

# THE EPITOME OF LUXURY CALIFORNIA LIFESTYLE

5 BEDROOMS | 9 BATHROOMS | 7,476 SQUARE FEET  
4-CAR GARAGE | OFFICE | BASEMENT | MEDIA ROOM | HOME GYM | LOFT

ARCHITECT & BUILDER: *Maisons, The Art of Design and Stone Building Corp.*  
INTERIOR DESIGNER: *Black Band Interior Design*

## LUXURY HIGHLIGHTS THROUGHOUT THE HOME

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Adobe Style Exterior Paint  
Aged Mediterranean, Wire Brushed & Smoked  
Composite Wood Floors  
Custom Walnut Woodwork Throughout  
*(Inlays, Casings and Framework, Cabinetry,  
Ceilings, Baseboards)*  
Custom, Solid Walnut Wood Doors Throughout  
Whole House Water Filtration System  
Custom Interior Paint in Soft, Neutral Colors  
Surround Sound on Both Levels, *Inside & Out*  
Smart House: Cresteron System  
*(Phone/Tablet Operated: Controls Lights, Climate,  
TV, Alarm System)*  
iAquaLink Pool System  
*(Phone/Tablet Operated)*  
Rainbird Automated Sprinkler System  
Solar Panels: 34 Panels All Paid  
*(House is Prepped for a Power Wall)*

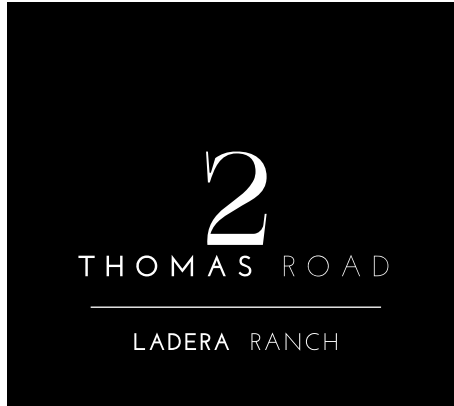
## GOURMET FAMILY KITCHEN & MORNING ROOM

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Dual Oversized Islands with Breakfast Bar  
Custom Cabinetry with Under Cabinet Lighting  
Soft Close and Pull Out Cabinets  
Weathered Marble Counter Tops  
In-Counter Charging Stations  
Two Hidden-Appliance Garages  
Stainless Steel Sink  
Sub-Zero Double Wood Paneled Refrigerator and Freezer  
Viking 8-Burner Range and Hood  
Kitchen Aid Double Oven, Microwave and Dishwasher  
Instant Hot/Cold Water Dispenser  
Breakfast Nook with Wood Coffered Ceilings  
Spacious Walk-In Pantry  
Skylight in Kitchen

HOUSE MAY BE PURCHASED FULLY FURNISHED  
*Excluding personal items and artwork. Please call for details, 949.293.5139*





## CUSTOM DESIGNED GREAT ROOM

Designer Walnut Ceilings with Inset Lighting  
Retractable Panel Sliding Doors Leading to Outdoor Kitchen & Lounge  
Panoramic Views of Saddleback Mountains, City Lights & Distant Ocean  
72" Dual Sided Smart Wifi Electric Fireplace

## FORMAL DINING ROOM & POWDER BATH

72" Dual Sided Smart Wifi Electric Fireplace  
Modern Floor to Ceiling Panel Doors Leading to Backyard  
Custom Dual Crystal Chandeliers  
Custom Powder Room

## BASEMENT GAME ROOM, MEDIA ROOM, WEIGHT ROOM, & ENTERTAINMENT KITCHEN

Custom Glass Staircase with Walnut Stairs Leading to Basement  
Commercial Grade Liftmaster Automated Glass Garage Door and Paneled Window  
½ Basketball Court with Hoop  
Gaming Area with Ping Pong Table  
Media Room with 5 Leather Recliners, Couch, 5 Barstools, Sony Movie Screen and Projector and All Audio Components  
Complete Entertainer's Kitchen with Beverage Station, Freezer, Sink, Wine Room and Storage

## ENTERTAINERS RESORT BACKYARD

Custom Non-Slip Travertine Decking and Stonework  
Custom Designed Pool and Spa (Salt Water, 8-Foot-Deep Pool)  
Outdoor Kitchen with Stainless Steel Grand BBQ, Sink, & Storage  
Automated Sun Shade and Outside Lighting  
Artificial Turf Poolside

## PRIMARY BEDROOM/BATH & SECONDARY BEDROOMS

Formal Primary Bedroom Foyer  
Wood Paneled Wall with 42" Smart Wifi Electric Fireplace  
Custom Headboard, Lighting and Panoramic Views  
Primary Bathroom Rain Shower, Steam Shower & Dual Vanities  
Dual Primary Bedroom Closets with Custom Closet Built-ins  
Sunset Motorized Shades in Each Room  
Ceiling Fans and Wood Shutters

## GARAGE, LAUNDRY AND FLEX SPACES

4-Car-Garage (2 Dual, Oversized Garages with Stamped Concrete)  
Storage Racks, Work Bench and Gladiator Cabinets in Garage  
Downstairs Laundry and Mud Room w/ Custom Kid Space Organizers  
Upstairs Dedicated Laundry Room with Cabinetry  
Dedicated Office, Home Management Center and Craft Station Off the Kitchen  
Detached, Dedicated Office with En Suite Bathroom  
Upstairs Loft and TV room

