



MARK & CHRISTE  
**ROKNICH**

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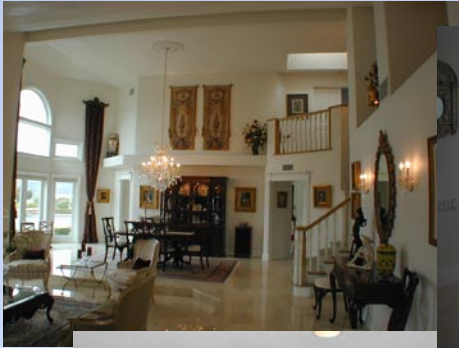
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### Beacon Hill Summit, Laguna Niguel

Situated on one of the premier lots on in Beacon Hill Summit, with over one-quarter acre and panoramic views spanning more than 180 degrees, this phenomenal home of over 4000 sqft. offers a compelling value proposition: all the advantages of living in Beacon Hill with a home comparable in size and quality with those in nearby custom estate home neighborhoods.

Call Christe at 949.240.5892  
for an appointment to view this fine home.



Price, additional photos & features of this fine home, and about the community of Beacon Hill, can be found on the internet at [www.beaconhill.info](http://www.beaconhill.info)

## Specifications

- Premier Location – Stunning Views Throughout this Well-Designed Home and Yard of Ocean & Sunsets, Hills & City Lights, Scenic Canyon and Snow-Capped Mountains
- 4 Bedrooms, 3.5 Baths plus Upstairs Bonus Room/Office
- Over 4000 sqft.\* of Living Space
- Elegant Entry, Formal Living Room and Expanded Dining Room
- Three Fireplaces, Dramatic High Ceilings
- Spacious Great Room Integrates Expanded Family, Nook, and Kitchen
- Master Suite w/Separate Retreat, Two-Sided Fireplace, Two Walk-In Closets, Bath w/Dual Sinks, Jacuzzi Tub & Separate Shower
- Large Secondary Bedrooms including Main Floor Bedroom with Full Private Bath and Back Patio Access
- Three-Car Attached Garage
- Pull-Down Overhead Attic/Storage
- Inside Laundry with Basin, Countertops, and Cabinets
- End of Cul-de-sac Location with Over One-Quarter Acre
- Grand, Estate-sized Backyard with Expansive Lawns & Gardens,

## About Beacon Hill

Established, Prestigious Community Near the Ocean & Dana Point Harbor  
Great Community Amenities including  
Three Pools/Spas, Six Tennis Courts, Parks, Walk Paths  
Enjoy Dramatic Views & Ocean Breezes throughout Beacon Hill  
Close Proximity to Fine Dining, Theaters and Entertainment  
Award-Winning Local Public & Private Schools  
Miles of Nearby Bicycle Paths and Walking Routes  
Beautiful Beaches, Public & Private Golf Courses,  
and Luxury Resorts only a Few Minutes by Bike or Car

*Presented by:*

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**FIRSTTEAM**  
REAL ESTATE

## Appointments & Upgrades

- Major Remodel Provides the Feel & Longevity of New Construction
- Upgraded & Appointed with the Finest Marble, Granite, and Carpentry, Creating Custom Home Quality & Ambiance
- Schonbek Chandeliers w/Swarovski Crystal & Wall Sconces Throughtout
- Windows & Doors, Fabric & Decorative Wood Window Treatments, Custom Casings, Crown & Base – All New and Highly Upgraded
- Showcase Kitchen Features Fine Cabinetry, Appliances by Bosch, Viking, & SubZero, Wine Cooler & Custom Granite Countertops
- "Smart Home" Systems, Interior & Exterior – Dramatic Accent Lighting and Automated Recessed Lighting, Armed Response Security System, Whole House Audio/Video & Surround, w/Amps & Local Volume
- Custom Entertainment Center w/Roll-Out Cabinetry for Full Access
- Private, Estate-Sized Backyard with Pool & Spa, Huge Patios, Fountains, Waterfall, Pond, Cook Center, & Firepit w/Custom Benches
- Boxwood Hedges, Topiaries, Mature Trees, and Expansive Lawns Soften the Elegant Hardscape to Create a Dramatic "Old World" Backyard!

\*This representation has been produced from information provided by the Builder. Square footage and other measurements are estimated, and are not guaranteed by Broker or Seller.