

REAL ESTATE. REDEFINED.



40 Tuscany

Covenant Hills
Ladera Ranch



**BLATMAN
GROUP**

Settled on a picturesque cul-de-sac street in the exclusive guard-gated enclave of Covenant Hills, this dramatic 4 bedroom 3 bath townhome offers the feel and privacy of a luxurious detached Tuscan estate. Enhanced by a spacious, private rear yard and surrounded by multi-million dollar homes, this striking residence unfolds in a dramatic and flowing floor plan encompassing almost 2,600 square feet. Three and a half sets of French doors open to the rear yard to enhance your indoor/outdoor entertainment options. Revel in the estate sized kitchen fit for the professional chef with its tasteful culinary accouterments; granite surfaces, hardwood cabinetry, wood exhaust hood, Thermador® professional appliances and convenient wine fridge. Enjoy the luxury of an expansive master suite offering a sumptuous ensuite marble bathroom, large his-n-hers walk-in closets and inviting covered veranda. Additional highlights extended by this warm and hospitable home include polished travertine flooring, upgraded bathrooms, ground floor guest bedroom and open family room with cozy fireplace. Framed by a stacked-stone serpentine sitting wall and extending beyond the covered loggia, the rear yard is rich with features and includes a built-in BBQ island with stainless grill, dramatic outdoor fireplace, terraced patios and inviting therapeutic spa. Completing this property is a paverstone driveway that extends to a private two-car attached garage.

The Blatman Group | #1 in Sales in Ladera Ranch | 949.246.7480
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