



1604 BALBOA PLACE

PROPERTY FEATURES & UPGRADES

Award-Winning Design

- Award-winning custom home design
- STAR Award winner for Best Media/Living Room
- Award-winning backyard design
- Custom architectural details throughout
- Hidden door features integrated into the home
- Exceptional west-facing orientation with rare, unobstructed sunset views

Smart Home, Technology & Security

- Fully integrated Control4 home automation system
- Extensive whole-home media system
- Video distribution/bridging throughout the residence
- Extensive integrated camera/security system
- Pre-wired for lightning protection
- Sophisticated technology infrastructure designed for whole-home connectivity and entertainment

Main Residence

- Approximately 6,900 square feet
- 6,025 square feet on the first floor
- 875 square feet on the second floor
- Five bedrooms
- Five full bathrooms
- Two half bathrooms
- Dedicated media room
- Private study/home office
- Game room
- Formal living room
- Formal dining room



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Main Residence Continued

- Kids retreat + bunk room
- Multipurpose/flex room
- Dedicated secretary/home management station
- Walk-through pantry
- Large laundry room
- Walk-up attic space offering exceptional storage

Private Casita

- Approximately 1,083 square feet
- Private bedroom
- One full bathroom
- One half bathroom
- Full kitchen
- Separate living room
- Private laundry
- Ideal for guests, extended family, multigenerational living or private retreat

Garage & Storage

- Four-car main-house garage
- Oversized dedicated RV/boat garage
- Exceptional vehicle and recreational storage capacity
- Rare garage configuration for the area

Outdoor Living

- Award-winning backyard design
- Resort-style outdoor living environment
- Designed for entertaining and everyday enjoyment
- Exceptional sunset orientation
- Dramatic evening views rarely available among neighboring properties



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SELLER'S FAVORITE FEATURES

HOME

- **Sunsets** - The orientation of the property creates incredible sunset views that are truly special and difficult to find in the area.
- **Backyard** - It feels like a private resort and is equally great for entertaining a crowd or spending a quiet evening at home.
- **The way the home lives** - Despite its size, the layout is comfortable, functional and designed for everyday family life.
- **Entertaining Spaces** - The award-winning media/living space, game room and outdoor areas make this an incredible home for hosting friends and family.
- **Private Casita** - Having a completely separate living space with its own kitchen and laundry provides tremendous flexibility for guests or extended family.
- **Thoughtful Details** - Hidden doors, custom spaces and integrated technology give the home personality and make it feel truly unique.
- **Garage and Storage** - Four-car parking, the oversized RV/boat garage and extensive storage are features that are incredibly hard to replicate.

COMMUNITY

- The neighborhood offers a great balance of privacy, space and a strong sense of community.
- We love the family-friendly environment and the relationships we have built with neighbors.
- The area provides the feeling of being removed from the congestion while still having convenient access to shopping, dining, schools and everyday needs.
- There is something special about the open surroundings and evening skies, it complements the lifestyle of the home beautifully.