

5488 Rincon Beach Park Lane Ventura, California

\$2,985,000

Style: Mediterranean
Lot Size: 6,198 Sq.Ft.
APN#: 060-0-440-145

Age: 1991
Bedrooms: Three plus Library
Baths: Three

Located in the gated community of Seacliff Beach Colony, this wonderful Mediterranean home is a Best Buy opportunity to own Beachfront property.

This oceanfront residence features a large and inviting open entry, living room, dining room and kitchen all with recessed lighting, crown molding, a lovely fireplace with marble surround and floor to ceiling sliding doors all with fabulous views of the ocean and open to a tiled covered patio and enclosed yard with gate leading out to the ocean. The open gourmet kitchen has black absolute granite counters, breakfast bar seating with serving buffet and openly flows into the dining room. A small office alcove and wonderful library are just off the entry. Upstairs you enter a large and fun Great Room with corner bar, refrigerated wine room, fireplace, pool table and sleeping loft. The master suite enjoys a 32 foot tiled terrace, master bath with Verde marble and tile appointments and walk-in closet, floor to ceiling windows and sliding doors overlook the ocean and enclosed yard below. There are two additional family bedrooms, with a shared hallway on a private wing off the Great Room.

Entry: 12x12

Double entry doors lead you into the foyer with pillow top limestone floors, recessed lighting and crown molding. A Powder Bath and laundry room are located off the entry

Living Room: 16x30

Recessed lighting, inviting fireplace with limestone surround and wood mantel, crown molding, glass block side lighting and floor to ceiling sliding doors to covered patio, enclosed yard and ocean

Dining Room: 13x15

Adjoining the living room and kitchen, the dining room enjoys the floor to ceiling windows and sliding doors to the patio and ocean views, glass block side lighting and recessed lighting. There is bar seating at the granite top serving bar for open, casual entertaining

Kitchen: 11x15

Remodeled with extensive cabinetry, walk-in pantry, black absolute granite counters, pillow top limestone floors, gas cook top, sub-zero refrigerator, oven/microwave, trash compactor and dishwasher with large center island with bar seating



Barbara Koutnik

805.565.8811

805.689.3015

BCKoutnik@aol.com

www.BarbaraKoutnik.com



Office Alcove: 5x12

Off the entry this extra work space has east facing windows and offers extra space for storage

Library: 19x22

Steps down from the entrance with walls of bookcases, west facing windows and direct access to the garage

Upstairs:

Great Room: 31x32

Wonderful entertainment room with large full service bar and ample seating, wine room, raised hearth fireplace, television and sound system alcoves, high ceilings, pool table area with unique sleeping loft, bookcases and suspended miniature train track and lighting. Partial Ocean views from East and West windows

Master Suite: 16x23

Double entry doors lead you into this private oasis. Built-in dressers, vanity and desk with walls of windows and floor to ceiling sliding doors to enjoy the tiled patio and ocean and island views. Recessed lighting and crown molding. The 14x14 master bath is light and open with corner soaking tub, his and her vanities with Verde Marble appointments, 4x6 tiled walk-in shower, separate commode room and 6x14 walk-in closet. The 32 foot tiled covered terrace has a portable hot tub

Bedroom: 13x16

East facing windows with ocean views, large closets and shared hallway tiled bath

Bedroom: 12x15

Steps down from the entry with large closets and west and north facing windows with shared hallway tiled bath

Laundry Room: 7x7

Ample storage cabinetry, stack washer/dryer and side door access with walkway to the yard and beach

Garage:

Three car garage with very large storage area and workshop space

Outdoor Entertainment Area:

Tiled patio extends into the yard around a built-in tiled entertainment bar with seating and alcove for portable BBQ. The sandy beach backyard is walled and has an in-ground fire pit, and gated access to the ocean

