

Features & Benefits



Lakepoint | Scripps Ranch

11115 Gatemoore Way

5 Bedrooms + Flex Space/Loft | 4 Full Baths | 3318 SF | \$2,460,000

Welcome to 11115 Gatemoore Way, an exquisite residence nestled in the prestigious neighborhood of Lakepoint in Scripps Ranch. This expansive home sits gracefully on a 10,454 square foot lot, providing ample space for both relaxation and entertainment. Upon entering, you'll be captivated by the grand entrance and vaulted ceilings that set a tone of understated luxury. This residence offers a blend of style and comfort, filled with abundant natural light. Entry level hosts a versatile bedroom alongside a full bathroom, perfect for guests or multi-generational living. The updated kitchen is a culinary haven, featuring an expansive kitchen island, suede finish Silestone countertops, custom cabinetry, high-end Bosch appliances, including a double oven and an induction range, seamlessly flowing into family room and transitioning to the dining and entertaining spaces. The home's five bedrooms, plus flex space, and four bathrooms include an expansive primary suite, complete with a serene reading nook, and private bath retreat with dual sinks, a walk-in closet and a luxurious soaking tub. Additional features include a loft/bonus room with custom cabinetry, perfect for a home office or hobby space. Step outside to your private backyard, complete with a solar-heated pool, spa, and lounging area, ideal for alfresco dining and entertainment. The property is surrounded by mature trees and a fenced backyard, offering privacy and tranquility. For added convenience, the home features an attached 3- car garage. Embrace the lifestyle you deserve in this exceptional residence with low HOA fees, no Mello-Roos, and convenient access to Lake Miramar, scenic trails, shopping, and the acclaimed Scripps Ranch schools.

FEATURES & NEIGHBORHOOD

- Desirable Lakepoint Neighborhood
- Scripps Ranch - San Diego, California
- Owned Pool Solar Helio-Matic
- Premium, private corner lot 10,454 SF/.24 acre
- Office/optional bedroom on 1st floor
- Abundant natural light
- Backyard; fully fenced, private, lush landscaping, and intimate seating area
- Pool and 6-person jacuzzi spa
- Pergola adorned with twinkling lights
- Three-car garage with storage racks and refrigerator that conveys
- Smart Sprinkler System
- iSpring whole house water filtration system (installed March 2021)
- Security System with four exterior cameras
- Landscape refresh (March 2025)
- Landscape lighting in front and back yard

ENTRY AND LIVING AREAS

- Stunning Curb Appeal, Corner Location
- Ring Doorbell
- Elegant Front Entry with vaulted ceilings
- Uniclic wood flooring
- Living Room; features antique, leaded and beveled decorative glass windows, plantation shutters, ceiling beams, and gas fireplace
- Family Room features a custom-built wall unit with integrated lighting, gas fireplace, decorative stained-glass window, plantation shutters, and a top of the line Hunter ceiling fan
- Office/Optional Bedroom; 1st Floor, wood floor, dual windows with antique, leaded and beveled decorative glass windows
- Upgraded, wooden stair handrail
- Crown Molding and architectural arches
- Full bathroom on first floor; step in shower
- Abundant hallway storage

KITCHEN & LAUNDRY ROOM

- Dream Kitchen Remodel 2022; upgraded Silestone countertops with suede finish, generous island with storage, and premium KRAUS Granite Composite Double Bowl Kitchen sink, and custom cabinets with soft close hinges, dovetail drawers, and elevated hardware
- High-end stainless appliances; Bosch Induction 5 burner Cooktop, Bosch combination Electric Wall Oven with European Convection and Microwave, Bosch Dishwasher, Kenmore Refrigerator, and a premium Zephyr Siena Hood with LED Light
- Top Tier Moen motion sensory faucet
- Counter space for a potential coffee station or beverage nook
- Walk-in Pantry
- Expansive Utility/Laundry Room; wood flooring, utility sink and storage
- Kenmore washer and dryer

BACKYARD OASIS

- Pool and six-person Jacuzzi Spa
- Pool solar
- Large concrete step stones link front & backyard
- Pool Pump replaced 2020; Energy Saving Model
- Professional Window Cleaning March 2025
- Pressure Washing March 2025
- Landscape refresh March 2025
- Landscape lighting in front and back yard
- Mature Landscaping, fruit trees, and newer fence
- Pergola with twinkling lights

COMPASS

SECONDARY BEDROOMS & LOFT

- Secondary Bedroom 1; neutral carpet, double windows
- Secondary Bedroom 2; double windows, plantation shutters
- Secondary Bedroom 3; neutral carpet, expansive windows, plantation shutters
- Secondary Bathroom: Dual Vanity Sinks, Walk-in Shower; upgraded Toto Washlet Bidet Seat, Updated with Mohawk waterproof laminate wood flooring in September 2022
- Secondary Bathroom: Single Vanity, Tub with Shower
- Bonus Room/Loft; Allure flooring, custom built-in wall unit, Hampton Bay designer fans, double windows, plantation shutters, double closet offering abundant storage

PRIMARY BEDROOM & BATH

- Primary Retreat; Expansive space with additional nook, neutral carpet, double windows, plantation shutters, ceiling fan, and a serene bath retreat
- Primary Bath; Tile countertop with dual vanity, soaking tub, windows with plantation shutters, walk in shower with glass door
- Upgraded Toto Washlet Bidet Seat
- Separate recessed vanity, tile of counter
- Grand walk-in closet



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