



**25966 POKER FLATS PLACE**

— LAGUNA HILLS —

PRESENTED BY THE BRAD FELDMAN GROUP

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## 25966 POKER FLATS PLACE | LISTED FOR \$3,195,000

5-BR | 7-BA | APPROX. 6,800 SF

Immaculate, refined and undeniably elegant, this custom Tudor estate on a coveted Nellie Gail Ranch cul-de-sac represents the height of luxury with no expense spared. Beyond its gated entry, flagstone driveway, and three-car showroom garage with epoxy floors, the home opens to a grand foyer with lavish marble floors and sweeping staircase. At approx. 6800 sq ft, the expansive floor plan includes a front billiards room with soaring open-truss ceilings and one of four ornate fireplaces, a downstairs office, an en-suite guest bedroom and a connecting nanny flat/office with 3/4 bath. Regale your guests in opulent formal dining and living rooms with a fully-equipped bar, each richly adorned with detailed woodwork and ceilings. The gourmet kitchen is any chef's dream, swimming in light from a stained-glass bay window, showcasing granite counters/island, two dishwashers, twin Subzero refrigerators, Miele coffee station, and stainless Wolf appliances. On the second floor, discover three generous, secondary en-suite bedrooms plus a master suite fit for royalty with a large private balcony, private retreat, and a luxe remodeled bath featuring floor-to-ceiling porcelain tile. Also upstairs is a finished bonus space perfect for additional play or office. Step outside to a resort-style enclave with saltwater pool and spa, entertaining gazebo with TV and fireplace, direct gate access to Gallup Park, all secluded by lush citrus trees and landscaping. Call for a tour!



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