

# **\$2,099,000 - 46 Snow Bush, Ladera Ranch**

MLS® #OC24051690

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## **\$2,099,000**

5 Bedroom, 5.00 Bathroom, 3,975 sqft

Residential on 0 Acres

Evergreen Ladera (EVER), Ladera Ranch,

Your ideal Ladera Ranch lifestyle awaits at this luxuriously appointed and upgraded residence, which features a delightful setting on a small cul-de-sac street with hill views and a pocket park at the end. Custom hardscaping, complete with a built-in stone bench, give the home a unique character, while a gated entry and long driveway enhance first impressions. Indoors, a broad array of prized features includes hardwood flooring, custom wainscoting and crown molding throughout, upgraded lighting, plantation shutters, designer paint and carpet, Juliet balconies and an elegant staircase. Almost 4,000 square feet, the five-bedroom, four-and one-half-bath floorplan reveals a fireplace-warmed formal living room with built-ins, a grand formal dining room, and a third-floor bonus room that is ideal as a home office, studio or playroom, plus a three-car garage with epoxy flooring. Casual living areas span the entire width of the home and encompass a family room with built-in entertainment center, a den with windows on three sides and backyard access, and a gourmet kitchen. Discover an island with prep sink, granite countertops, a full tile backsplash, butler pantry with under-cabinet beverage refrigerator, white cabinetry, a nook with fireplace and raised hearth, and high-end stainless steel appliances from Viking. The first floor includes one ensuite bedroom plus a separate powder room, and the second level hosts the primary suite, a large loft, and three secondary bedrooms, one with its own ensuite



bath and two that share a bath. The primary suite is a private oasis complete with a jetted tub, separate shower, walk-in closet, separate vanities, a sit-down vanity and picture-frame mirrors. The backyard presents an extra-private and relaxing sanctuary that features a pergola with custom outdoor fireplace, an in-ground spa with rock waterfall, and a built-in BBQ bar with ample seating. A prime location places the home within easy reach of parks, outstanding schools, community pools, shopping centers and so much more.

Built in 2005

**Additional Information**

|                 |                         |
|-----------------|-------------------------|
| City            | Ladera Ranch            |
| County          | Orange                  |
| Zip             | 92694                   |
| MLS® #          | OC24051690              |
| Bedrooms        | 5                       |
| Bathrooms       | 5                       |
| Square Ft       | 3,975                   |
| Lot Size        | 0.16                    |
| Neighborhood    | Evergreen Ladera (EVER) |
| Levels          | Three Or More           |
| Garages         | 3                       |
| School District | Capistrano Unified      |
| HOA Dues        | \$219                   |
| HOA Dues Freq.  | Monthly                 |

**Listing Details**

|               |                             |
|---------------|-----------------------------|
| Listing Agent | Tim Wolter                  |
| Provided By:  | HomeSmart, Evergreen Realty |

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