

# **\$3,480,000 - 1117 Pointe Premier, Anaheim Hills**

MLS® #OC24031500

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## **\$3,480,000**

7 Bedroom, 6.00 Bathroom, 7,463 sqft  
Residential on 3 Acres

Anaheim Hills Estates (ANHI), Anaheim Hills,

Welcome to 1117 S Pointe Premiere, a breathtaking custom-designed Mediterranean-style estate nestled within a prestigious gated community. This luxurious property offers an expensive 116,872 sq. ft. lot with unparalleled 270-degree views of the ocean and forever city lights. As you step into the grand foyer, you're greeted by an impressive 30 ft ceiling that sets the tone for this exquisite home. The main floor features bedrooms with a convenient Jack & Jill bathroom, ensuring comfort and privacy for residents and guests alike. The spacious living room is equipped with a built-in 7.2 Channel surround sound system, perfect for entertaining or relaxing evenings at home. The formal dining room, with its soaring ceilings and elegant French windows, offers an ideal setting for memorable dinners. Movie enthusiasts will delight in the custom-built home theatre, complete with Colezione Europa leather recliners, state-of-the-art lighting, 7.2 Channel surround sound, and a 75" 3D Samsung smart TV. Culinary dreams come true in the professional-grade kitchen, boasting granite counters, a built-in Wolf refrigerator, and a 60-inch Wolf 6 commercial burner stove/oven combo and hood. The breakfast nook and center island with breakfast bar provide ample space for casual dining. The master suite is a sanctuary of luxury with custom built-ins, a cozy gas fireplace, and a balcony offering panoramic views. The ensuite bathroom features his &



her walk-in closets and a custom granite jetted Jacuzzi tub. Additional highlights include a massive loft with balcony access ideal for your private GYM, wood floors throughout, an elevator for easy access between floors, two set of stairs, two Navien tankless water heaters, 3 car garage with 20 ft ceiling, and a resort-like backyard with unobstructed panoramic view and a heated pool/Jacuzzi with a waterfall feature. This magnificent estate represents the pinnacle of luxury living in an exclusive gated community.

Built in 2005

**Additional Information**

City	Anaheim Hills
County	Orange
Zip	92807
MLS® #	OC24031500
Bedrooms	7
Bathrooms	6
Square Ft	7,463
Lot Size	2.68
Neighborhood	Anaheim Hills Estates (ANHI)
Levels	Two
Garages	3
School District	Orange Unified
HOA Dues	\$395
HOA Dues Freq.	Monthly

**Listing Details**

Listing Agent	Frank Agahi
Provided By:	Associated Realtors

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