



FEATURES & UPGRADES

35 Emerald Glen, Laguna Niguel

FOX WILSON
GROUP

Overview

- Expanded and reimagined, this approx. 4,609 sq ft Ocean Ranch residence blends timeless design, custom craftsmanship, and seamless indoor-outdoor living with 4 bedrooms + media room, 4 full bathrooms, and 2 powder rooms.

Exterior & Outdoor Living

- Full exterior paint (2025)
- Brand-new roof and underlayment with transferable warranty (2025)
- All new Andersen Renew casement windows and French doors (2019 & 2021)
- New front, side, and backyard softscape (2025)
- Natural stone driveway (stones are 1 1/2" thick) with reinforced footings at driveway entrance
- Wrought-iron and block pony walls (not shared with neighbors)
- Automatic sprinkler system plus drip irrigation for potted plants
- Outdoor living area with interlocking pavers, built-in BBQ, spa, fireplace, and travertine-clad planter pony walls (2013)
- Covered patio with Ipe hardwood ceiling (2013)

Family Room

- Expanded family room with custom walnut cabinetry (TV & components included) – permitted and finalized 2011-2013
- Kolbe 3-panel sliding pocket doors to backyard
- Integrated 7.1 surround-sound system

Staircase

- Relocated central staircase with walnut treads/risers and wrought-iron railing

Kitchen

- Expanded and reconfigured kitchen layout with walk-in pantry (permitted and finalized 2011-2013)
- Viking 60" gas range with double ovens and custom Vent-A-Hood
- Warming drawer
- Side-by-side Sub-Zero 36" refrigerator and 36" freezer
- Bosch and Fisher & Paykel dishwashers (x3)
- Wolf microwave
- Sub-Zero beverage drawer and ice maker
- Oversized 10' x 6' center island with leathered limestone/shellstone countertop and custom walnut cabinetry
- Vertical pull-out spice racks
- Kolbe 3-panel sliding pocket windows above perimeter sink area

Bedrooms & Bathrooms

- Main-floor bedroom expanded with larger walk-in closet, walnut-cased entry, and remodeled ensuite with walk-in shower (permitted and finalized 2011-2013)
- All walk-in closets with custom built-in cabinetry
- Primary suite with walnut cabinetry, built-in bench seating with storage, and entertainment center
- Primary bath finished in yellow onyx stone with dual vanities and dual walk-in closets with customized built-ins

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Upstairs Media/Bonus Room

- Walnut entertainment center
- Beverage refrigerator
- French doors opening to a Juliet balcony

Systems & Components

- Dual HVAC system with updated attic ducting (within last 5-6 years)
- Powder-coated HVAC intake covers and vents
- Epoxy-coated plumbing pipes (approx. 10 years ago)
- 75-gallon water heater (approx. 10 years ago)
- Eight security cameras (installed within last 2 years)

Garage

- Two new LiftMaster garage door openers (within last 2 years)
- Tesla charger
- Created overhead storage closet

Additional Features

- Custom wrought-iron and glass entry doors with operable glass panels
- Italian marble flooring on main level
- Hardwood flooring upstairs
- Venetian plaster walls throughout
- Plumbing fixtures by ROHL and Kohler



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