

Home

FEATURES & UPGRADES

25282 Derbyhill Drive, Laguna Hills

Pacific | Sotheby's
INTERNATIONAL REALTY

FOX WILSON
GROUP

Property Overview

- Prestigious cul-de-sac location within the Nellie Gail Community
- Grand, European-influenced architectural presence
- 5 bedrooms | 5.5 bathrooms | Library | Bonus Room
- Approximately 20,000 sq ft lot, expanded by ~20 feet
- 8-foot rear slope retaining wall enhancing usable yard space and privacy
- Expansive open views of rolling hills and open space
- Exceptionally private setting

Exterior & Grounds

- Formal European-style entry featuring
 - Stone-tiled walkways and hardscape
 - Manicured hedges and rose gardens
 - Central entry fountain
 - Italian cypress flanking double-door entry
- Front and rear stone hardscape
- Rogers Gardens-designed landscaping
- Outdoor kitchen ideal for entertaining
- Saltwater PebbleTec pool and spa
- Pool filter control equipment replaced (2024); heater replaced (2019)
- 8 exterior security cameras + ring door
- Infrared outdoor heaters in rear yard portico
- Freshly painted exterior

Interior Highlights

- Wood flooring throughout the home
- Interior Painting (2021)
- 3 interior security cameras
- Soaring ceiling heights creating volume and scale
- Three fireplaces throughout the residence
- Dual staircases (main and secondary rear staircase)
- Formal dining room designed for large gatherings
- Executive library on main level with coffered ceiling
- Main-floor bedroom suite with private en-suite bath
- Washer and dryer included
- Fire-resistant large safe included

Kitchen, Nook & Family Room

- Fully remodeled, showpiece kitchen (2018)
- Crisp white cabinetry with pull-out drawers
- Pantry and appliance garage
- Natural quartzite countertops
- Central island with seating for three
- Premium appliance suite:
 - Sub-Zero refrigerator
 - Wolf cooking appliances
 - Dual Miele dishwashers
- Charming breakfast nook with views of garden, pool, and open hills
- Kitchen open to expansive family room featuring:
 - Fireplace
 - Built-in entertainment center
 - Wine closet with three wine refrigerators
- Three sets of French doors opening to the rear garden

Upper Level

- Primary suite with
 - Spacious private retreat
 - Fireplace
 - View deck (rebuilt in 2019)
 - Spa-style bathroom with dual vanities
 - Soaking tub and walk-in shower
 - Custom walk-in closet with extensive storage
- Three additional bedroom suites, each with en-suite bath
- Bonus room is ideal for media, gym, or flex space



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Garage & Systems

- 3-car garage with
 - Epoxy-coated floors
 - Ceiling height suitable for a car lift
 - Tesla EV wall charger (240V / 40-amp) (installed 2022)
- 39 wholly-owned ground mounted solar panels producing approximately 11.5 kW (installed 2016)
- Upgraded windows throughout
- Interior and exterior security cameras
- New roof (2020)
- Full PEX Re-pipe (2021)
- HVAC updated equipment (2019)

Personal Property Included

- 65" Family Room TV
- 40" Backyard Portico TV
- 40" Primary Bedroom TV
- Upstairs Front Bedroom TV
- 3 Wine refrigerators in wine closet
- Fireproof safe
- Washer & Dryer
- Rearyard Patio Furniture

Community Amenities

- Equestrian trails and equestrian center
- Private clubhouse with restaurant
- Tennis and swim centers
- Eight pickleball courts
- Nellie Gail HOA Dues: \$600 Paid Quarterly
- One of South Orange County's most established and desirable communities



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