

# \$3,395,000 - 34 Vista Montemar, Laguna Niguel

MLS® #OC22075813

## \$3,395,000

4 Bedroom, 4.00 Bathroom, 4,047 sqft  
Residential on 0.22 Acres

Palmilla (PAL), Laguna Niguel, CA

This rare single-level home is located in the gated enclave of Palmilla, an exclusive collection of luxury homes situated along the ridgeline at the top of the hill in Laguna Niguel. At an elevation of approximately 736ft, this beautiful home enjoys true panoramic views of the mountains and city lights from nearly every room. Meticulous attention to every detail is evident in the thoughtful design and construction of this custom-built home. The open layout was formulated specifically to maximize the views from every angle and 10,12 and 14ft ceilings, large windows and palladium french doors ensure that this entertainer's delight blends seamlessly with the spectacular panorama. A large great room with a bar area, a gourmet kitchen with upgraded stainless-steel appliances and a butler's pantry, a formal dining room and a formal office complete this 4 bedroom layout. The private master suite features a fireplace, dual vanity, walk-in shower, soaking tub and walk-in closet. Designer upgrades include a Honduras Mahogany front door, wainscoting and 8 inch crown molding, quarter sawn oak hardwood floors, solid-core 8ft doors, Jado and KW faucets and a built-in audio system. Experience coastal California living at its finest in this prime location just up the hill from the world-renowned Ritz Carlton and Waldorf-Astoria Monarch Beach resorts and the El Niguel Country Club. Minutes from the charm of downtown Laguna Beach Village and some of Southern California's finest beaches.



Built in 2000

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | OC22075813              |
| Price          | \$3,395,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 4,047                   |
| Acres          | 0.22                    |
| Year Built     | 2000                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Custom                  |
| Status         | Active Under Contract   |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 34 Vista Montemar |
| Area        | LNSMT - Summit    |
| Subdivision | Palmilla (PAL)    |
| City        | Laguna Niguel     |
| County      | Orange            |
| State       | CA                |
| Zip Code    | 92677             |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Controlled Access, Maintenance Grounds, Guard, Security   |
| Utilities      | Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected |
| Parking Spaces | 3   |
| Parking        | Door-Single, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, On Site, Oversized, Private                 |
| # of Garages   | 3   |
| Garages        | Door-Single, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, On Site, Oversized, Private                 |
| View           | City Lights, Hills, Neighborhood, Trees/Woods   |
| Pool           | None  |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Carpet, Stone, Wood   |
| Interior Features | Wet Bar, Built-in Features, Chair Rail, Crown Molding, Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Pantry, Pull Down Attic Stairs, Phone System, Paneling/Wainscoting, Recessed Lighting, Bar, Wired for Sound, All Bedrooms Down, Attic, Main Level Master, Walk-In Pantry, Walk-In Closet(s) |
| Appliances        | Built-In Range, Barbecue, Double Oven, Dishwasher, Electric Oven, Disposal, Gas Range, Gas Water Heater, High Efficiency Water Heater, Hot Water Circulator, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Trash Compactor, Water To Refrigerator, Water Purifier   |
| Heating           | Central, Forced Air, Fireplace(s), Natural Gas, Zoned   |
| Cooling           | Central Air, Electric, Zoned  |
| Fireplace         | Yes   |
| Fireplaces        | Gas, Gas Starter, Great Room, Master Bedroom  |
| Stories           | One   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Stucco, Copper Plumbing   |
| Exterior Features | Lighting, Rain Gutters  |
| Lot Description   | Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Sprinklers Timer, Sprinklers On Side, Sprinkler System, Street Level, Value In Land |
| Windows           | Double Pane Windows, Plantation Shutters, Skylight(s), Wood Frames  |
| Roof              | Clay, Spanish Tile  |
| Construction      | Stucco, Copper Plumbing   |
| Foundation        | Quake Bracing, Slab, Tie Down   |

## School Information

|          |                    |
|----------|--------------------|
| District | Capistrano Unified |
|----------|--------------------|

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2022 |
| Days on Market | 74               |
| HOA Fees       | 399.00           |
| HOA Fees Freq. | Monthly          |
| Leased Land    | Fee              |

## Listing Details

|                |               |
|----------------|---------------|
| Listing Agent  | Helena Noonan |
| Listing Office | Compass       |

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