

# \$8,495,000 - 9 Wildflower, Laguna Niguel

MLS® #OC23014828

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## \$8,495,000

5 Bedroom, 7.00 Bathroom, 7,303 sqft  
Residential on 1 Acres

Bear Brand Ranch Custom (BBR), Laguna Niguel,

Located within the guard gated and renowned Bear Brand Ranch community in southwest Laguna Niguel this amazing estate enjoys a private end of cul-de-sac location with a beautifully landscaped lot and commanding views spanning the from the Pacific ocean, to the lush green San Juan hills and Saddleback mountains to create a sense of peace and tranquility. The front yard and grounds are comprised of a circular driveway passing garage and Casita to arrive at the porte-cochere and front entrance crafted of wood doors with contemporary stained and leaded glass. Once inside youâ€™ll see a thoughtful blend of stone and wide plank wood flooring, formal office, and generous formal living and dining rooms with massive fireplace, arched doorways, soaring windows and abundant deck space to create an indoor / outdoor floorplan conducive to entertaining in grand style. Kitchen with Carrera marble counters and island, new dual dishwashers, new gas range, side by side refrigerator freezers opens to Nook and Casual Room complimented by fireplace and wet / dry serving bar with icemaker and wine chiller. Beautiful main floor En-suite bedroom, lovely powder room and utility / laundry room round off the first level. The second level has 2 En-suite bedrooms, Bonus Room with wet bar, Den, and primary suite with fireplace and retreat area, elegant bathroom, deck & balcony as well as enormous custom closet. There is also a connecting bedroom that can



make the perfect fitness room, additional office, or nursery. Your opportunity to personalize the floor plan. The Casita operates independent of the main residence and is easily accessible from the home It is stylish with wood floors, kitchenette, dining and studio area along with remodeled bath and shower. Outdoors the rear yard has a beautiful recently resurfaced pool / spa and deck area, a covered loggia area with icemaker and large serving counter, patio space and a convenient wet area bathroom as well as sauna with shower. The herb garden has rich soil for planting. Bring out the athlete in you at the large gated pickle ball court and sports court, or walk the beautiful community trails. This home is Solar assisted with battery storage. This is a lifestyle that is so fulfilling and just 1.5 miles to the Marina, clean sandy beaches, 2 tennis clubs and 2 golf courses. Restaurants, shopping and highly ranked private and public schools all nearby, as well as the finest resorts such as the Montage, Waldorf Astoria and Ritz Carlton.

Built in 1989

### **Additional Information**

City	Laguna Niguel
County	Orange
Zip	92677
MLS® #	OC23014828
Bedrooms	5
Bathrooms	7
Square Ft	7,303
Lot Size	0.72
Neighborhood	Bear Brand Ranch Custom (BBR)
Levels	Two
Garages	3
School District	Capistrano Unified
HOA Dues	\$925

HOA Dues Freq.      Monthly

## **Listing Details**

Listing Agent              Michael Caruso

Provided By:              The Agency

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