

Bear Brand Ranch

CUSTOM FRENCH COUNTRY MANOR ♦ PANORAMIC DUAL COASTAL, VALLEY & OCEAN VIEWS

15 OLD RANCH ROAD ♦ LAGUNA NIGUEL ♦ ORANGE COUNTY ♦ CALIFORNIA ♦ 92677 ♦ USA

Located along the ridgeline of the prestigious private, Upper Estate portion of the gated Custom Home Community of Bear Brand Ranch, this elegant French Country Manor features rare and unobstructed dual views of both spectacular San Juan sunrises, from the Boston Ivy covered front entry, and breathtaking Pacific Ocean/Catalina Island sunsets from the western portions of the manor.

PROPERTY INFORMATION:

- ♦ 6,431 Square Foot Residence
- ♦ 24,444 Square Foot Custom Estate Lot
- ♦ Western Ritz Cove / Sunset Catalina Views
- ♦ Eastern San Juan Valley Sunrise Views
- ♦ 4 Bedrooms / 5 Bathrooms / Pool Shower
- ♦ Stylized Boston Ivy Covered Entry / Valley View
- ♦ Formal Living Room / Fireplace / Valley View
- ♦ Formal Dining Room / Valley View
- ♦ Family Room / Bar / Fireplace / Sun Room / Ocean View
- ♦ French Culinary Kitchen / Walk-In Pantry / Ocean View
- ♦ Breakfast Nook / Ocean View
- ♦ Two Private Entry Home Offices / Ocean View
- ♦ Master Suite / Fireplace / Walk-In Closet / Balcony / Ocean View
- ♦ Second Floor Laundry Room
- ♦ Hewn Hickory Hardwood Floors
- ♦ Authentic Slate Roof / Entry Skylights
- ♦ Large 4 Car Garage / Work Area / Storage
- ♦ Finished Attic / Extensive Storage Throughout
- ♦ Pebble Tech Pool / Spa / Waterfall / Ocean View
- ♦ Copper Rain Gutters
- ♦ Manicured Estate Grounds

LIST PRICE: \$5,299,000

NOTICE:

All information herein contained is subject to errors, omissions and/or changes without any notice of any kind whatsoever.

For Information Regarding This Exceptional Property, Please Contact:

PATRICK KNAPP ♦ 800.800.6417

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