



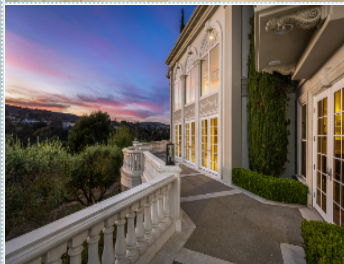
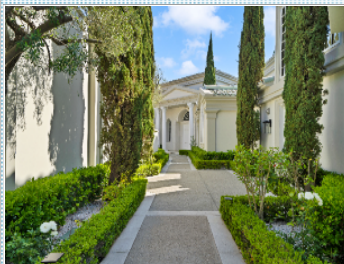
Ultra Private Estate San Juan Capistrano

Price Reduction! Must See for the MONIES!

MLS:OC22109962 PRICE:\$5,695,000.00

Bedrooms: 6
Full Baths: 6
Half Baths: 1
Lot Size: 2 acres
Sqft: 8846

Subdivision: Marbella Crest Estates
Year Built: 2000
HOA: 537/month
Parking: 8 Cars
Floors: 2



PROPERTY FEATURES:

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

PROPERTY DESCRIPTION:

Perched on a gorgeous hillside overlooking the Marbella Golf Course with stunning valley and city light views lies this custom 8,800+ sqft custom Neoclassical Estate. Enter the 24 hour guard gated community and pass through a 2nd pair of gates into a smaller enclave of custom homes to reach this ultra-private and secluded residence. Upon arriving through a lushly manicured walkway, generously sized double doors greet you into the extraordinary foyer complete with dual staircases, marble flooring, custom moldings, and towering ceilings. The incredibly designed home features 6 ensuite bedrooms each with walk-in closets, 6.5 baths, 4 car garage, main floor bedroom suite, impressive office, formal dining and living rooms, billiards room, and upstairs gym/yoga room. This magnificent residence also features a separate wing of the house with a theater/ cigar room inclusive of 2 ensuite guest rooms perfect for extended family and friend stays! The open concept kitchen is filled with granite counter tops, an abundance of cabinetry and cooking space, Viking range, Sub Zero refrigerator, Fisher Paykel dishwashers, and 2 warming drawers. Furthermore, there is a butler's pantry with walk in pantry, dishwasher, sink, and desk nook. Wrap around balconies and terraces lead you to an exceptionally private back yard, excellent for Al Fresco dining and entertaining, inclusive of a pebble-tech pool and spa, gazebo area with a barbecue and bar seating, and stunning vistas of the valleys and hills below. The opulent primary suite, encompassing an entire wing of the home, contains a private balcony, elegant fireplace, 2 walk in closets and a lavish bathroom suite featuring a vanity bar, steam shower, and jetted tub. Additional amenities include a professional security system, gated driveway and whole house sound system. Significant monies have