

# \$1,299,900 - 31 Chianti, Ladera Ranch

MLS® #OC23043706

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**\$1,299,900**

3 Bedroom, 2.00 Bathroom, 3,039 sqft  
Residential on 0 Acres

Castellina (CAST), Ladera Ranch,

Experience the height of elegant luxury and modern refinement in this masterfully designed coastal retreat located behind the guard gates at prestigious Covenant Hills, Ladera Ranch. Every inch of this home has been carefully curated to not only enhance interior concepts and strike inner balance, but also to provide modern functionality and flow. Step through the door to find an open floor plan brimming with designer features including grand staircase entry, ample picture windows, louvered shutters, custom grass Roman shade window coverings, oil rubbed bronze hardware, designer pendant chandeliers, arched entryways, and pecan wood flooring throughout. The chef's kitchen is made for entertaining and features honed porcelain countertops; Rohl faucet and sink; white Shaker and glass cabinetry; seated island; Thermador stainless steel stove/range; KitchenAid microwave and oven; Bosch dishwasher and refrigerator; and wine fridge; and opens to the spacious dining room with wood paneled ceiling including Paperweave grass cloth wallpaper inlays. Unwind in the family room with seagrass carpet with rope border, coffered ceiling, new custom built-in entertainment cabinet, and cozy fireplace for cool coastal evenings. The resort-inspired primary suite is made for pure relaxation and features vaulted coffered ceiling with basketweave rattan wallpaper inlays, seagrass carpet, sitting room, upstairs loft, walk-in closet with LED track lighting, walk-in shower and



private patio ideal for sunset refreshments and morning salutations. A completely updated hallway bath is ideal for guests and features Kohler and Moen hardware and fixtures as well as hexagon honed-marble floors. The second bedroom has ample space for guests and includes grass shade window covering, custom closet and seagrass carpet. The third bedroom is currently being used as a dedicated office with grass shade window coverings and custom shelving is ideal for remote work, while the laundry room with polished marble mosaic floor and cabinetry offers total convenience. The Ladera Ranch community also offers residents pools, parks, tennis courts, and hiking trails. Located minutes from award-winning schools, golf courses, and the legendary beaches and surf of Dana Point and Laguna, this picture-perfect home offers the quintessential SoCal coastal lifestyle in one of Orange County’s most picturesque and serene locales.

Built in 2004

**Additional Information**

City	Ladera Ranch
County	Orange
Zip	92694
MLS® #	OC23043706
Bedrooms	3
Bathrooms	2
Square Ft	3,039
Lot Size	0.00
Neighborhood	Castellina (CAST)
Levels	Two
Garages	2
School District	Capistrano Unified
HOA Dues	\$538
HOA Dues Freq.	Monthly

## Listing Details

Listing Agent            Danielle Snyder  
Provided By:            Surterre Properties Inc

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