

Rare Single Level Beauty Includes Pool & Spa
24775 Queens Court ~ Laguna Niguel

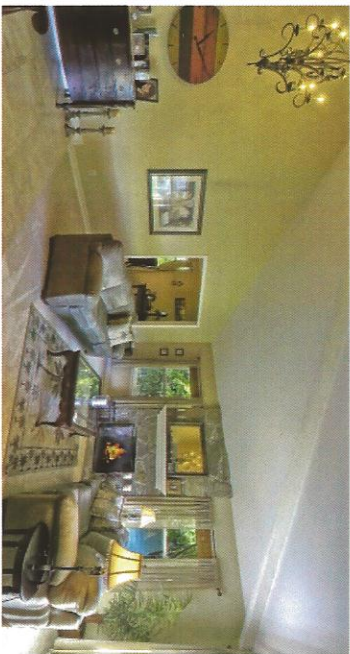
Shannon Ferguson



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24775 Queens Court ~ Laguna Niguel
 Single Level, Pool & Spa, 3 Car Attached Garage

4 Bedroom, 2.5 Bath, + Separate Office, End of Cul de Sac Location



Features Inside Home

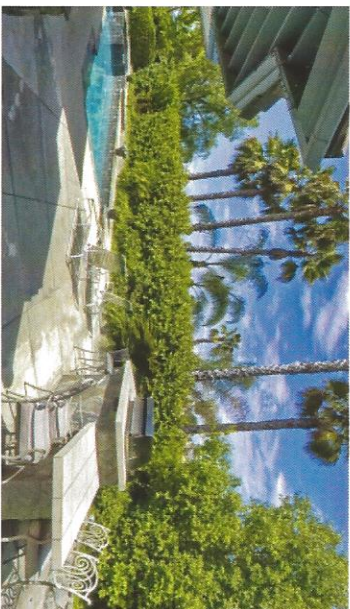
Entry: Double Doors, Travertine Floor, Stunning Iron Work Chandeliers

Formal Living Room: Gorgeous Stone Fireplace with Mantle, Cathedral Ceilings 3 Sets of Windows, Neutral Carpet

Formal Dining Room: High Ceiling, Beautiful Chandelier with Ceiling Soffit & Crown Molding.

Office: Double Glass French Doors, Indirect Lighting, Built-In Cabinetry, Desk, Ceiling Fan, Crown Molding, Direct Access to Rear Yard & Pool View.

Kitchen: Very Large with New Upgraded Porcelain Tile Counters, Resurfaced Cabinets, New Pulls and Fixtures 2009, Stainless Steel Appliances 2010 include: Extra Wide Double Ovens-Connection & Self Cleaning; 4 Burner Gas Cook Top; Dishwasher, Microwave, 3 Section Stainless Steel Sink, Indirect Lighting, Pantry, Built-In Desk, Breakfast Bar, Window Pass Through to Patio, View of Pool & Spa.



Family Room: Built-In Wet Bar, Very Large Stone Fireplace with Mantle, Ceiling Fan, Wall of Built-In Cabinets, Cathedral Ceilings, Skylights & Sliding Doors to Pool & Spa.

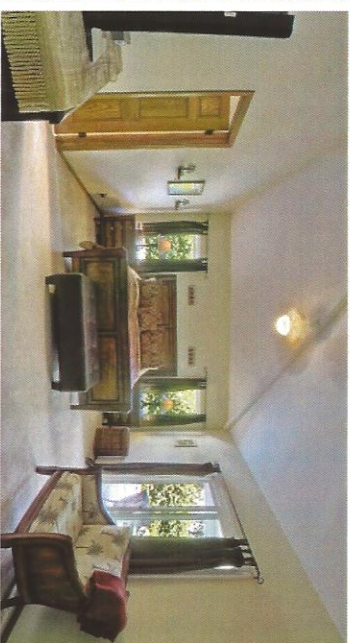
Master Bedroom Suite: Double Door Entry, Cathedral Ceilings, Sliding Doors to Pool & Spa, Ceiling Fan, Walk in Closet, Dual Sinks with Marble Counter, Oversized Rain Shower, Skylight, Travertine Floor in Master Bath.

3 Additional Bedrooms: All Good Size with Ceiling Fans & Nice Windows that bring in the Light.

Additional Baths: Half Bath Services the Main Living Areas. Additional Bath is Very Large & Features Dual Sinks with Separate Area for Tub/Shower. Built-In Cabinets in the Back Hallway.

Laundry Room: Separate Room & Located Inside the Home with Gas Dry Hook up.

Garage: 3 Car Attached Plus Additional Parking in Driveway for 3 Cars.



Features Outside Home

Entertainer's Back Yard: 2007 Pool Resurfaced & Included Adding Stone Accents to Match Deck. Built in BBQ Island includes: Refrigerator, Eating Area, Bar Area & Stone Accents. Covered Patio Includes: Indirect Lighting, Mounted TV (included), Built in Bench for lots of Seating and Storage.

Additional Features:

Cement Tile Roof, 2003, Travertine Floors, 2005, New Air Conditioning and Heating Units, 2009, Walls Painted Throughout the House 2008, 2007 New Windows and Sliding Glass Doors Throughout.

Optional Membership to "The Club" at Rancho Niguel. This is a Fabulous Private Sports & Recreation Facility. Ask Agent for Details.

Approximately 10 Minutes to the Ocean. Close to Entertainment, Shopping, Restaurants, Schools, Toll Rd. & Freeways. A Highly Sought After Wonderful Neighborhood.



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