





1263 Las Palmas Drive
Hope Ranch, California

You will feel like you are living in your own private park in this elegant yet comfortably remodeled home situated amid beds of flowers on 2.32 acres with verdant hillside views and a peak of the ocean. This home was charmingly remodeled with estate quality materials in 2004 in a manner sophisticated enough for the most discriminating customers, yet comfortable enough for the family currently residing there. Perfect for entertaining or easy living, the open floor plan incorporates the outdoors with French doors to brick patios and walls of windows overlooking the lush woodlands.

The kitchen is any chef's dream with beautiful cabinetry and granite countertops. There are top of the line appliances including a Viking 6-burner range, plus built-in microwave/oven, Viking refrigerator, wine refrigerator, Miele dishwasher, vegetable sink, breakfast bar and loads of storage.

The romantic master suite invites one to curl up next to the window seat or soak in the clawfoot tub in the remodeled marble bathroom. A walk-in closet was added to the existing closet storage. Each of the other bedrooms is en suite with beautifully remodeled bathrooms. The fourth bedroom is currently being used as an office and offers a marble fireplace and French doors to the back patio. There are fireplaces in the living room, family room and office. There is a separate laundry room (washer and dryer included) with ample storage and a half bath.

The list of improvements made by the current owners is extensive both inside and outside the home. Throughout the home there are pecan floors, new lighting, new doors and hardware. The house has a new roof, updated electrical, updated and new heating, and two new water heaters. Beautiful new landscaping and hardscaping has been added with lawns, old fashioned flower beds framed by white picket fences, brick patios, a putting green and new fruit trees, all served by a new automatic irrigation system. From the top of the wildflower-covered hillside behind the house there are spectacular ocean views. Horse trails lead right from the property to the clean and secluded private access Hope Ranch beach. In addition to this beach with its' cabanas, picnic and barbecue facilities and summer volleyball, lifeguard and snack shack, the Association also includes miles of well-maintained riding trails, two tennis courts and a security patrol. Come see why you really can live in a park!

Offered at \$2,995,000

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