

# 9 Old Ranch Road

Laguna Niguel



*Elegant  
Grandeur*



*Presented by*  
**MARK & CHRISTE  
ROKNICH**

This exquisite country estate in prestigious Bear Brand Ranch is one of very few properties with panoramic, hilltop ocean views and a full-size championship tennis court. Lush grounds and mature trees encircle nearly one acre behind a private gated entry.



### ◆ *Specifications:*

Panoramic Views of Ocean Hills & City Lights

Estate-Sized Lot (35,000+ sqft.) Encircled by Stately Trees and Lovely Rose Gardens

Full-Sized Tennis Court, Sand Play Area, Outdoor Cook Center, and Expansive Patios

Pool, Spa & Waterfall, Solar Heating System & Cabana

5 Bedrooms, 6 Bathrooms, 7700+ sqft., 5 Fireplaces

Gated Motor Court with Four-Car Garage

Office/Library – Richly Appointed in Mahogany, with Fireplace and Wet Bar

Chef's Kitchen with Island, Breakfast Bar and Eating Area, Raised Hearth Fireplace & Walk-In Pantry

Master Suite with Balcony, Fireplace & Wet bar, Steam Shower & Jacuzzi Tub

Great Room/Family Room, Hand-Carved Mantle, Billiards Area, Walk-Behind Wet bar

Large Bonus Room with Built-Ins and Skylights

Upstairs Laundry Convenient to Linen Storage and Fifth Bedroom/Maid's Quarters

Climate Controlled Wine Cellar

### ◆ *Appointments:*

Solid Hardwood Floors, Milled Baseboards, Custom-Made Stark Carpets, & Hand-Painted Murals

French Doors, Elaborate Moldings, Wainscoting, & Custom Cabinetry Throughout

“Smart Home” Installation Includes Intranet, Phones, Audio/Video, Cable, Satellite, High-End Security System and Fire Protection

Concrete Tile Roof, Copper Gutters & Downspouts, French Drains

High-Quality Plaster Construction Throughout Exterior and Interior Walls

Five Zones for Heating and Cooling, Large Attic Accessible for Storage





# MARK & CHRISTE ROKNICH

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**FIRSTTEAM**  
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