



## 4632 VIA ROBLADA - HOPE RANCH

On two level acres, this spectacular single-level 4 Bed/ 5.5 Bath Hope Ranch home enjoys privacy and seclusion with beautiful ocean views. Light and airy, this ranch estate includes: large living room with fireplace and wood-beamed ceilings; spacious family room/kitchen with updated appliances - Viking Stove, dual Viking ovens and dual Sub Zero refrigerators/freezers; master bedroom with spacious walk-in closet, dual bathrooms, and French doors that open up to the large back yard, pool, spa, and pool cabana. There is a extra-large 3 car garage with a work-shop and upstairs bonus room. Surrounded by mature hedges and trees, this gated estate features a private well; beautiful stone outdoor fireplace; an array of fruit trees - peach; plum; orange; apple; and lemons; vegetable beds; and, a converted tack room. This home is perfect for entertaining, and is convenient to the coveted Hope Ranch beach!

**Offered at \$7,295,000**



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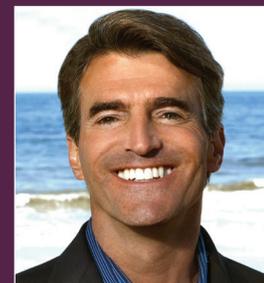
**DANIEL ENCELL**

"The Real Estate Guy"

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# *Listing Information Profile*

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ADDRESS:	4632 Via Roblada	PRICE:	\$7,295,000
LISTING AGENT:	Dan Encell	APN #:	063-240-006
HOW SHOWN:	Appt/Agent	STYLE:	Ranch

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LIVING ROOM:	25'7" x 18'2": Ocean views; French doors with access to gardens; large windows with seating; fireplace; wood floors	4BD/5.5BA	
DINING ROOM:	17'7" x 12'11": View of gardens; wood-beamed ceilings; stone floors	MASTER BED:	20'10" x 20'4": French doors to gardens and pool; built-in cabinets and shelves; dual bathrooms; wood floors
FAMILY ROOM:	24'10" x 18'10": Ocean views; view of gardens; skylight; fireplace; wood-beamed ceilings; wood floors	SITTING ROOM:	12'11" x 12'9": Views of pool, large walk-in closet, wood floors
KITCHEN:	18'8" x 10'7": Ocean views; wood-beamed ceilings; skylights; updated appliances - Viking stove, dual Viking ovens, dual Sub-Zero fridge/freezers; breakfast bar; large walk-in pantry; stone floors	BEDROOM 2:	14'4" x 11'6": Views of gardens; built-in desk; private bath; large walk-in closet wood floors
BREAKFAST NOOK:	10'8" x 8'1": View of gardens; open to kitchen; stone floors	BEDROOM 3:	14'10" x 14'0": View of gardens; built-in shelved and cabinets; built-in desk; dual closets; wood floors
EXERCISE ROOM: (above garage)	46'5" X 18'5": Skylights; view of gardens, wood floors	BEDROOM 4:	15'8" x 12'2": Views of yard and pool; dual closets; wood floors
YEAR BUILT:	1965/ recent remodel/ addition	POOL CABANA:	16'4" x 11'2": Full bath; French doors with access to the yard and pool, tile floors, wood-beamed ceilings
		EXTERIOR:	Beautifully landscaped gardens; mature fruit trees - apple; peache; plum; orange; lemon; roses; pool cabana; tack room

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WATER/SEWER:	La Cumbre Water + Private Well/Septic	SCHOOL :	Vieja Valley; La Colina; San Marcos
FIREPLACE:	3: LR; FR; outdoor	ACRES:	2 AC
GARAGE:	Oversized 3 Car - plus workshop; access to Exercise room	LAUNDRY:	Room

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