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# GARDEN STATE

A GLOBE-TROTTING  
COUPLE CREATES AN  
OUTDOOR OASIS IN  
SOUTHERN HIGHLANDS









Grazing contentedly in the backyard is one of two hand-painted CowParade sculptures that the couple purchased at a charity auction in New York. Following page: The outdoor furniture is by Brown Jordan, and the custom pool is by Prestige Pools. See Resources.



Other unique finds call attention to the Feduniaks' extensive world travels: Paintings by Chang Mai, one of many elephants taught to paint with its trunk by the Asian Elephant Art and Conservation Project. An embroidered pillow sent by Vietnamese teachers and students, thanking the couple for building Koa Khanh Dong primary school. And lacquer boxes, hand-painted by St. Petersburg-based, modern Russian miniatures master, Oleg Shapkin.

From the home's tressle wood beams to the walnut floors throughout the main house, the Feduniaks' Italian-style farm house reflects their taste and lifestyle.

Of course, realizing a vision this large required a team effort. Other contributors to the project were Las Vegas-based Merlin Contracting, who came on early in the process, and Los Angeles-based architects Killefer Flammang.

"Custom homes are always a challenge," says Steve Jones of Merlin Contracting, which built the estate. "But this project was such a collaborative effort, and the Feduniaks were so appreciative of our workers' efforts, that their home was truly a pleasure to build."

Even more appreciative are the couple's three dogs—Rusty, Dusty and Daisy—who enjoy free rein on the pet-friendly grounds. Hidden among the plants are well-loved plush toys, remnants of long walks around the property—and the Feduniaks wouldn't have it any other way. **RP**









FEDUNIAK  
RESIDENCE

LANDSCAPING: BUTTA COMPANY  
ARCHITECTS: KILLEFER FLAMMANG  
STORY: CHERI WATKINS

PHOTOGRAPHY: FRANCIS GEORGE | 8,711 SQ FT





Above left: A model ship purchased by the couple on a trip to South Africa was restored by the National Maritime Museum. Above right: The plates are from Pierre Deux. The glass lamp and nesting tables are from L G Gallery. The crewel rug is from Anthropologie. Dusty sits on chairs originally from the couple's home in California. Opposite page: Along the right-hand side of the front hallway hang abstract paintings done by Asian elephants, available through the Asian Elephant Art and Conservation project. See Resources.

Whether your picture of domestic bliss conjures up a suburban split-level surrounded by a white picket fence, a modern loft with a view of the Strip or an Old World villa nestled into a hillside, you probably have an idea of how you'd want your dream home to look; of how you would build it and design it so that it suited your lifestyle perfectly. For former Wall Street financier Bob Feduniak and his wife, Maureen, that vision started with lots of land—and, a rarity in Las Vegas, no intention of building on every last inch of it.

"We bought two lots because we wanted to have a large garden—we spend about 40 to 50 percent of our time outside when the weather is nice," says Maureen of their two-and-a-half acre property, which has been landscaped to perfection. The spacious grounds play host to a variety of deciduous plants, including hundreds of roses and approximately 300 trees.

"The grounds alone require about 50 hours a week to keep up," says landscaper Frank Butta, whose Butta



Company doesn't usually maintain the grounds they create, but made an exception for the couple. "It's an enjoyable relationship, because Mr. and Mrs. Feduniak are really dedicated to the original intent of the landscaping."

Indeed, the Feduniaks' commitment to their landscape is hands-on. While Butta has been their gardener and friend for almost seven years, Bob still prunes the roses and Maureen tends the vegetables. "The Feduniaks love their garden, they're really into it," Butta says.

Some of the couple's favorite flowers in the garden include the butter-yellow Graham Thomas, originated by English rosier David Austin, and the pale-pink Heritage rose. There are also plans in the works for an all-white rose garden that will feature the full-blossomed Pope John Paul II commemorative rose. Homegrown tomato, eggplant, lettuce, onions, Brussel sprouts and cucumbers sometimes make it into their kitchen, if pesky bunnies don't get there first. The couple even built a potting shed to house their garden essentials.

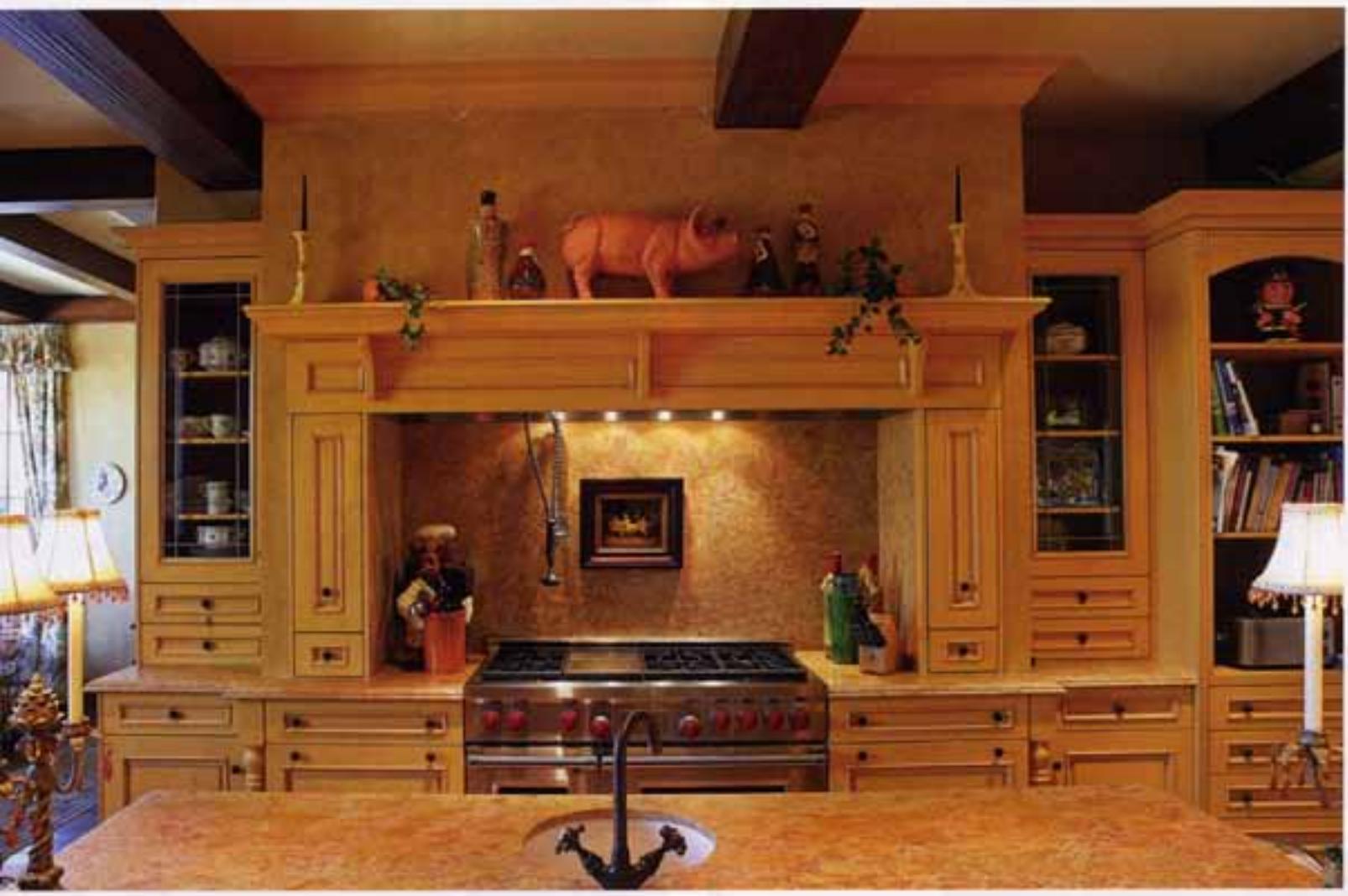




Rusty sits on a chaise longue, available through Ruby Slipper.

Opposite page, clockwise from top left: The living room houses the couple's collection of hand-painted Russian boxes. The pots lining the sunny stairway to the master suite are from Scully & Scully. The piano is from Steinway and the built-in bookcase is by Ebeniste. The chess set is from Brandon Home Furnishings. See Resources.





The custom cabinets in the kitchen are by Ebenista and the gas range is by Wolf. Right: The crewel butterfly rug is by Anthropologie. Opposite page: The dining room table and chairs are through Ruby Slipper. The built-in cabinets are by Ebenista. The chandelier is from Niermann Weeks, and the rug is from NorthWest Rugs. See Resources.



"The potting shed is new for us, and it's such a handy thing," says Maureen. "We keep all of our gardening tools, bird and vegetable seed in there, and have tables for starting seeds and potting plants."

**The other buildings on the Feduniak's estate**—an English guest cottage with kitchenette and bath and a second, Asian-themed guest house, inspired by the Angkor Wat temple in Cambodia—give a nod to the couple's wanderlust, and their need for plenty of sleeping space for their grandchildren and "poker pals," who visit regularly. Additional guest quarters in the main home include the Beverly Hills and Safari bedrooms, the latter boasting lush murals, hand-painted by Red, Yellow, and Blue Inc., that spirit visitors away to one of the couple's favorite destinations, the Serengeti National Park.

Beyond the themed sleeping quarters, another big hit with guests is their annual garden party, a perfect opportunity to share their outdoor paradise.

"We started having the garden party about seven years ago at our first Las Vegas home in Spanish Trails," says Maureen. "We always coordinate it with a major poker





tournament, so friends of ours from all over plan to be in town. This year it's scheduled during the World Poker Tournament, which will be held at The Mirage in May."

The theme will be a Hawaiian Luau, and scheduled activities include a Hawaiian band and performers who will demonstrate traditional Hawaiian dances. For the children, there will be painting and balloons, and hula lessons will be available for all.

Appearing year-round for everyone's enjoyment are two sculptures from a CowParade event in New York, "Moonee" and "Green Horn in the City," who gaze lazily towards the beginnings of a home vineyard, with seedless Concord and Thompson grapes climbing a wooden fence. The quaintly bridged koi pond and white-washed gazebo, which provides a shaded, outdoor reading area, are two of the Feduniaks' favorite summertime spots in their ever-evolving garden; while the outdoor, ergonomic Jacuzzi and the indoor 55-

degree wine cellar get frequent use during fall, winter and spring. The stone perimeter of a pool by Prestige creates a seamless transition from desert to water.

Given the couple's appreciation for natural environments, it comes as no surprise that the home's interior mirrors their outdoor living spaces.

"I brought the outdoors inside with floral fabrics and an indoor garden," says Maureen. Another innovation that lends itself to their laid-back lifestyle is the main living space. Rather than including the standard but rarely used formal salon, Bob combined library, office and living room into a central space. Loewen picture windows provide near flawless views to the east, while "Sovereign of the Seas", a museum-quality model of the original English ship built in 1637—bought during a trip to South Africa and restored by the National Maritime Museum—is on display in the entry foyer to the west.

**The trellis that covers part of the garden's walkway was built by Merlin Contracting and is home to fledgling hibiscus plants. Nearby, the couple is adding to their edible garden with seedless Thompson and Concord grape vines. Opposite page: A garden statue from Little Baja Garden and Design. See Resources.**