

\$6,925,000 - 31662 Manzana Way, Coto de Caza

MLS® #OC23118280

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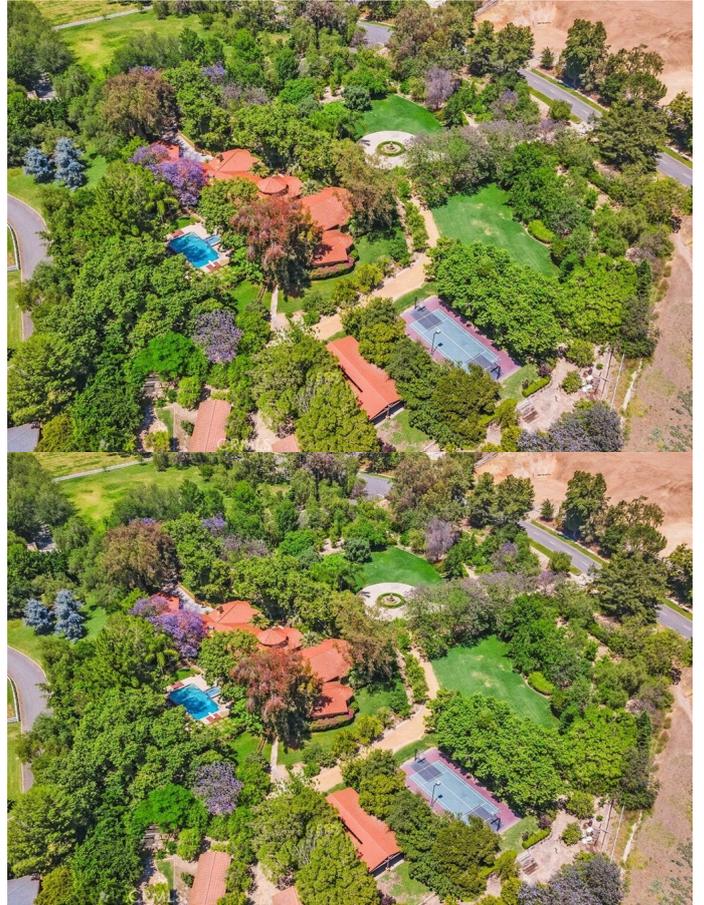
7 Bedroom, 6.00 Bathroom, 7,500 sqft
Residential on 3 Acres

Los Ranchos Estates (LRE), Coto de Caza,

Experience the epitome of country living in this breathtaking Spanish-style estate located within the prestigious Los Ranchos Estates neighborhood of Coto de Caza, California. Nestled on a sprawling 3.26-acre flat lot, this single-level estate spans approximately 7,500 square feet. The property boasts gated entrances, ensuring a secluded atmosphere and a sense of exclusivity and complete privacy.

Immerse yourself in the beauty of the surroundings, as meticulously manicured lawns adorned with mature trees and fruit trees create a serene ambiance serviced from a private water well. With its equestrian zoning, this estate is a dream come true for horse enthusiasts.

Step inside the primary residence to discover an impressive master suite featuring a cozy sitting area and dual walk-in closets. Along with the master suite, four guest bedrooms, 6 bathrooms, a generously sized dedicated office with a fireplace, a conveniently located bar area adjacent to the family room, a comfortable living room, a cozy family room, and an oversized bonus room which could be a 6th bedroom. The kitchen is a culinary paradise, equipped with custom cabinetry and top-of-the-line appliances, ensuring a delightful cooking experience. With the layout of this expansive home and offerings both residents and guests will find ample space to relax and unwind. The home's design showcases elegant Montecito finishes, while the glazed



terracotta flooring adds a touch of charm.

These versatile spaces cater to various needs, providing opportunities for relaxation, work, and entertainment.

One of the standout features of this property is the private guest house, encompassing approx.1,000 square feet. Complete with a bedroom, bathroom, sitting room, and kitchen, this separate living space is positioned at the rear of the main home.

The outdoor amenities are equally impressive, with a 4-car garage covering 1,450 square feet and featuring epoxy flooring. The backyard serves as an oasis, complete with a pool, a raised spa, a fireplace, and a built-in barbecue. The expansive covered gazebo and picnic area offer the perfect setting for hosting large gatherings and memorable family occasions. Sports enthusiasts will appreciate the weather-resistant sports court and bocce ball area, horseshoes offers a luxurious and private living experience in one of Coto de Caza's most prestigious neighborhoods.

This estate offers exceptional privacy, with gated entrances ensuring exclusivity

Built in 1979

Additional Information

City	Coto de Caza
County	Orange
Zip	92679
MLS® #	OC23118280
Bedrooms	7
Bathrooms	6
Square Ft	7,500
Lot Size	3.20
Neighborhood	Los Ranchos Estates (LRE)
Levels	One
Garages	4
School District	Capistrano Unified

HOA Dues \$695
HOA Dues Freq. Monthly

Listing Details

Listing Agent Erik Westrum
Provided By: Bullock Russell RE Services

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