



An Estate of Rare Amenity and Scale

Estate Overview

- Single-Level Private Estate | ~9,278 SF
- 7 Bedrooms | 7.5 Bathrooms (inclusive of detached guest residence)
- Attached 3-Car Garage

Grounds

- Approximately 3-acre fully fenced estate grounds
- Lush tropical landscaping featuring rare and valuable palms

Private Guest Residence | ~3,000 SF

- Expansive two-story design with private elevator
- Full gourmet kitchen with walk-in pantry
- Dedicated great room and private laundry
- Separate entry with independent lower-level access
- Professional-grade fitness studio with spa/sauna potential
- Two executive offices, including conference-ready workspace
- Entertainer's bar with custom refrigeration and nugget ice maker
- Dual laundry accommodations
- Ideal for multigenerational living, executive retreat, private entertaining, or extended guest stays

- **Compound Amenities**

- Landscaping appraised at approximately \$1M
- Gated entry with camera access
- Gardens & Orchard
- Greenhouse and chicken coop
- Three raised vegetable beds
- Mature stone fruit orchard
- Avocado and orange trees
- Dedicated rose garden
- Recreation & Sport Court
- Two golf practice ranges
- Two private putting greens
- Half-court basketball
- Turf volleyball court and playground area
- Large outdoor sports backboard
- Expansive flat playing lawn

- **Resort-Style Outdoor Living**
- Saltwater pool and spa
- Covered palapa entertaining pavilion
- Pergola seating area
- Built-in outdoor kitchen with BBQ, side burner, warming drawer, sink & refrigeration
- In-ground fire pit
- Outdoor gas fire pit & gas fireplace
- Gas tiki torches for evening entertaining

Security & Infrastructure

- Comprehensive security camera system
- Alarm system
- Landscape lighting
- LED lighting throughout interior and exterior
- EV charger
- Enclosed dumpster service area
- 2 propane tanks - one to service house and one to service solely pool and spa
- Fire hydrant on property

- **Culinary Excellence (Main Residence)**

- Chef's kitchen appointed with Wolf, SubZero & Miele appliances
- Multiple ovens, warming drawer, dual dishwashers
- Built-in espresso system and custom refrigeration

- **Infrastructure & Technology**

- Whole-house water filtration system
- Fiber optic 1GB connectivity
- Integrated 1GB WiFi routers throughout
- Crestron smart home automation
- Lutron lighting controls

- **Additional Amenities**

- Extensive built-in garage storage
- Separate storage structure with golf cart parking
- RV hookup
- Two outdoor showers
- Built-in valuables storage