

11517 PAWNEE CIRCLE, LEAWOOD, KANSAS 66211

# *Classicamente Bello*



## The estate christened “*Classicamente Bello*”

looks as if pulled from an old storybook, transporting you to the secluded hills of Tuscany. At every turn this 4-bedroom, 3-full-bath, 2-half-bath home is filled with understated grandeur and an attention to detail that leaves you breathless. The award-winning design firm Nearing, Straats, Prelogar and Jones and esteemed Gene Fritzel Construction brought this Tuscan dream home to fruition, one of only 14 homes in the exclusive gated community of Tomahawk Creek Estates in Leawood, Kan.

*Tucked below street level* along a private, winding road, this 5,800-square-foot abode truly feels a world apart. The estate’s unique lot required extensive site preparation as it backs to Tomahawk Creek Parkway, a vast green space that provides lush foliage, privacy, and an array of wildlife.





*The kitchen and dining room merge together seamlessly,*

...as the French Versailles patterned panels found in the kitchen floor. Reclaimed Italian terra cotta roof crest elements frame the chandelier above the dining room's impressive centerpiece. A four-paneled door folds away to open the space onto the year-round sunroom. Its glass windows can be replaced with screens for al fresco entertaining. A door leads out onto the long terrace, which is perfectly sized for lively dinner parties overlooking the greenery below.

The kitchen's hand-painted cabinetry is a sight to behold. No fewer than four sets of paints were painstakingly layered to give the cabinets a rich, dimensional finish. A massive granite island seats four, while soapstone countertops provide additional prep space.





Also on the first floor are a second half bath and office, complete with two planning desks, cubbies, and a broad window that fills the room with natural light. The adjacent laundry room has an extra-deep sink and countertops, ample storage, and a handy rolling table.

Still one of the most remarkable elements of the estate is the jaw-dropping clock tower. Made of stone and brick, the two-story structure is a marvel. An eight-foot wide French clock commands the eye—but is thankfully updated to work atomically. The antique iron chandelier from Italy complements the handmade wrought iron balcony that leads to the lower level.

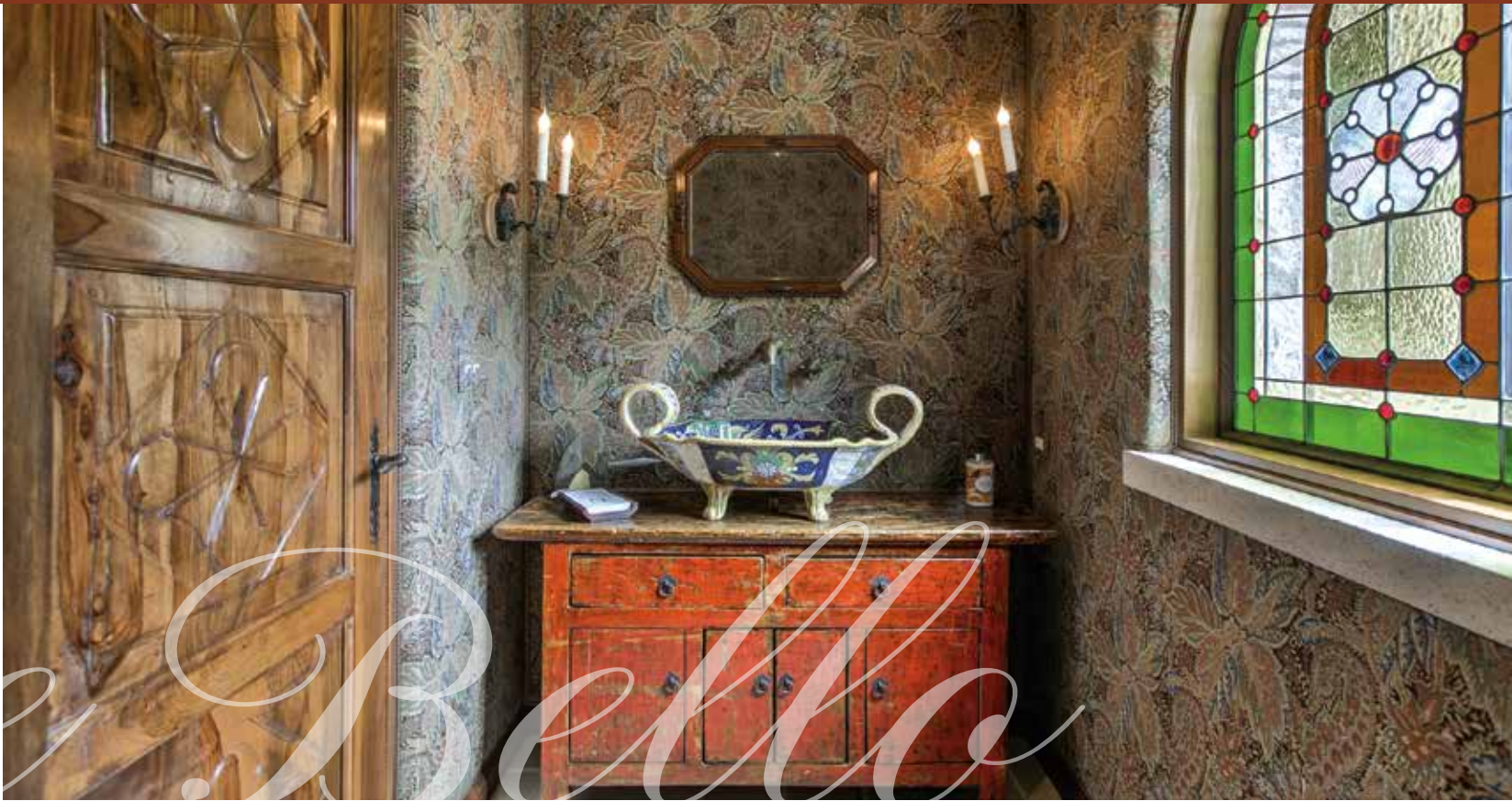
The stairs themselves are small works of art: Each riser was individually hand-painted by Texas artist Marjory Buckley, giving the illusion of tiles, and no two are alike. It provides the perfect detailing along the sweeping staircase, which ends beside a wine cellar, tucked behind an arched ironwork door front.



## *Large sliding doors part to unveil a workout room,*

with a wall of windows that lead to the patio. A huge entertainment area is likewise filled with light, thanks to three sets of French doors that open out onto the patio, effortlessly allowing entertaining to spill out-of-doors. A handsome wet bar discreetly hides both a refrigerator and a dishwasher behind arched wooden doors.

Three additional bedrooms are nestled on the lower level, two sharing a Jack-and-Jill bath and the other with its own full bath. A secondary laundry room, cedar closet, and two immaculately organized control rooms round out the lower level.



Classicamente Bello stunningly brings together Old World aesthetics with the finest in construction and cutting-edge technology. It's easy to lose oneself in the richness of the estate, making you swear...you're not in Kansas anymore.

On the other side of the entry, a stately study is surrounded by upholstered walls and grounded with thick wool carpet. Two doors provide private exterior access into the room, which is anchored by a sensational antique wooden mantel from an Italian villa.

A most lavish half bath boasts an antique stained glass window, upholstered walls, and an antique urn that was carried by hand back from Europe and cleverly converted into a sink.



*The quality of construction in this manse is unprecedented. The walls are Venetian plaster or hand-hewed stone; there is absolutely no drywall or veneer to be found. Every door is an antique or made by hand to flawlessly blend in.*



*Elements throughout the home* were sourced from around the globe, including antique railings, retro-fitted gas lamps, historic fountains, fixtures, and door handles. Even the roof has a tale to tell, as the tiles were salvaged from a 100-year-old Chicago church.

Past the unique cobblestone drive and through the porte-cochere are two carved limestone-and-cast-stone faces, hinting at the exquisite detailing and Old World charm to come. Custom-made wooden doors lead into an entryway, where reclaimed French Versailles patterned panels in the floor are almost too pretty to step upon.

The entryway leads into a sizeable Great Room, where three sets of French doors open outward onto the terrace, which runs from the master suite to the sunroom, encompassing the back of the home. Old world sconces line the plastered walls, while Civil War-era beams overhead are delightfully juxtaposed by Fortuny silk chandeliers—the delicate design a welcome contrast against the rough-hewn wood.



*The master suite features the same vaulted ceilings and antique beams and an impressive rock crystal chandelier. Self-closing drapes frame the arched windows that make the most of the home's views.*

But it's the master bath that is truly awe-inspiring with its beautifully tiled, heated flooring, his-and-her vanities, a steam shower, and large walk-in shower. A petite iron Juliet balcony, imported from France, delightfully continues the European theme. Still, the most striking part of the master bath is the exquisitely carved French bibliotheque from the 1800s, which serves both as a linen closet and a display case.





Property on Permanent Waiver; \$4 million

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