



House features

Exterior #1: Landscape

- Multiple, organically grown fruit trees, including 2 Cara Cara navel orange trees, 2 Bearss seedless lime trees, 2 pineapple guava (feijoa) trees, 1 'Parfianka' pomegranate, 2 peach trees ('Babcock' and 'Tropic Beauty'), and a trellised Pettingill apple tree.
- Space for kitchen gardening, with 4 dedicated garden beds and ample space for additional plants. Edibles have been incorporated into the landscape, including artichokes, squash and herbs.
- Property has been planted throughout with various cutting flowers, including roses, lavender, carnations, grevillea, leucadendron, and leucospermum.
- Naturalistic landscaping employs native and water-wise species, requiring minimal annual upkeep. Welcome new colors in the garden each season, as various perennials bloom throughout the year.
- Property relies on well-placed softscaping to create a secluded, urban retreat.
- Multiple, distinct outdoor areas for playing, entertaining, and relaxing, depending on your mood. From any location, harmonious vistas allow you to appreciate nature's subtle beauty.

- Five water features are featured prominently throughout the yard, ensuring the sound of running water is never far away.
- Offering ideal food, shade and shelter, the garden invites a range of birds and butterflies throughout the year.
- Six exterior cameras (Nest and IC Realtime) make it easy to see, day or night, if any visitors drop in.
- Property survey performed in 2018 and will be included with home sale.

Interior #2: Kitchen & Great Room

- Large kitchen island, and plenty of additional counter space, makes cooking and entertaining easy.
- Bright, natural light flows into key living areas throughout the day.
- Wide-plank, white oak flooring and vaulted ceilings throughout the house.
- Tinted, reflective double-paned windows keep the house within a comfortable temperature range year-round, minimizing heating and cooling expenses. Highly effective insulation ensures a quiet ambiance.
- Outdoor patio affords views of sunsets and the verdant valley below. Overlooking the Southcoast Botanic Garden, one can watch red-tailed hawks soaring on thermals while sitting by an outdoor fire and sipping an afternoon drink.
- Cooking outdoors is easy, with a Lynx 36" Professional built-in grill with 1 Trident infrared burner, 2 ceramic burners, a rotisserie and cover, immediately outside the kitchen's sliding glass door. Two storage cabinets provide ample storage beneath BBQ, to keep tools, tableware or trash.
- Spacious patio seating area next to BBQ, 24" Lynx outdoor glass refrigerator, and Lynx portable, propane gas heat lamp ensure outdoor dining is convenient and comfortable.
- A generous walk-in pantry is located just off the kitchen, with over 40 linear feet of shelf-space.
- Gas Montigo fireplaces (activated by wall switch), in kitchen and living rooms, are visible from any location while cooking, dining, or entertaining.

- Double, built-in ovens feature convection, warm, dehydrate, proof and self-clean options, in addition to bake, broil and roast. Built-in timer allows delayed heat options.
- Large, side-by-side Thermadore refrigerator (19 cu ft fridge and 10 cu ft freezer), with fully-filtered external ice and water dispenser.
- Six-burner Thermadore Professional gas rangetop heats from 15,000 BTUs to 18,000 BTUs. Two burners have ExtraLow SIM and XLO flame settings that cycle on and off.
- Aquasana whole-house water filtration system, with both pre- and post-filters.
- A fire sprinkler system is installed for added peace of mind.

Interior #3: Primary Bedroom & Bath

- Primary bedroom has ample space for a sitting area, functioning as a private sanctuary, away from high-traffic family rooms. From this bedroom, one can see the beautiful valley below and sunsets.
- Primary bathroom is spacious, bright, and offers two sinks. It features its own, dedicated water feature, centered outside the garden window.
- Perched at the top of the valley, one can watch hummingbirds and lesser goldfinch in the garden, from the comfort of an outdoor HotSpring Aria spa, just outside primary bedroom. Easily step from hot tub to the shower before starting the day or going to bed at night.

Interior #4: Guest Bedrooms

- Each guest bedroom has its own en suite bathroom and walk-in closet.
- All bedrooms have been wired for wall-mounted TVs.
- All bedrooms are easily accessed from a central corridor and afford garden views and privacy.
- Wide-plank white oak flooring throughout all guest bedrooms, 8' solid doors and 10' ceilings, along with tinted and reflective, double-paned windows.
- All windows and exterior doors connected with a monitored alarm system.

General #5: Storage

- In addition to walk-in closets for every bedroom, the home features additional storage. A 6'-wide coat closet located by front door and a deep, 7'-wide closet in hallway corridor have built-in shelving, keeping crafts, toys and other items out of sight.
- Laundry room has generous cabinet space for all cleaning items.
- 3-car garage measures 30'x20', large enough for 3 cars, an extra refrigerator or freezer, and a dozen installed heavy-duty Gladiator steel cabinets and workbench. Thermostat-controlled exhaust fan ensures ambient temperature always is comfortable.
- A 4'x12' Tuff Shed provides water-proof outdoor storage.
- Dog run outside laundry room features an area where a pet can find shade and be contained, if needed.
- Wide, cobblestone driveway is large enough to accommodate 7 cars.
- Garage wired for optimal, fast charging of (2) electric vehicles.

Location #6: Rolling Hills Estates

- Within 10 minutes, one can access a range of grocery, dining, retail and entertainment options. Chadwick School and Jack Kramer Club are less than a 10-minute drive away.
- Located not more than 15 minutes from highly-rated public schools, emergency medical facilities, and Interstate 110. LAX can be reached in as little as 30 minutes.
- Five-minute walk from Kelly's Korner General Store and PV Transit stops for #225, Ridgecrest, and Green bus routes. Within walking distance to Rolling Hills Country Day School, Mystic Canyon Stable, and Rolling Hills Estates City Hall.
- Drive to South Bay beaches in 15 minutes.