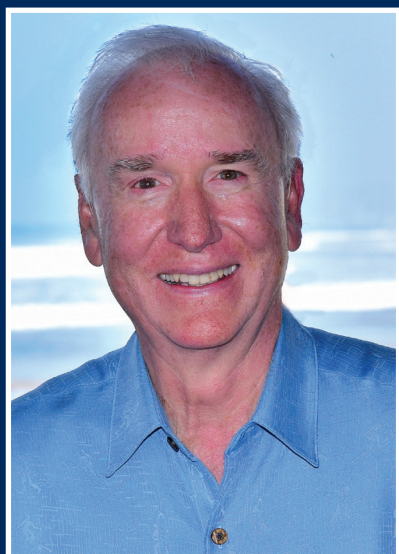


976 Santa Estella
Beautifully Remodeled Single Level Gem
Panoramic San Elijo Lagoon Views
3 Bedrooms 2.5 Baths 2272 Sq ft 11,760 Sq ft Lot
\$1,600,000



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INTERNATIONAL REALTY



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TOP 10 REASONS TO LOVE THIS GEM!

1. Beautifully remodeled single-level gem with panoramic, breath-taking views – in one of the most desirable locations in Solana Beach.
2. Wonderful, panoramic views from the ocean to the west, mountains to the east & the gorgeous San Elijo Reserve. 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 sweeping nature preserve view.
4. Gourmet kitchen with tile floor, wrap-around counters, counter seating & storage spaces. GE Profile refrigerator with matching cabinet color. Dacor double oven. GE Profile dishwasher. GE built-in microwave. Double sink looks out to side patio garden.
5. Delightful den with walnut floors, coffered ceiling, recessed lighting, & large picture window to San Elijo lagoon views, including side windows for ocean breezes.
6. Dining room off kitchen with walnut floors, skylight, & sliding doors to private side patio with trellis.
7. Luminous 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 & double vanity.
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.



