



The house at 3415 Beverly Drive is the second Park Cities home built by Loy and Shideh Lowary of Ventura Custom Homes.

COURTESY PHOTOS



(Above) One of the home's four courtyards has a tile pool alongside an open veranda. (Right) Natural light is plentiful in the entry way's groin-vaulted gallery.



Homebuilder Creates Splash on Beverly Dr.

Ventura Custom Homes finishes its \$9.75 million home 'all in magnificence'

By Scott Farrell
Managing Editor

The homebuilding team of Loy and Shideh Lowary of Ventura Custom Homes dived back into the Park Cities market this spring with a home that may leave a cannonball-splash wave on the local luxury and custom-home market.

Together with architect Will Snyder, the Lowarys crafted a mammoth 11,274-square-foot project along one of the Park Cities' signature streets at 3415 Beverly Drive in Highland Park. The size of the house hugs tightly against the borders of the 74-by-200-foot lot but blends into the neighborhood. It's the hand-carved limestone exterior with a stucco front façade with limestone accents that captures the attention on a

leisurely drive down Beverly.

The Spanish-Mediterranean styled architecture — a nod back to the original Highland Park homes first designed by Wilbur David Cook — and top-of-the-line finishes are a calling card of sorts for the Ventura team as their second venture in the Park Cities market. The home that's been four years in the making is listed for \$9.75 million by Ellen Terry Realtors. Following its sale, the Lowarys will start plans on a Napa contemporary estate home on a double lot at 4400 Rheims Place.

"We love being in the Park Cities. It's the pinnacle of homebuilding," Loy Lowary said.

What sets the Beverly house apart can easily be

See BEVERLY, Page 6D

Beverly

Continued from Page 1D

seen after the first steps through the handcrafted ornamental iron doors at the entry. Sunlight plays off the groin-vaulted gallery and its imported limestone flooring and columns. The first floors' design draws the eye to one of four courtyards, each with an individual flair and purpose. The main courtyard has a tile pool in the middle and a side veranda complete with summer kitchen and outdoor fireplace covered by two balconies above.

"We wanted to create an open feel to the house where you didn't feel the tightness of the lot," said Shideh Lowary,

who focused on the interior of the house while Loy Lowary handled construction details with the European craftsmen. "The many windows in the house create an indoor-outdoor design that's eye catching and makes you want to go out to the courtyards. Almost every bedroom and bathroom has a window in it. A house feels happier with natural light. It's more invigorating and inviting with the many fireplaces and water features."

If Ventura Custom Homes wanted to make an impact, this is the house, the property, and the location to do it. Dozens of people toured the home during an open house last Sunday to see the details of a house where no expense

has been spared.

The finishes came from Shideh, whose eye for detail comes from a business background and a 15-year stint as a construction loan specialist. Her specialty is working with clients to create their dream homes. That, plus her engaging personality, makes for a perfect pairing at Ventura as she and Loy oversee all aspects of a home's construction working with the architect, designers, and craftsmen.

Loy Lowary has been in the construction business since 1975, and began working on commercial buildings. Soon after his start, he began a commercial and residential excavation and concrete contracting company, and worked on a number of excavation and paving projects in the Dallas-Fort Worth area.

That led to overseeing the residential construction of more than 400 homes in Dallas and New England over the last 25 years. His background led to a techni-



The kitchen at 3415 Beverly Drive offers intricate carved medallion molding and premium appliances hidden behind custom-built alder wood cabinetry. It also has granite counter-tops and a walk-in butler's pantry.

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The use of the sub-floor — you'd feel guilty calling it a basement — displays that expertise in its use of space. It features a game room,

the second of two laundry rooms, a storm shelter, a dry sauna with a built-in television area next to a massage area, and a wine cellar and pub-sized wet bar. The house is designed for six bedrooms but could add one more.

Another unique design quirk is the high ceilings in the three-car garage that leaves enough space to add a car lift and room for three more.

"Since this is somewhat of an introduction to Highland Park for us, we wanted to do it all in magnificence with a quality and aesthetic value that's unsurpassed," Shideh Lowary said. "In a state that thinks 'bigger is better,' people forget that beauty can be found in simpler touches."

The market for a near-\$10 million home is small, yet Ellen Terry, the home's listing agent. It took three years to build, and has been on the market since its completion in February.

"You'd be surprised how

much money is moving to Dallas," Terry said. "There are families that need this kind of space for their families and still have room for guests."

Shideh Lowary didn't allow any showings until the Beverly house was nearly complete. Ventura's first lot in the Park Cities, on Edmondson Avenue in Highland Park, drew two offers while still in framing and prevented the Lowary's from creating their own finishes.

"It started as a spec, but that wasn't really our house because it got changed by the buyer," Shideh Lowary said. "We felt we weren't going to be able to show what we can do unless we could finish a home ourselves, to show what a custom builder is capable of."

"When I walk around a house I build, I want to tell stories about it. This house is going to have a great story to tell."

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