

Home Improvements & Upgrades

2 High Bluff, Laguna Niguel

Interior Enhancements

- Entire interior repainted in light grey
- Flooring upgraded throughout with waterproof material ideal for pets and children
- New chandeliers in entry hall, dining room, and family room
- Attic fiberglass insulation removed and replaced with blown foam; new drop-down attic stairs installed
- Downstairs bedroom remodeled with custom closet installation

Bathrooms

- Primary Bath: Completely rebuilt down to the studs with custom wall tiles, claw-foot tub, walk-in shower with bench, heated towel rack, and custom wallpaper
- Downstairs Bath: Fully renovated with wheelchair-friendly walk-in shower, pocket door, and custom wallpaper

Technology & Appliances

- Second Samsung refrigerator installed in garage
- Wall-mounted 85" Samsung HDTV in Den
- Wall-mounted 65" Samsung HDTV in Upstairs Bedroom
- Wall-mounted 50" Samsung UHD TV in Downstairs Bedroom

Outdoor & Landscaping

- Front yard designed and landscaped by Armstrong Gardens (\$20,000 investment)
- Backyard landscaping with over 100 roses planted
- New pool equipment (heater, blower, filter) installed; custom pool tile repairs
- Custom observation deck and private sitting area built under avocado tree

Lifestyle, Location & Schools

- This home offers an exceptional sense of privacy, with no neighbors on three sides, creating a peaceful retreat for everyday living.
- One block from award-winning John Malcom Elementary School
- ½ mile to St. Anne School (Catholic K–8)
- One mile to Dana Hills High School
- One block to Ocean Breeze Park with children's play area
- Nearby shopping: Trader Joe's, Albertsons, Ralphs, plus three Costcos within 5 miles