



*1520 Roble Drive*  
Hope Ranch



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# Listing Information Profile

**ADDRESS** 1520 Roble Drive

**LISTING AGENT** Marsha Kotlyar & Michele White

**APN#** 063-200-013, 014, 015

**WEBSITE** 1520RobleDrive.com

**HOA** Hope Ranch Annual Fees: \$4,896.91

**PRICE** \$18,500,000

**HOUSE SIZE** Main Residence 8,086 sq ft;

Guest House 1,531 sq ft; Guest Apartment 1,003 sq ft;

Guest Cottage 876 sq ft

**LOT SIZE** 9.11 acre

## Main Residence

**FOYER** Iron door & coffered ceiling make the initial entry. A grand wooden door opens to a long elegant hallway, wooden floors, French doors, covered patio, ocean & garden views.

**FAMILY ROOM** Cathedral beamed ceilings, wood floors, large windows, French doors, copper bar with wine fridge & sink, limestone fireplace, ocean & garden views.

**OFFICE** Coffered wood walls, large window, fireplace & built-ins.

**FORMAL DINING** Sconces for artwork, limestone fireplace, French doors to pool patio & courtyard. Entrance to butlers pantry with dishwasher, sink, antique oven, & milkshake maker.

**KITCHEN** Marble counters, large island with water works sink and seating. Top-of-the-line appliances; double Subzero fridge/freezer, Lacanche 6 burner oven; wet bar, & two butler's pantries.

**FAMILY ROOM** Large fireplace, built-in shelving, grand windows, & French doors to pool patio.

**DEN/STUDY** Circle room lined with shelving & windows, fireplace, attached storage room, & views of the courtyard.

**WINE CELLAR** Barrel ceiling with herringbone brick & wood beams. Stone walls, & river pebble floors.

**LAUNDRY ROOM** Built-ins, marble counter tops, 2 dual washer & dryers.

**MASTER BEDROOM** Secluded on the south-east corner with large windows, French doors, ocean & garden views. 2 large bathrooms each with grand walk-in closets,

marble, & water works appliances.

**BEDROOM 2** French doors to private patio, walk-in closet & linen closet, attached bathroom.

**PLAY ROOM** Large room with kitchenette, large windows, media, & storage.

**BEDROOM 3** Two walk-in closets, attached bathroom, large windows.

**BEDROOM 4 & 5** Privately opening to the courtyard, these guest rooms have a closet & full bathroom.

**BATHROOMS** 8

## Guest House

**LIVING ROOM** Fireplace, linen closet, & French doors to private patio.

**KITCHEN & DINING** Stainless steel counters, large island, Wolf range, large windows, French doors open to patio.

**MASTER BEDROOM** Two cedar lined closets, French doors to patio, attached full bath.

**BEDROOM 2** Walk-in closet, lotus tile full bathroom, French doors to private patio.

## Guest Apartment

**KITCHEN & DINING** Tile counter, Icon oven.

**FAMILY ROOM** Wide beamed room with unobstructed ocean views.

**BEDROOM** Garden facing with full bath and closet.

## Guest Cottage

**LIVING ROOM** Wide space with storage room, office and kitchenette.

**BEDROOM** Large closet, attached full bathroom, and door to an outdoor private patio.

**FIREPLACES** Main Residence:5 ; living room, dining room, family room, office 1 & 2. Guest House: 1; living room.

**HEAT** GFA, Central Air Conditioning

**SYSTEMS** Stealth speakers & mounted Ipads for home automation, Lutran lighting system

**FOUNDATION** Mixed

**SEPTIC/WATER** La Cumbre Water

**SCHOOL** Vieja Valley Elementary, La Collina Jr. High, San Marcos Sr. High

**GARAGE** 4-car main garage & 3-car guest garage, stone motor court & private primary entrance.

**GARDEN** Gated, oak trees line the entry, sprawling lawns lined with pavers to drive on, sculpted gardens, private patios, pool & spa, courtyard, fountains, equestrian possibilities.

**VIEWS** Mountains, ocean, island, & setting.