31852 PASEO ALTO PLANO . SAN JUAN CAPISTRANO

FEATURES & UPGRADES

ENTRY:
Custom Mission Solid Wood Front Door
Solid Hardwood Floors

LIVING ROOM:
Stunning Front Yard Views
Recessed Lighting
Crown Moldings
Custom Baseboards
Solid Cherry Hardwood Floors
Smooth Plaster Walls
Perfect Open Floor Plan
Custom Window Coverings

DINING ROOM:
French Doors Leading to a Perfect Sun Filled Split Level Deck
Spectacular Backyard Views
Designer Italian Light Fixture
Adjacent to the Remodeled Custom Built Kitchen
Solid Cherry Hardwood Floors
Crown Moldings
Custom Baseboards
Smooth Plaster Walls
Custom Window Coverings

FAMILY ROOM:
Spectacular Backyard Views
Sliding Glass Doors Leading to the Backyard
Gas Fireplace with Brick Accents
Custom Window Coverings
Recessed Lighting
Surround Sound System
Custom Built Ins
New Carpet
Custom Tile Flooring

KITCHEN:
Remodeled Custom Built Kitchen
Custom Wood Cabinetry
Soft Close Drawers & Cabinets with Pull Out Shelves
Custom Hardware
Custom Built Shelving
Quartz Counter Tops
Handmade Arizona Artisan Field Tile Back Splash
Terracota Silver Leaf Hand Stenciled Tile Back Splash above Stove
All New Appliances Including
New Stainless Steel Thermador Dual Fuel 4 Burner Range
New Custom Zephyr Stainless Hood Vent
New Thermador Stainless Steel Dishwasher
New Bosch Refrigerator
New Under Cabinet Lighting
New Undermount Blanco Farm Sink
Rohl Fixtures
New Water Filtration System
Recessed Lighting
Custom Tile Floors
Kitchen Open to Family Room
Kitchen Peninsula with Granite Countertop
Solid Wood Door Leading to a Sun Filled Split Level Deck
Pantry with Pull Out Shelves
Smooth Plaster Walls

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FEATURES & UPGRADES

GUEST BATH :
Tumbled Tile Floors
Custom Vanity with Granite Countertop
Custom Light Fixtures
Step In Shower with Custom Tile Work
Custom Mill Work
Kohler Sink
Custom Stained Glass Window

MASTER BEDROOM:
Spectacular Backyard Views
Private Master Suite
New Carpet
Bay Window with Seat
Custom Ceiling Fan
Custom Window Coverings
Recessed Lighting
Smooth Plaster Walls
Custom Base Boards
Walk In Closet with Custom Built Ins

MASTER BATHROOM:
Travertine Tile Floors
Custom Vanity with Kohler Sink and Granite Countertops
Custom Hardware
Custom Mill Work
Custom Medicine Cabinet
Recessed Lighting
Step In Shower with Custom Tile
Custom Light Sconces
Smooth Plaster Walls
Custom Window Coverings

SECOND BEDROOM:
Large Picture Window
Views of the Spectacular Front Yard
Bamboo Flooring
Recessed Lighting
Custom Window Coverings
Easily Accommodates a Queen Size Bed
Custom Closet Built Ins
Smooth Plaster Walls

THIRD BEDROOM:
Large Picture Window
Views of the Stunning Front Yard
New Carpet
Recessed Lighting
Custom Window Coverings
Easily Accommodates a Queen Size Bed
Custom Closet Built Ins
Smooth Plaster Walls

HALLWAY BATH:
Travertine Tile Floors
Custom Vanity with Honed Granite Countertop
Custom Millwork
Shower In Tub with Custom Tile
Custom Lighting
Custom Medicine Cabinets
Smooth Plaster Walls

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FEATURES & UPGRADES

OUTDOOR LIVING SPACE:

Fully Usable 18,000 Foot Lot
Breathtaking Lush Garden with Multiple Entertaining Areas
Peaceful Indoor Outdoor Living Space
Spacious New Split Level Treated Pine Deck
Large Spa
Gated Wrap Around Yard
Beautiful Coastal California Landscaping
Original San Juan Capistrano Orange Grove Trees
Grapefruit Tree
Tangelo Tree
Lime Tree
Lemon Tree
2 Avocado Trees
Apple Tree
Pomegranate Tree
Macadamia Nut Tree
Pineapple Guava Tree
Pink Lemonade Tree
Sycamore Tree
Birch Trees
Wisteria Vines
Podocarpus Hedge
Enclosed, Custom Built Vegetable Garden with Gardener's Retreat
Landscape Lighting with Multiple Features Highlighting Trees Walkways and Patios
Gorgeous Feature Fountain
Outdoor Shower
Automatic Sprinklers

FRONT GARDEN:

Majestic Eucalyptus Tree
Rose Garden
Ficus Trees
Wisteria Vines
Hydrangeas
Flag Stone Accents

ADDITIONAL FEATURES:

New Composite Shingle Roof
Extra Large Driveway
New Air Conditioner and Ducting
New Water Heater
New Furnace
Custom Workroom / Craft Shed / Garden Shed
Under House Access

GARAGE:

Custom Cabintery
Epoxy Floors
Climate Controlled
Recessed Lighting
2 Car Attached Garage

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LIFESTYLE

WALKING/BIKING/ RUNNING TRAILS:

Las Ramblas Trail Head
San Juan Creek Trail
Patriots Trail
Arroyo
Doheny State Beach Walk
Casper's Wilderness Park
Cleveland National Park
Salt Creek Trail

WORLD FAMOUS BEACHES:

Salt Creek Beach
Strands Beach
Doheny Beach State Park
Capo Beach

WORLD FAMOUS SURF BREAKS:

Salt Creek Beach
Doheny State Beach
San Onofre State Beach
Trestles

WORLD CLASS GOLF:

Monarch Beach Golf Resort
El Niguel Golf and Country Club
San Juan Hills Golf Course
Marbella Country Club

AWARD WINNING SCHOOLS:

School District: Capistrano Unified

Blue Ribbon Schools:
Elementary: Del Obispo Elementary School
Middle: Marco Forster Middle School
High: San Juan Hills High School

Private:
St. Anne School PS - 8th
St. Edward The Parish School PS - 8th
J Serra Catholic High School 9th - 12th
St Margaret's Episcopal School PS - 12th
Capo Valley Christian School PS - 12th

ADDITIONAL INFORMATION:

Within Minutes from:
Historic Downtown
San Juan Capistrano & Mission
Historic Los Rios District
Dana Point Harbor
Ocean Institute
Laguna Beach
Close to Restaurants & Shopping
Incredible California Coastal Living