

26002 Via Arboleda, San Juan Capistrano, CA

Property Features and Upgrades

- ❖ Built in 2009 from the ground up.
- ❖ 18 TV's.
- ❖ 45-foot outdoor pool with custom rock slide, grotto, and diving platform.
- ❖ Sports Court for basketball, volleyball, and tennis.
- ❖ Over 8,000 square feet of artificial turf.
- ❖ Two artificial turf golf putting greens.
- ❖ Exterior children's playhouse with full electricity, Apple TV, and hardwood floors.
- ❖ Entertainer's outdoor Loggia includes two TV's, overhead heaters, fireplace, seating for 20+, built in bbq island, sink and fridge.
- ❖ State of the Art Home Automation System controlling all audio, video, lighting, security cameras, temperature, front door lock, pool, spa and fountains by iPad or iPhone.
- ❖ Billiards room with beverage bar.
- ❖ Master Bedroom furnished with beverage center, microwave, and blackout power shade controls.
- ❖ Large, open Great room equipped with 4 TV's, wet bar, wine fridge, and Dolby Digital sound system by Parasound.
- ❖ Two sets of washers and dryers.
- ❖ State of the art appliances including dual dishwashers, 48" Thermador range, and oversized built in fridge/freezer. Additional fridge in the laundry room.
- ❖ Circular driveway designed with 15,000 square feet of handset pavers.
- ❖ 4+ car finished garage equipped with attic storage and pull-down ladder.
- ❖ Exotic 3/4" solid Brazilian hardwood floors.
- ❖ Turkish marble flooring and wainscoting.
- ❖ Custom woodwork throughout.