

Property Features

22842 Seaway Drive, Laguna Niguel, CA 92677

EXTERIOR:

Landscape front and back
LED landscape lighting
LED sconces and down lights
House and walls replastered
Hose bibs
Irrigation systems
Glass walls

BACKYARD:

Pool & spa heater, filter system Aqualink control, plaster and coping
Three high output built in ceiling patio heaters
DCS BBQ grill
Island w/fridge
Porcelain pool deck

INTERIOR:

20-foot-high entry
Custom glass chandelier from Murano, Italy (cost \$100K in 2015)
Powder room with designer sink and cabinet
Toto toilet
Double pane Sierra Pacific windows and patio doors throughout
Wine cellar with chiller unit, 1200-bottle capacity
Elevator from first to second floor
Custom stained-glass window in stairway

Living Room:

Linear gas fireplace by Napoleon w/remote. Surround of Black Carnelian stone
Sony Bravia 83" TV - Five speaker surround system with subwoofer
LED lights in cove and downlights
Two Art/Sculpture lit niches
Ceiling fans w/lights

Dining Area:

Panoramic views of pool, beach coast and pacific ocean
Custom glass folding doors by Coverglass open entire outdoors to interior
Crystal chandelier
2 Art/Sculpture nooks with lighting

Bar Area:

Nine-foot bar w/back bar Calacatta porcelain slab countertops
2 Subzero U/C refrigerator/icemakers
Custom Italian cabinetry by Cantoni
Sony 65" TV

Kitchen:

Oversized island Calacatta porcelain slab countertop
Double stainless-steel sink
Vegetable sink
Full-size dishwasher
Double drawer Fisher Paykel dishwashers
Thermador 48" gas range w/2 ovens
Thermador 30" refrigerator & Thermador 30" freezer
24" microwave drawer
KitchenAid trash compactor
Subzero refrigerator drawers (2)
Custom Italian cabinetry by Cantoni
Separate enclosed walk-in pantry
Breakfast area with custom glass chandelier and ceiling fresco by Donovan Fitzgerald

Guest Room (Downstairs):

Kitchenette w/refrigerator, sink and microwave
Twelve-foot mirrored closet
Hand painted ceiling fresco by Donovan Fitzgerald
Sony 55" TV
Bathroom sink, shower and Toto Washlet toilet
Private entrance to exterior

Office (Downstairs):

LED lighting

Custom built in display shelving with lighting

Utility closet

Sony 55" TV

Second Floor:

Lit art/sculpture

Stone wall 1st to 2nd floor

Unique multi-light leaf like lighting fixture extends from 2nd floor to 1st floor.

Structural glass floor looks from 2nd to 1st floor below.

Large skylight above glass floor

Oversized laundry room w/sink and drying areas w/drain

Washer & Dryer

Many cabinets & drawers

Laundry folding counter

Guest Bedrooms:

#1 – bathroom w/tub and shower, walk in closet, TV

#2 – bathroom with shower and large closet

Primary Suite:

Retreat sitting area

Custom stainless steel double entry doors

Art glass transom over doors

Hand painted ceiling fresco by Donovan Fitzgerald

Linear gas fireplace by Napolean w/remote

Sony 83" TV

Five speaker surround sound system plus in wall subwoofer

Game//dining area overlooking pool and views

Folding glass window/door system by Coverglass opens front and side to large balcony with linear fireplace and views of beach, ocean and coastline from Monarch Bay to Dana Point.

Porcelain tile flooring flows to outdoor deck with new glass railing.

Primary Bed Chamber:

Custom King-sized bed with built in upholstered headboard w/glass panel accents.

65" TV and Oversized windows provide views of coast and ocean

Primary Suite Kitchen:

Bertazzoni 24" gas range w/burners
Fisher Paykel dishwasher drawer
Whirlpool 24" refrigerator
Sharp Microwave drawer
Sony 55" TV
Double doors open to balcony

Primary Bathroom 1:

Two designer glass sinks
Toto Washlet toilet
Oversized Toto Spa bathtub
Large shower with steam unit
LED lit double medicine cabinet
Sony 24" TV
Two closets, one oversized with island

Primary Bathroom 2:

Designer glass sink
Large steam shower
LED lit double medicine cabinet
Sony 20" TV
Toto Washlet toilet
Duravit Urinal
Light tube in toilet room
Closet w/skylight

HOUSEWIDE FEATURES:

ALL floors (except entry and stairs) are porcelain 'plank' tiles
Housewide soft water system
Reverse Osmosis systems at all bar sinks and kitchens
Tankless water heater
HVAC systems w/Ecobee thermostats
Control 4 Smart House control system
Six Luma surveillance cameras
Clare Security System
Automated LUTRON Screen & Blackout shades at all primary windows (LR, Dining, Kitchen, Bar, Primary Suite)

Garage:

Garage Doors w/automatic door openers

Built-in cabinets

Stacked washer/dryer unit