

# **\$2,995,000 - 10530 Emerson Bend, Tustin**

MLS® #OC23216696

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## **\$2,995,000**

5 Bedroom, 4.00 Bathroom, 3,831 sqft  
Residential on 0 Acres

Emerson (EMRS), Tustin,

Welcome to 10530 Emerson Bend located in exclusive gated Emerson in Tustin Ranch. This is a community where you will plant your roots & absolutely adore living here! Surrounded by Peters Canyon, TOP RANKING schools & many walkable parks. This spacious estate is set upon a premium interior 12,464 Sq Ft lot. Your family & friends will create many memories in the amazing backyard paradise offering a pebble tech pool & spa, BBQ island & cozy raised gas fire ring. The Spanish-style estate welcomes you into the home through beautiful archways leading into the formal living room w/gas fireplace. The spacious kitchen features warm tone solid maple cabinetry, slab granite counters, a large island w/seating, GE built-in Monogram refrigerator & microwave, Thermador double ovens & 5-burner gas cooktop, Bosch dishwasher & spacious pantry. The kitchens open layout leads the eye to an impressive family room including a custom built-in entertainment center alongside a fireplace. A custom iron stair rail, engineered wood flooring, wood blinds, plantation shutters, ceiling fans & many newer windows are just a few of the features adding to the luxurious characteristics of the estate. This meticulously maintained home has been upgraded with new front yard drought tolerant landscaping, drip system & meandering slate stone walkways, a freshly painted exterior, solar system, A/C & heater, water heater & new LED lighting. The main floor office or 5th bedroom is



conveniently located adjacent to the main floor full bath. The formal dining room opens to a charming courtyard w/raised planter beds to grow your own farm to table produce. The spacious primary bedroom offers a retreat area & balcony overlooking the back yard. The primary bath features a soaking tub, walk-in shower, his & her vanities & two walk-in closets w/custom organizers. Two of the bedrooms share a Jack & Jill bath w/granite countertops & marble floors. Separate guest wing w/private bedroom, ensuite bath, balcony & spacious bonus room. The upstairs laundry room was recently upgraded w/a new quartz countertop, refaced cabinet, new sink & faucet. Separate garages accommodate three cars. Walking distance to Peters Canyon Elem/Pioneer Middle & a short drive to Beckman High. Minutes to Tustin Ranch Golf Club, Market Place shopping, restaurants & theatres. This central OC location is a short drive to sports arenas, many beaches & Fashion Island/South Coast Plaza. ENJOY LOW 1% TAX RATE & NO MELLO ROOS!

Built in 1999

### **Additional Information**

City	Tustin
County	Orange
Zip	92782
MLS® #	OC23216696
Bedrooms	5
Bathrooms	4
Square Ft	3,831
Lot Size	0.29
Neighborhood	Emerson (EMRS)
Levels	Two
Garages	3
School District	Tustin Unified
HOA Dues	\$450

HOA Dues Freq.      Monthly

## **Listing Details**

Listing Agent              Jennifer Palmquist

Provided By:              Coldwell Banker Realty

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