UPGRADES & FEATURES

17 Via Belmonte

RANCHO SANTA MARGARITA, CALIFORNIA

LIVING SPACE	LOT	GARAGE	GUEST HOUSE
3,775 sq ft	7,719 sq ft	3 car	2024 new

THE SETTING

- Panoramic ocean-to-foothills views
- End-of-cul-de-sac position
- Attached guest house with its own private entrance

CURB APPEAL & EXTERIOR

- New custom front door 2025
- New gutters 2025
- New paint throughout 2026
- Custom hardscape, front and back
- Lush landscaping with Wi-Fi controlled irrigation

POOL & OUTDOOR LIVING

- Sparkling pool and spa
- Pool replastered 2016
- Pool pump and heater replaced 2018
- AquaLink Wi-Fi pool control 2018
- Gas lines to the BBQ & both fire pits
- Custom awnings on back patio 2024

KITCHEN

- Kitchen refresh — appliances, tile, drawers, countertops 2019
- 36-inch Thermador cooktop
- Thermador double ovens
- Reverse osmosis under the sink
- Instant hot water at the sink

INTERIOR FINISHES

- Two-story ceilings in the living room and entry
- 9-foot ceilings throughout
- Crown molding
- All but three operable windows replaced
- Plantation shutters and wood blinds
- Auto shades on two living room windows
- Built-in surround sound
- LED lighting added throughout
- Custom built-in closets
- Laundry room with new built-in sink

SYSTEMS & SAFETY

- Whole-house re-pipe
- Dual high-efficiency A/C units
- 50-gallon water heater 2024
- Whole-house water softener — Rayne
- Ember-resistant venting on all vents

GARAGE & PARKING

- Three-car garage
- Epoxy-coated garage floor
- Built-in storage racks
- Oversized driveway with parking for several cars

NEW IN 2024

Attached Guest House & ADU

- Newly built and permitted — finalized November 2024
- Private separate entrance
- Custom front door
- ADA features throughout
- Curbless shower
- Separate electrical panel
- Dedicated A/C unit
- Tankless water heater
- Reverse osmosis under the kitchen sink
- Instant hot water at the kitchen sink
- Auto shade on kitchen window
- Stackable washer and dryer

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