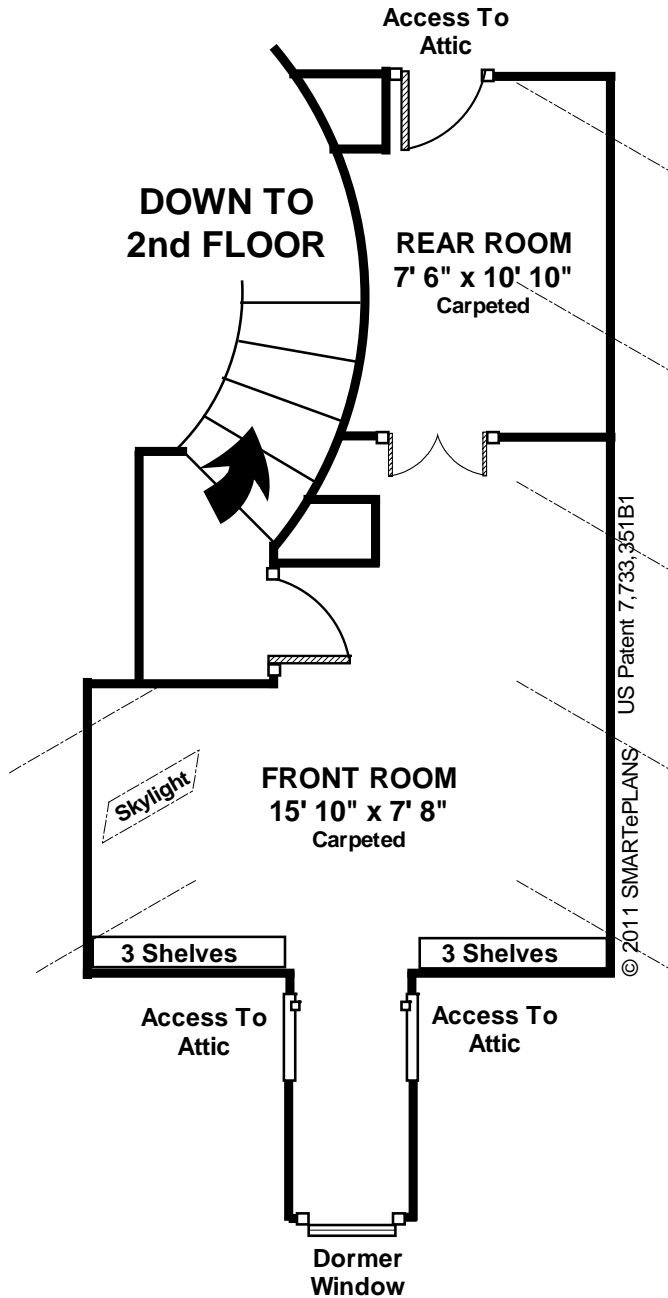
Upper Level Covered Balcony w/ Archways, Scrolled Ironwork Balustrade and Stone Tile Flooring



Scrolled Ironwork Balustrade

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THIRD FLOOR



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