



# 40 Winfield Drive

40 Winfield Drive, Ladera Ranch, CA, 92694

Price: \$ 1,049,000

  
NUMBER OF  
BEDS  
**4**

  
NUMBER OF  
BATHROOMS  
**3**

  
IN SQ FT.  
AREA  
**3,320**

  
REFERENCE  
NUMBER  
**OC18068015**

  
PROPERTY AGE  
YEAR BUILT  
**2001**

## Amy Sims

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Gorgeous, upgraded home located in the prestigious Ladera Ranch Community of Amberly Lane. Dramatic entrance into high ceilings, rich wood flooring, Plantation Shutters, fully encased windows and surround sound. Entertainers kitchen highlighted by an expansive designer Quartz island, leather finish granite counters, white cabinetry, 6 burner stove top, built in 42" refrigerator and stainless steel appliances all open to a sunny nook and generous family room with an impressive relaxing fireplace. Formal dining room upgraded with dramatic wood beams and opening up to a courtyard area with serene fountain. Main floor bedroom accommodates guests, children or an office. Expansive master suite with luxurious bathroom complete with a soaking tub, separate shower with new frameless door, vanity, his and her sinks and large dual walk-in closets. Two ample sized secondary bedrooms, Jack and Jill bathroom, 5th Bedroom/office, permitted additional bonus room and laundry room, complete the upstairs. French doors open to a private yard complete with a cozy fireplace, lounging area, large grass area great for pets or playing, built in BBQ, and room to entertain. This home has been Re-Piped with PEX PIPING and meticulously taken care of. Three car garage with cabinets complete this wonderful home. Community amenities include resort-style pools, parks, skate park, water park, basketball courts, tennis courts, seasonal events, COX high speed internet and California Distinguished Schools.

### Amenities

- Garage
- Air conditioning

Courtesy of Amy Sims