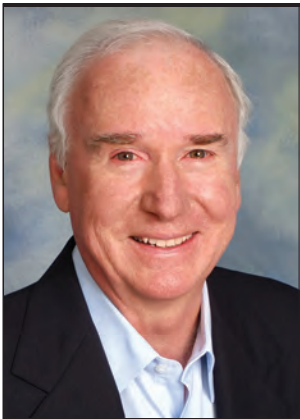


**976 Santa Estella**  
**Beautifully Remodeled Single Level Gem**  
**Sweeping views of San Elijo Reserve & Mountains**  
**3 Bedrooms 2.5 Baths 2272 Sq ft**  
**\$1,465,000**



***Moving Lives Forward***



**Scott Peck**  
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Cal BRE 00999920

*Integrity*  
*Deep Values*  
*Vast Experience*  
*Immense Skill Sets*  
*Superb Communicators*  
*State-of-the-art Marketing*  
*Hundreds of Satisfied Clients*



**Bob Griswold**  
858.967.2608  
Cal BRE 01228259







# TOP 10 REASONS TO LOVE THIS GEM!

1. Beautifully remodeled single-level gem with panoramic, breath-taking views.
2. Wonderful, panoramic views from the ocean to the west to the mountains to the east & the San Elijo Reserve in between. Stone-covered patio & fountain. Delightful water-wise landscaping.
3. Spacious living room with vaulted ceiling, skylights, recessed lighting, beautiful walnut wood floors, & sliding doors to gorgeous, panoramic view.
4. Gourmet kitchen with tile floor, wrap-around Corian counters, counter seating, lots of counter & storage space. GE Profile refrigerator with matching cabinet color. Dacor double oven. GE Profile dishwasher. GE built-in microwave. Double sink looks out to side patio.
5. Comfortable den off kitchen with walnut floors, skylight, built-in entertainment center, & sliding doors to private side patio with trellis. Sit-down seating at kitchen counter.
6. Large, inviting dining room with walnut wood floors, tray (recessed) ceiling, recessed lighting, & spacious windows to panoramic views, including side windows for ocean breezes.
7. Sumptuous Master Bedroom with beautiful walnut floor, vaulted ceiling for spaciousness, recessed lighting, crown molding, & large sliding doors to panoramic views. Walk-in closet with two entries. Master bathroom has separate shower & bathtub & Corian counter with two sinks.
8. Tons of significant upgrades. Complete remodel in 2002 with the following – New wallboards. New HVAC, including electrostatic air filter. All new plumbing – pipes in concrete pad closed off & replaced with pipes in attic. Whole-house water softener. Reverse osmosis drinking water filtration system. All new electrical wiring, switches, & outlets. All new insulation, including the attic.
9. Spacious 3-car garage. One bay has been converted to an enclosed generous laundry room for washer & dryer. Includes sink, cabinets, & toilet. Additional space in bay for workshop.
10. Outstanding location close to schools, shops, restaurants, golf, walking, & parks.





