THE O'DELL GROUP REAL ESTATE

AMENITIES & LUXURY FEATURES

11321 RESERVOIR ROAD, LEMON HEIGHTS

PROPERTY HIGHLIGHTS

- 7 Bedrooms or 6 Bedrooms + Office
  - ◊ Downstairs office and en-suite bedroom
  - ◊ Primary suite with separate sitting room
  - ◊ Three additional en-suite bedrooms upstairs
  - ◊ Separate casita with private bathroom
- 6.5 Bathrooms
- 5,017 Square Feet
- 40,410-Square-Foot Lot | .93 Acres
- Built in 2006
- Privately gated Cowan Heights estate
- Panoramic approximately 270-degree views
- Attached four-car garage

A RARE NORTH TUSTIN/LEMON HEIGHTS SETTING

- Privately gated North Tustin/Lemon Heights estate nestled within an intimate enclave of only three homes
- One of the area's distinctive newly custom-built panoramic-view residences, completed in 2006
- Expansive 270-degree vistas extending from Newport Beach to Downtown Los Angeles
- Depending on conditions and vantage point, views encompass Catalina Island, Newport Beach, the Pacific Ocean, Disneyland fireworks, Downtown Los Angeles, the Port of Long Beach, Angel Stadium fireworks, the Hollywood Sign, Palos Verdes, and an extraordinary panorama of sparkling city lights
- No direct neighbors on any of the four sides, creating an exceptional sense of privacy and seclusion
- Peaceful, quiet setting with generous guest parking
- Ideally positioned within the sought-after Tustin Hills, including Cowan Heights and Lemon Heights
- Close to scenic walking, hiking, and equestrian trails
- Nearby Tustin Hills Racquet Club with tennis, pickleball, swimming, and event facilities
- Minutes from Peter's Canyon Regional Park and its hiking, walking, and biking trails
- Approximately 15 minutes to John Wayne Airport
- Approximately 20 minutes to Southern California beaches
- Approximately 15 minutes to Irvine Spectrum and South Coast Plaza
- Convenient access to the 55, 22, 5, 91, and 405 freeways
- Close to Tustin Ranch shopping, The District at Tustin Legacy, exceptional dining, and multiple Costco locations
- Adjacent to highly regarded Tustin schools

RECENT IMPROVEMENTS & CUSTOM FEATURES

- New interior paint and carpeting (2026)
- Front driveway fountain professionally resurfaced (2026)
- New walk-in shower in downstairs en-suite bedroom (2024)
- Custom solid-wood entry door created specifically for the residence and originally sourced from a seminary
- Custom wood door casings and substantial baseboard moldings
- Wide-plank hickory flooring throughout much of the residence and staircase
- Custom wood cabinetry throughout the kitchen, laundry room, and bathrooms
- Custom window coverings throughout
- Recessed lighting throughout
- Custom chandeliers in the entry, living room, formal dining room, family room, kitchen dining area, kitchen island, and primary bedroom
- Beautiful wood-paneled French windows and doors throughout
- Comprehensive security system
- Whole-home surround sound system extending into the primary bathroom and outdoor patio
- Three independent HVAC systems with cellular connectivity, providing zoned heating and cooling throughout different areas of the residence

ARCHITECTURAL CHARACTER

The architecture evokes the romance of an Italian villa while embracing the relaxed indoor-outdoor lifestyle of Southern California.

- Soaring approximately 10-foot ceilings throughout much of the residence
- Dramatic angled ceiling in the primary suite enhances the extraordinary sense of volume
- Three fireplaces located in the formal living room, family room, and primary suite
- Double-sided fireplace creates an intimate focal point within the primary suite and sitting room
- Floor-to-ceiling windows and French doors frame sweeping vistas throughout the principal living spaces
- Multiple fountains, balconies, patios, and expansive view terraces
- Three separate second-story balconies positioned to capture the panoramic setting
- Distinctive covered upper-level balcony featuring bell-tower-inspired architectural character and a custom chandelier
- Disappearing screens in the family room, primary suite, and second-floor hallway enhance the connection between interior and exterior spaces

GOURMET KITCHEN

Designed as both a sophisticated entertaining space and a warm gathering place for everyday living, the kitchen combines custom craftsmanship with exceptional functionality.

- Custom wood cabinetry with floor-to-ceiling storage for appliances, dinnerware, serving pieces, and entertaining essentials
- Elegant granite countertops
- Oversized center island with sink and extensive custom cabinetry
- Two kitchen sinks positioned near picture windows to capture natural light and views
- Dedicated coffee bar featuring a Miele coffee system (2025)
- Large walk-in pantry with custom shelving, drawers, and pull-out bins by Cabinets Plus
- Custom built-in cabinetry and dedicated work desk in the kitchen/family dining area
- Kitchen and dining spaces open directly to the covered rear deck and sweeping city-light views

PREMIUM KITCHEN APPLIANCES

- Sub-Zero 42-inch Classic French Door refrigerator/freezer
- Viking six-burner range with griddle
- Viking double oven
- Custom range hood
- Bosch dishwasher

FORMAL LIVING & DINING ROOMS

- Elegant formal living room with fireplace, floor-to-ceiling windows, and French doors framing panoramic views
- Formal dining room surrounded by expansive windows and French doors
- Custom statement chandeliers elevate both formal entertaining spaces
- Direct access to outdoor patios and view terraces
- Designed to transition effortlessly from intimate gatherings to sophisticated entertaining

EXPANSIVE FAMILY ROOM

- Generous two-room, open-concept family room adjacent to the kitchen
- Fireplace creates a warm architectural focal point
- Elegant powder room with custom sink
- Walls of glass and expansive patio doors create exceptional indoor-outdoor flow
- Direct access to covered patios and outdoor entertaining areas
- Seamless connection to the lush grounds, fountains, and panoramic scenery

PRIMARY SUITE

A private retreat designed around scale, comfort, and extraordinary views.

- Spacious primary bedroom with fireplace and custom window coverings
- Picture windows framing sweeping panoramic vistas
- Direct access to two separate view balconies
- Dramatic angled ceiling with statement chandelier
- Private sitting room with a double-sided gas fireplace
- Oversized walk-in closet with custom built-ins by Cabinets Plus
- Disappearing screen doors enhance the connection to the outdoor setting

PRIMARY BATH

- Dual vanity areas with custom wood cabinetry
- Granite countertops
- Elegant soaking Jacuzzi tub
- Large glass-enclosed walk-in shower with built-in seating
- Oversized windows capturing the surrounding views
- Whole-home surround sound extends into the primary bathroom

BEDROOMS, OFFICE & CASITA

The flexible floor plan offers an exceptional range of possibilities for family, guests, multigenerational living, or a private work-from-home lifestyle.

- Seven-bedroom configuration, or six bedrooms plus a dedicated office
- Private downstairs office
- Generous downstairs en-suite bedroom
- Grand primary suite with separate sitting room
- Three additional upstairs en-suite bedrooms
- Separate guest casita with private entrance and bathroom
- Ceiling fans in all bedrooms and the casita
- Extra-large downstairs en-suite bedroom with newly constructed walk-in shower, ideal for guests or extended family

LAUNDRY ROOM

- Custom cabinetry
- Granite countertops
- Large single-basin sink
- Extensive additional storage

FOUR-CAR GARAGE & STORAGE

- Attached four-car garage
- Approximately 35 feet deep
- Durable epoxy flooring
- Custom built-in cabinetry by Cabinets Plus
- Workshop storage benches and built-ins in both garage areas
- Custom overhead storage above two garage bays

OUTDOOR LIVING

- Expansive grass backyard
- Additional grass and seating area at the rear of the property
- Multiple patios, including covered, lattice-covered, and paver-finished areas
- Balconies on both levels
- Bar seating at the built-in BBQ area overlooking mature pine trees and spectacular sunsets
- Outdoor areas designed for large family gatherings and entertaining
- Front fountain and rear fountain overlooking city lights and sunset views
- Exceptional vantage point for New Year's Eve and Fourth of July fireworks

FUTURE POSSIBILITIES

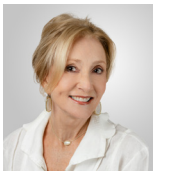
- Generous .93-acre lot may offer potential for a pool and spa
- Possible future ADA-related improvements
- Potential opportunity for an underground wine cellar
- One garage bay may offer conversion potential for wine storage
- Club Car golf cart included with the purchase



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SEVEN GABLES
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Information deemed to be reliable although not guaranteed. Any numerical statements regarding square footage, room dimensions and/or lot size are APPROXIMATIONS ONLY and have not been verified by Seller or Broker. Buyer is advised to investigate the condition and suitability of all aspects of the property, including but not limited to the foregoing. Seven Gables DRE #00745605