



## 4320 Via Esperanza • Hope Ranch

Jaw dropping Mediterranean architecture, top of the line material and workmanship throughout, and 1.47 acres of impeccably maintained grounds mingle effortlessly to make this Hope Ranch treasure a must see! With voluminous living space, 4 Bedrooms, 4.5 Bathrooms, pool and spa, and a luxurious guest house, 4320 Via Esperanza has it all! The kitchen and family room blend traditional architecture with the modern convenience of an open concept. The primary suite is in a class of its own featuring a fitness room, stone fireplace, oversized en-suite bathroom and the walk-in closet of your dreams. With 3 additional en-suite bedrooms, and a five-star guest house, all of your family and friend accommodation needs will be met effortlessly. This grand estate offers the ultimate level of privacy and tranquility with beautiful rose gardens, a re-circulating stream/pond, mature landscaping, multiple fountains, gated entry and high hedges surrounding its perimeter. 4320 Via Esperanza is a part of the Hope Ranch association which enjoys amenities that include Hope Ranch Patrol, private beach access, private tennis courts and 20+ miles of equestrian riding trails.

*Offered at \$12,500,000*



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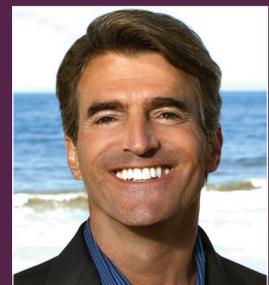
**DANIEL ENCELL**

"The Real Estate Guy"

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# *Listing Information Profile*

ADDRESS:	4320 Via Esperanza	PRICE:	\$12,500,000
LISTING AGENT:	Daniel Encell	APN #:	061-322-025
HOW SHOWN:	Appt/Agent	STYLE:	Mediterranean
LIVING ROOM:	Garden views; marble floor; stone fireplace; high ceiling; skylight	BD/BA:	4 BD / 4 Full + 1 Half BA
DINING ROOM:	Garden views; marble floor; stone fireplace; high wood beamed ceiling; chandelier; French doors to patio	PRIMARY BEDROOM:	Garden views; wood floor; stone fireplace; high wood beamed ceiling; French doors to patio; private ensuite bathroom; heated floor; freestanding soaking tub; His&Hers sinks; vanity; large walk-in closet; fitness room
KITCHEN:	Stainless steel appliances; large island with sink and bar seating; dual oven; Sub-zero fridge; Wolf range; Miele coffee machine; warmer; wine fridge	BEDROOM 2:	Front courtyard views; wood floor; walk-in closet; loft; private ensuite bathroom with heated floor; soaking tub
FAMILY ROOM:	Garden views; marble floor; stone fireplace; wood-beamed ceiling; built-in cabinets; French doors to patio	BEDROOM 3:	Wood floor; walk-in closet; private ensuite bathroom with heated floor; French doors to private patio
MEDIA ROOM:	Dry bar, carpet; built-in cabinets	BEDROOM 4:	Garden views; wood floor; walk-in closet; private ensuite bathroom with heated floor; French doors to patio
OFFICE:	Front courtyard views; wood floor; high ceiling; built-in cabinets	EXTERIOR:	Gated; fountains; creek; rose garden; pool; fruit trees; patio; storage; gazebo; lawn; sauna; outdoor shower
GUEST APARTMENT:	Living room; fireplace; dry bar; wine fridge; kitchen; stainless steel appliances; bedroom; full bathroom; covered patio		
ROOF:	Tile	SCHOOL DIST.	Vieja Valley; La Colina; San Marcos
FOUNDATION:	Slab	YEAR BUILT:	2008
WATER/SEWER:	La Cumbre Water/ Septic	LOT SIZE:	1.47 acres
GARAGE:	Attached 2 Car + Storage; Additional uncovered parking	LAUNDRY:	Room with sink & storage

## ADDITIONAL COMMENTS:

Curl up on the couch and enjoy popcorn and a movie in the media room, or lay out by the sparkling pool on a warm afternoon - this property has it all! Walking paths wind through beautiful olive trees, rose gardens and fruit trees which include grapefruit, tangerine and lemon.

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The information above, while not guaranteed, has been secured from sources we believe to be reliable.