



36 Callender Court, Laguna Niguel

More information about this fine home, and about Beacon Hill, can be found on the internet at www.beaconhill.info



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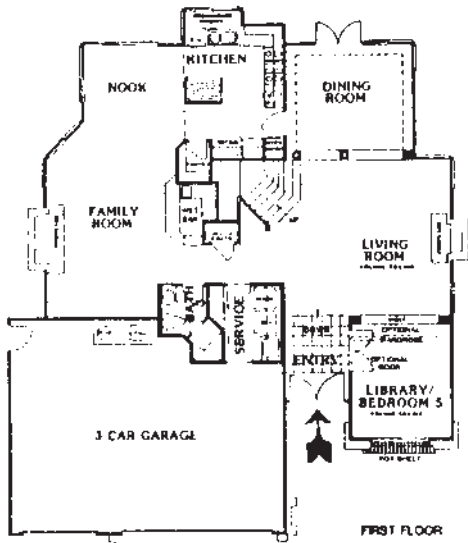
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Situated to enjoy panoramic ocean, sunset, hills and city lights views, this premium lot is also one of a select few in Beacon Hill Summit located on the edge of a scenic canyon. This fine home offers a resort-like backyard, with pool and spa, extensive hardscaping, lush lawn and gardens, all at the end of a great cul-de-sac street. Great association amenities, including three pools, spas, and six tennis courts, greenbelts, parks, and walkpaths, have helped to make Beacon Hill one of the most highly sought-after neighborhoods in Orange County! Beacon Hill's prestigious location allows easy access to the Ritz Carlton, the new St. Regis resort, local golf and tennis clubs, and scenic Dana Point Harbor. Or hop on the bike path for a leisurely ride to Salt Creek Beach!

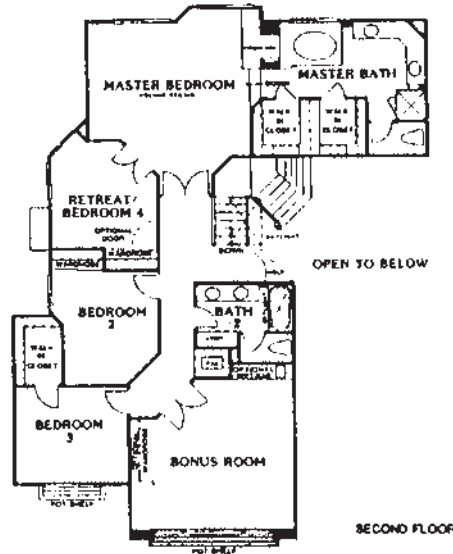


Offered at \$1,149,500

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Beacon Hill Summit in Laguna Niguel Plan 4 - the Deauville

(Floorplan Shown is Reverse Image)



Specifications

- 5 Bedrooms, 3 Baths plus Library
- Versatile Two-Level Floorplan, 3002 sqft.* Can Be Easily Configured to Provide Spacious Master Bedroom Retreat; Large Secondary Bedroom Intended and Sized as Bonus Room
- Three Fireplaces, Dramatic Volume Ceilings
- Spacious Great Room Integrates Family, Nook, and Kitchen Activities
- Kitchen features include Premium Appliances from Jennair, Convenient Island, Microwave, Compactor, and Ample Storage
- Romantic Master Suite with Two Sided Fireplace, Dual Sinks, Walk-In Closet, Separate Shower, and Luxurious Bathtub Set to Enjoy Views
- Three-Car Attached Garage
- Inside Laundry with Basin, Countertops, and Cabinets
- Thomas Guide Grid 971H1

Appointments & Upgrades

- Premier Location, Stunning Views of Ocean, Hills, City Lights, & Sunsets
- Large Lot on Cul-de-Sac, Among Select Few Situated on Scenic Canyon
- Backyard Pool and Spa, Extensive Brick Hardscaping
- Highly Upgraded Woodworking Throughout, Wainscoting, Moldings, Cabinetry, Built-ins, Stairwell, Fireplaces and Mantles, French Doors
- Master Bath Beautifully Appointed & Floored w/Neutral Marble
- New Jennair Dual Oven with Convection, plus New Microwave, Upgraded Light Fixtures, Marble Fireplace Accents
- Professionally Repainted Interior, New Wood Floors, New Wool Sisal Carpeting, New Window Coverings
- New Roof w/Warranty, New Sectional Garage Doors & Openers

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

*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.



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