



3429 SEA LEDGE LANE

Stunning panoramic ocean/island views from this charming single - level 3 bed/3.5 bath ocean front home. Located in a gated community of just 8 properties, this home on .9 acre with 135' of ocean frontage provides privacy and seclusion. Watch dolphins, whales and amazing sunsets from your own backyard. The upgraded kitchen features quality appliances – Viking Range and dishwasher, SubZero fridge. The master bedroom enjoys a fireplace, high wood-beamed ceilings, ocean views, and a luxurious bath with jacuzzi tub. The beautifully landscaped backyard with outdoor seating and fireplace, all overlooking the ocean, makes for the perfect spot to relax and enjoy life.

Offered at \$6,250,000



BERKSHIRE HATHAWAY
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California Properties

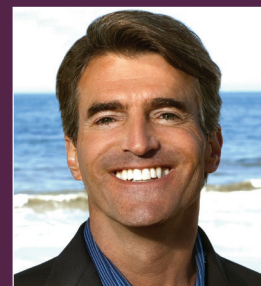
DANIEL ENCELL

"The Real Estate Guy"

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Listing Information Profile

ADDRESS:	3429 Sea Ledge Lane	PRICE:	\$6,250,000
LISTING AGENT:	Dan Encell	APN #:	047-082-007
HOW SHOWN:	Appt/Agent	STYLE:	Monterey Cottage

LIVING ROOM/ DINING ROOM:	33'0" X 17'0": Large windows with expansive ocean and island views; tall wood beamed ceiling; fireplace; built-in book shelves; French doors with access to sitting room	3 Bedroom/ 3.5 Bath	MASTER BEDROOM:	16'1" X 15'3": Large window with expansive ocean and island views; fireplace; access to back yard; access to private out door sitting area; walk-in closet; private bath with jacuzzi tub; wood floors
KITCHEN:	13'3" X 11'0": Ocean views; French doors with access to backyard; open to sitting room and breakfast room; farm sink; updated appliances - Viking Range and dishwasher, SubZero fridge; stone floors		BEDROOM 2:	16'1" X 14'4": Large windows and doors with lots of natural light; French doors to private outdoor seating area; private bath; wood floors
SITTING ROOM/ BREAKFAST ROOM:	47'0" X 13'1": Large windows with expansive ocean and island views; access to backyard; fireplace; wood beamed ceiling; open to kitchen and living room		BEDROOM 3:	15'2" X 9'8": French doors with access to backyard; ocean views; private bath; stone floors

ROOF: Tile; composition: flat	SCHOOLS: Monroe; La Cumbre, San Marcos
FOUNDATION: Slab	GARAGE: 4 car, attached
WATER/SEWER: S.B. Water/ Septic	YEAR BUILT: 1949
FIREPLACES: 4; LR, MBR, dining, breakfast room	LOT SIZE: .91 acre

ADDITIONAL COMMENTS:

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