



## Ocean and Mountain Views

Seller Motivated! Write an offer!

9 Riverstone , Laguna Niguel CA 92677

MLS:OC19151302    PRICE:\$2,695,000.00



Bedrooms: 5  
Full Baths: 4  
HOA: 675  
Sqft: 4696

Subdivision: Bear Brand Ranch  
Year Built: 1987  
Lot Size: 22002

### PROPERTY FEATURES:

- Central A/C
- High/Vaulted ceiling
- Tile floor
- Bonus/Rec room
- Breakfast nook
- Stove/Oven
- Stainless steel appliances
- Dryer
- Yard
- Central heat
- Walk-in closet
- Family room
- Office/Den
- Dishwasher
- Microwave
- Attic
- Laundry area - inside
- Swimming pool
- Fireplace
- Hardwood floor
- Living room
- Dining room
- Refrigerator
- Granite countertop
- Washer
- Balcony, Deck, or Patio
- Jacuzzi/Whirlpool



### PROPERTY DESCRIPTION:

Truly an outstanding 4,696 sq ft custom residence located in the prestigious Guard-gated community of Bear Brand Ranch. Outstanding exterior curb appeal, cul-de-sac location, approximated 22,000 sq ft site. 4 Bedrooms, 3.5 baths, main floor bedroom plus office, 3 fireplaces, remarkable center island kitchen adjoining a very open and spacious family room. Hardwood floors, formal entry, two staircases, granite counter tops, 6-burner Viking range, two ovens, two dishwashers, microwave, wet bar area, wood windows and custom drapery throughout, and newer main floor carpeting. Central Air, central vacuum, security system, and interior laundry room. Master suite with an oversized walk-in closet and master bath area as well as an outside deck. Outstanding ocean and panoramic views, outside entertaining area including covered patio area as well as custom pool, spa, outside barbecue, fire pit, an abundance of patio area and all totally enclosed/fenced. 3 car garage capacity consists of one 2 car garage with built in cabinetry and storage area, epoxy flooring and one separate single car garage. This custom residence is a 10+ and certainly a must see! Located within minutes of freeways, shopping, The Ritz Carlton, The Monarch Beach Resort as well as The Montage. Walking distance to Ocean Ranch Shopping Center and all of it's amenities! An outstanding community with trails and areas for walking, biking, and exercising!

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