

## 7 Cardiff Laguna Niguel

Single loaded street in gated Crest de Ville community

Cul-de-sac

“Estate” home

One of the largest lots in the community (circa 10,600 sq ft)

Upgrades since house purchased in June 2015:

- New Roof
- 28 solar panels – fully owned – generating 12MWH per year
- Newly remodeled kitchen, large island, reverse osmosis water system, all new Viking appliances
- Family room with new feature fireplace, Sonos sound system
- Custom made glass fronted wine cellar/store with concealed lighting, cooler tiles and 180 bottle capacity.
- Walk-in pantry behind concealed reclaimed wood door
- Spectacular custom metal and glass sliding barn door between kitchen and dining room
- Vast dining and main living area with cathedral ceiling, gas fireplace, Sonos music system
- 27-foot Bi-fold doors from dining and living area, opening to 1200 sq ft custom built outdoor living space with new Travertine tiled flooring throughout, including:
  - full FireMagic outdoor Chef’s kitchen (including BBQ, fridge, stovetop, searing station, cupboards, sink, with reverse osmosis water supply, quartz worktops with stunning European tiling)
  - Raised bed herb garden with full range of kitchen herbs
  - Remote controlled awning over kitchen
  - Covered Bar
  - Covered dining room with ceiling fan, Infratech electric heater, Sonos sound system
  - Concealed remote controlled lighting
  - Large outdoor sitting room with fireplace, TV, Sonos sound system
- New custom 15-yard pool (Ultra-Violet and Chlorine), with spa, overflow, remote controlled lighting system.
- LCD landscaped lighting throughout back yard
- Large front yard with range of mature roses, bushes, hedging, ornamental succulents, refurbished fencing, palm trees
- Rear yard with beautiful specimen Tipu tree, Kentia palm, grass lawns, range of English roses and Californian native plants, wide range of fruiting trees (peach, plum, bananas, Meyer and Eureka lemons, Washington Navel oranges, limes and Mexican limes), hibiscus hedges, jasmine etc.

- 3 custom made raised vegetable beds with strawberries, tomatoes, chilies, fennel, chard, other vegetables
- New fully automated sprinkler system throughout.
- Fully remodeled 2<sup>nd</sup> floor master bathroom with Carrera marble shower, separate bath, Restoration Hardware double marble sink
- Bespoke walk-in closet in Master bedroom designed by California Closets, and large matching wall closet
- New guest bathroom on 1<sup>st</sup> floor (ensuite to bedroom 5/office), with large shower, white quartz worktop, concealed lighting, slate walls in large shower
- New ensuite bathroom to guest bedroom 2 (2<sup>nd</sup> floor) with antique brass shower unit and faucet, custom recycled wood vanity and mirror
- New ensuite bathroom to guest bedroom 3 with built in vanity, large shower
- Bedroom 4/separate Living room/teenage playroom with sunny balcony/terrace
- New hardwood floors in master bedroom and entrance hallway
- Large refurbished terrace outside master bedroom with views over garden, golf course and canyon
- 2 new AC units and furnaces installed (top of the range Carrier unit installed <2 years ago)
- New water heater with recirculation pump
- New MD SilentMaster central vacuum system
- Renewed PEX water system throughout
- Upgraded electrical system with new distribution board
- Full termite warranty from Kilter Termite
- Chargers for 2 Electric vehicles, including 220-volt for EVs/Teslas

Other details:

High ceilings

Crown moldings

Natural light throughout

3 car garage, plus additional driveway parking for 6 cars

HOA only \$350 per month