

# Features and Benefits

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## 10626 Birch Bluff Avenue



South Pomerado | Scripps Ranch

4 Bedrooms + Loft | 3 Full Baths | 1 Powder Bath | 3,600 SF Est.

One of a kind, custom home with stunning panoramic views. Located on Birch Bluff Avenue in Scripps Ranch, one of the most coveted streets South of Pomerado. This home offers an exceptional blend of luxury, privacy, and breathtaking natural beauty. Rebuilt in 2005 and beautifully designed, this residence is set on a rare quarter-acre lot, a hallmark of this prestigious enclave known for its executive-style homes and custom, luxury properties. Designed for effortless entertaining, the resort-inspired backyard is a true showpiece, featuring a remarkable pool with waterfall, slide, fire bowls, and spa, additional outdoor entertainment area with gourmet outdoor kitchen and fireplace, all set against a stunning natural backdrop. Perfect to enjoy as your own quiet sanctuary or to host gatherings and entertain like a rockstar! Inside, elegant details throughout, from hardwood flooring and crown molding to plantation shutters and stunning leaded glass entry doors. Sunlit living spaces are thoughtfully designed to capture sweeping canyon and sunset views to the northwest, creating a seamless connection between indoor and outdoor living. With no Mello Roos, top-rated schools, scenic trails, and premium amenities just minutes away, this is a rare opportunity to own in one of Scripps Ranch's most sought-after locations. Unparalleled elegance, panoramic views, and resort-style living, welcome to your dream home.

### FEATURES & NEIGHBORHOOD

- Desirable South Pomerado Neighborhood in Scripps Ranch
- Custom Home Built in 2005
- Stunning curb appeal
- Premium, private .24 acre lot
- Stunning, unobstructed views
- Resort-style backyard; pool, spa, fire bowls, slide/waterfall, fire pit
- Paver driveway and entry
- Two stacked stone pillars, adorned with lighting fixtures, elegantly frame entrance walkway
- Covered entertaining lounge, outdoor kitchen, BBQ and fireplace
- Updated exterior paint
- 2nd floor loft addition
- 3-car Garage (potential for 4 car); Electric car charger, abundant storage cabinets and racks
- LG Refrigerator in garage
- Rheem Hot Water Heater (2024)
- Waterboy whole house water filter system
- \$165/month HOA Fee; Whispering Ridge amenities, pool, tennis/pickleball courts
- Owned Solar

### ENTRY AND LIVING AREAS

- Sophisticated Entrance; featuring beautiful, double doors with circular glass detailing, walnut hardwood floors, soaring 20-foot ceilings, an arched window, and exquisite chandelier
- Living Room; Walnut wood flooring, recessed lighting, abundant windows with plantation shutters, tray ceiling, and a bumped out alcove, adding unique visual interest and charm
- Dual columns elegantly transition into the Dining Room, showcasing walnut floors, tray ceiling, chandelier, surround sound speakers
- Family Room; Walnut wood flooring, cozy fireplace with mantle, multiple view windows, surround sound speakers
- Built in Entertaining Area; sparkling granite counters, storage cabinets with designer glass pulls, Samsung beverage refrigerator, mirrored shelves and bottle storage
- Powder Room; Walnut wood flooring, marble vanity countertop, designer wallpaper, arched window with plantation shutters, modern lighting
- Laundry Room; Travertine tile, storage cabinets, Quartz counters, LG Washer/Dryer

## KITCHEN/DINING AREA

- Dream Kitchen; Walnut flooring, neutral cabinetry with illuminated upper glass inserts, brushed nickel hardware, pull out storage cabinets, Quarts counters with beveled edge, accent backsplash; recessed lighting
- Stainless appliances; Miele 6-burner gas cooktop, oven, dishwasher, Whirlpool microwave, paneled KitchenAid refrigerator, and walk-in pantry
- Center island with counter seating, pendant lights, dark cabinetry and Farmhouse Sink
- Casual Dining area with backyard view, recessed lighting, chandelier, sleek folding doors seamlessly blend indoor and outdoor living, remote shade, and additional side door access to resort backyard

## BACKYARD OASIS

- Covered outdoor entertainment lounge; Stacked stone fireplace with stone mantle, tongue and groove vaulted ceilings with decorative wood beams, patterned travertine tile flooring
- Outdoor kitchen with stacked stone and chiseled edge granite, BBQ Turbo Grill, storage drawers, and Yeego beverage refrigerator, exterior sunshade
- Freeform Pool with slide and waterfall
- Spa with spillway
- Two stacked stone columns with fire bowls
- Fire pit with seating area
- Glass rear fence
- Panoramic, unobstructed views

## SECONDARY BEDROOMS/LOFT

- Secondary Bedroom; Wood flooring, chandelier, walk-in closet, window blinds
- Jack & Jill Bath; Marble vanity countertop, travertine, tub-shower, glass enclosure, shampoo niche, round window, grab bar
- Secondary Bedroom/Office: Wood built-ins and Murphy Bed
- Secondary Bedroom; En-Suite, Designer 2-tone paint, chandelier, arched window with plantation shutters
- En-suite Bathroom: Features a marble vanity, travertine tile floors, a tub-shower combo with glass enclosure, a circular window, and a private water closet
- Loft; Neutral carpet, recessed lighting, plantation shutters, built in storage cabinetry
- Carpet installed in August 2025

## PRIMARY BEDROOM & BATH

- Primary Suite: Features neutral carpeting, tray ceiling, large window showcasing stunning views, and a private balcony with travertine tile, glass panel railing, and a spiral staircase descending into a private, backyard retreat
- Walk-in closet with built-ins, decorative lighting, grass cloth accent wall
- Primary Bathroom: Travertine tile flooring, a jetted soaking tub, dual vanities with marble countertops, and a dedicated vanity area
- Expansive shower with bench, travertine tile and glass enclosure
- Private water closet, chair rail and designer wallpaper
- Carpet installed in August 2025

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