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THOMAS ROAD
LADERA RANCH

THE EPITOME OF LUXURY CALIFORNIA LIFESTYLE

5 BEDROOMS | 9 BATHROOMS | 7,476 SQUARE FEET
4-CAR GARAGE | OFFICE | BASEMENT | MEDIA ROOM | HOME GYM | LOFT

ARCHITECT & DESIGNER: *Stone Building Corporation*
INTERIOR DESIGNER: *Black Band Interior Design*

LUXURY HIGHLIGHTS THROUGHOUT THE HOME

Adobe Style Exterior Paint
Aged Mediterranean, Wire Brushed & Smoked
Composite Wood Floors
Custom Walnut Woodwork Throughout
(Inlays, Casings and Framework, Cabinetry,
Ceilings, Baseboards)
Custom, Solid Walnut Wood Doors Throughout
Whole House Water Filtration System
Custom Interior Paint in Soft, Neutral Colors
Surround Sound on Both Levels, *Inside & Out*
Smart House: Cresteron System
(Phone/Tablet Operated: Controls Lights, Climate,
TV, Alarm System)
iAquaLink Pool System
(Phone/Tablet Operated)
Rainbird Automated Sprinkler System

GOURMET FAMILY KITCHEN & MORNING ROOM

Dual Oversized Islands with Breakfast Bar
Custom Cabinetry with Under Cabinet Lighting
Soft Close and Pull Out Cabinets
Weathered Marble Counter Tops
In-Counter Charging Stations
Two Hidden-Appliance Garages
Stainless Steel Sink
Sub-Zero Double Wood Paneled Refrigerator and Freezer
Viking 8-Burner Range and Hood
Kitchen Aid Double Oven, Microwave and Dishwasher
Instant Hot/Cold Water Dispenser
Breakfast Nook with Wood Coffered Ceilings
Spacious Walk-In Pantry
Skylight in Kitchen

S & D

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FORMAL DINING ROOM & POWDER BATH

Dual Sided Fireplace with Fire Glass
Modern Floor to Ceiling Panel Doors Leading to Backyard
Custom Dual Crystal Chandeliers
Custom Powder Room

CUSTOM DESIGNED GREAT ROOM

Designer Walnut Ceilings with Inset Lighting
Dual-Sided Fireplace w/ Fire Glass and Built-In Storage Bench
Retractable Panel Sliding Doors Leading to
Outdoor Kitchen & Lounge
Panoramic Views of Ocean, Saddleback Mountains & Beyond

ENTERTAINERS RESORT BACKYARD

Custom Non-Slip Travertine Decking and Stonework
Custom Designed Pool and Spa
(Salt Water, 8-Foot-Deep Pool)
Outdoor Kitchen with Stainless Steel Grand BBQ,
Sink, & Storage
In Counter, Hidden Automated TV Station
Automated Sun Shade and Outside Lighting
Artificial Turf Poolside

PRIMARY BEDROOM/BATH & SECONDARY BEDROOMS

Formal Primary Bedroom Foyer
Wood Paneled Wall with Custom Fireplace
Custom Headboard, Lighting and Panoramic Views
Primary Bathroom Rain Shower, Steam Shower
& Dual Vanities
Dual Primary Bedroom Closets with Custom Closet Built-ins
Sunset Motorized Shades in Each Room
Ceiling Fans and Wood Shutters

BASEMENT GAME ROOM, MEDIA ROOM, WEIGHT ROOM, & ENTERTAINMENT KITCHEN

Custom Glass Staircase
with Walnut Stairs Leading to Basement
Commercial Grade Liftmaster Automated Glass Garage Door
and Paneled Window
½ Basketball Court with Hoop
Gaming Area with Ping Pong Table
Media Room with 5 Leather Recliners, Couch, 5 Barstools,
Sony Movie Screen and Projector and All Audio Components
Complete Entertainer's Kitchen with Beverage Station,
Freezer, Sink, Dishwasher, Wine Room and Storage

GARAGE, LAUNDRY AND FLEX SPACES

4-Car-Garage
(2 Dual, Oversized Garages with Stamped Concrete)
Storage Racks, Work Bench and Gladiator Cabinets in Garage
Downstairs Laundry and Mud Room
w/ Custom Kid Space Organizers
Upstairs Dedicated Laundry Room with Cabinetry
Dedicated Office, Home Management Center and Craft
Station Off the Kitchen
Detached, Dedicated Office with En Suite Bathroom
Upstairs Loft and TV room

NOTES

FULL HOUSE SOLAR: APPROX. \$1000/MO | \$816/MO HOA (INCLUDE FENCE ENHANCEMENT)
HVAC NEW AS OF 2023, CASITA AC NEW AS OF 2023 | ALL TV'S AND BRACKETS STAY WITH HOUSE
SOME FURNITURE IS NEGOTIABLE OUTSIDE OF ESCROW, PLEASE INQUIRE