

PROPERTY FEATURE SHEET

3805 Avenida Feliz, Rancho Santa Fe, CA 92091

Offered at \$2,995,000

BEDS / BATHS 3 Bed / 2.5 Bath	HOME SIZE 2,056 sqft	LOT SIZE 5,890 sqft (0.14 ac)	YEAR BUILT 1990
HOA Whispering Palms	MELLO-ROOS none	LEVELS Single Level	PARKING 2-Car + Driveway

LOCATION & LIFESTYLE

- Set on the 7th fairway of the Palmas Course, Whispering Palms community at La Valle Coastal Club
- Sweeping fairway views from nearly every principal room
- Floor-to-ceiling French doors onto the fairway, framed by two mature Torrey pines

HOME HIGHLIGHTS

- Single level, Santa Barbara-style architecture with classic stucco and mature landscaping
- Vaulted ceilings, graceful arched entries, and a stacked-stone fireplace in the great room
- Wide-plank European white oak flooring throughout
- Covered, louvered pergola with string lighting
- Chef's kitchen: six-burner, double-oven Viking range, Sub-Zero refrigerator, Mont Blanc quartzite island
- Oversized primary suite with a fully remodeled, spa-inspired bath: freestanding soaking tub, instant hot water, oversized glass-enclosed shower, matching quartzite counters, designer black fixtures
- Two car garage with an unconventional shape, fitting one compact car and one full-size car

A NOTE ON SQUARE FOOTAGE

The home is being marketed at approximately 2,057 square feet. Buyer and buyer's agent are responsible for verifying all square footage. All representations made by the seller and seller's agents are based on information obtained from third-party sources and are accurate to the best of their knowledge, but have not been independently verified.

OPEN HOUSE SCHEDULE

- Dates and times to be announced, check back soon
- Sunset Hour Cocktails neighborhood preview, co-hosted with Stacy Smith Properties: Monday, October 5, 4:00-6:00 PM

For private showings or questions:

Jeannie & Kelly Gleeson, Berkshire Hathaway HomeServices California Properties — 858-414-0686 / 858-245-8609

Stacy Smith, Stacy Smith Properties — DRE 00860742 — 925.330.9405

Information deemed reliable but not guaranteed. Buyer to verify all details.

Improvements over the past 6 years (approx. \$150K)

- *New Skylight installed at entrance hallway 7/2026*
- *New European White Oak flooring through entire house (100+ square feet of extra flooring in garage attic) 8/2025 with 10 year transferable warranty*
- *House stucco (Santa Barbara finish), cosmetic exterior changes, new paint (inside and outside), new exterior light fixtures 2024*
- *New front landscaping 7/2024*
- *New fence in back yard 7/2024*
- *New adjustable louvered patio cover in back yard 2024*
- *New Dishwasher 2022*
- *Conversion to Tankless water heater 2022*
- *150+ Wine storage unit 2022*
- *Whole House fan to move hot air out of attic and bring cool ocean breeze through house 2022*
- *Yamaha Whole-house stereo system and 7 speakers installed (with outdoor patio speakers too)*
- *Installed Central Vacuum system 9/2021*
- *Reverse Osmosis system for pure drinking water 2021*
- *New Mont Blanc quartzite countertops in kitchen and new backsplash, sink, fixtures, garbage disposal 7/2020*
- *Completely remodeled all three bathrooms including showers, plumbing fixtures and bathtub with instant hot water (activate electronic push button), Mont Blanc quartzite countertops 7/2020 (New bathroom and shower trim fixtures in black 2025)*
- *Window blinds and curtains 8/2020*
- *New AC compressor and HVAC system 7/2020*
- *7 Blink remote access security cameras exterior of house*
- *ADT Security System (not active)*

Other Additional Features

- *Slide out storage shelves in all interior cabinets*
- *Storage Cabinets in garage*
- *Built in closet storage systems in every room*
- *Epoxy flooring in garage*
- *Floor safe buried in concrete*
- *Refrigerator/freezer in garage stays*
- *Drop down ladder/steps to access carpeted attic storage over garage*
- *House was tented for termites in 7/2020 as an insurance policy*

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