

# 1043 Ladan Drive - Key Features

## Overview:

- French countryside style
- 5,295 square feet
- 7.88 acres
- 4 versatile bedrooms
- 5 baths (3 half, 2 full)
- extensively remodeled in 2008 by Matt Loudon
- over \$500k in upgrades
- prestigious Regency Hills neighborhood
- panoramic views from every room
- security system in place
- wall texture and custom paint/glaze throughout home
- bullnosed walls throughout

## Driveway:

- three-rail wood fencing along road frontage
- concrete circular driveway for guests
- second driveway leads to 3-car garage & additional parking
- decorative pillars enhance the style of the house

## Entry:

- wrought iron entry doors
- custom chandelier
- Hubbarton Forge sconces
- 18' ceilings
- crown molding

## Living Room:

- 18' ceilings
- double-sided fireplace (all FPs have been refaced)
- custom chandelier (one of three)
- wall-to-wall windows
- custom designer roller shades
- custom rods & chenille drapery
- crown molding

## Dining Room:

- coffered ceiling with recessed lights
- custom light fixtures

## Kitchen:

- extensively remodeled to create a great room
- solid walnut cabinetry
- granite countertops
- two sinks
- two separate dishwashers
- Thermador 6-burner cooktop
- Thermador double oven
- Warming drawer
- Subzero refrigerator
- Subzero 130-bottle wine cooler
- skylights
- two islands
- butler's pantry with additional refrigerator

## Family/Great Room:

- great room concept
- vaulted ceilings with 30' wood beam
- stone gas fireplace
- custom designer roller shades
- custom rods & chenille drapery

## Hallway/General:

- Radio Ra by Lutron high-tech programmable remote lighting system
- recessed lights
- solid alder wood doors with bronze hardware
- stone-like tile flooring
- fire sprinkler system throughout home
- central vacuum system
- two-zone thermostat – two A/C units and two furnaces

## Den/Study:

- double-sided FP shared w/ LR
- wood-beam ceiling accent
- custom built-in solid wood shelving unit with lighting

## Master Suite:

- 180-degree views
- his-and-her dressing rooms
- Ralph Lauren carpet
- custom rods & chenille drapery

## Master Bathroom:

- extensively remodeled
- oversized walk-in dual-head shower
- his-and-her vanities
- private, partially-enclosed patio ideal for outdoor spa or gym

## Second Master Suite &

## Guest Wing:

- walk-in closets in all bedrooms
- Ralph Lauren carpet
- spa bath tub (second master)

## Garage:

- 3-car garage
- epoxy floors
- built-in cabinets
- third bay currently used as a workshop; may instead be used for a third car or wine storage
- insulated garage doors with custom carriage door design
- finished attic
- recently landscaped for additional exterior parking

## Exterior:

- exterior re-landscaped to reduce water usage
- area for a fire pit with multiple seating areas
- underground utilities
- water sourced from desirable SYV Improvement #1
- tankless water heater for continuous hot water
- soft water system