

# Hamptons

INTERNATIONAL

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**10412 Boca Canyon Dr, North Tustin, CA 92705**

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**£2,830,000**

**(\$3,795,000)**




## Property details



### Key features

- **Sewer: Public**
- **Garage Count: 3 Car Garage**
- **Pool Description: Pool**
- **Cooling: Central A/C**
- **Water: City Water**
- **Special Program: Global Luxury**

### Attributes

-  **Swimming pool**
-  **Garage**
-  **Gym**

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## Description

Privately tucked in the rolling hills of Cowan Heights, the "Beverly Hills" of North Tustin, this one-of-a-kind estate pairs breathtaking scale with the added luxury of a rare single-level guest residence. Secluded among mature trees on a nearly half-acre parcel, it's easy to fall in love with this premier estate that blends timeless craftsmanship with resort-style comfort. Walls of windows, generous proportions, multiple living areas and impressive grounds create an effortless flow ideal for both elegant entertaining and relaxed daily living. The impressive chef's kitchen is a showpiece for the entertainer, featuring an oversized center island with seating, professional-grade appliances including 3 ovens, 2 dishwashers, warming & refrigeration drawers, prep sink, water filtration, instant hot water, abundant customized cabinetry with ample appliance garage space, and tranquil panoramic backyard views, complemented by a rare butler's prep kitchen and expansive walk-in pantry designed to host at scale. Multiple fireplaces anchor the formal living room and main gathering space, while French doors and dramatic bi-fold sliders invite seamless indoor-outdoor living. Outdoors, a private oasis unfolds with a sparkling pool & spa featuring a baja shelf for lounging, firepit, gazebo, sports court, putting green, koi pond, dog park, fruit orchard, and expansive lawn areas, all thoughtfully arranged for entertaining, recreation, and quiet retreat. A standout feature is the independent, wheelchair-accessible guest apartment with private entrance, living area, kitchenette, guest bath & separate en-suite bedroom, offering a rare multigenerational or long-term guest solution. The main level also includes a private customized office, dedicated gym that can serve as an additional en-suite bedroom, and oversized laundry room. Upstairs, the primary suite is a serene escape with an inviting private deck, spa-inspired bath, customized dual closets, and an additional retreat space with a rooftop deck...maybe the ideal place for a sauna & cold plunge. Two expansive secondary bedrooms complete the upper level, offering exceptional flexibility and a compelling value-add opportunity with seller architectural plans available to add en-suite baths if desired. With a sense of privacy that feels worlds away for the everyday, it's just minutes from award-winning schools, and premier shopping, dining, and entertainment options. Only one like this...so schedule your showing before it's gone!











































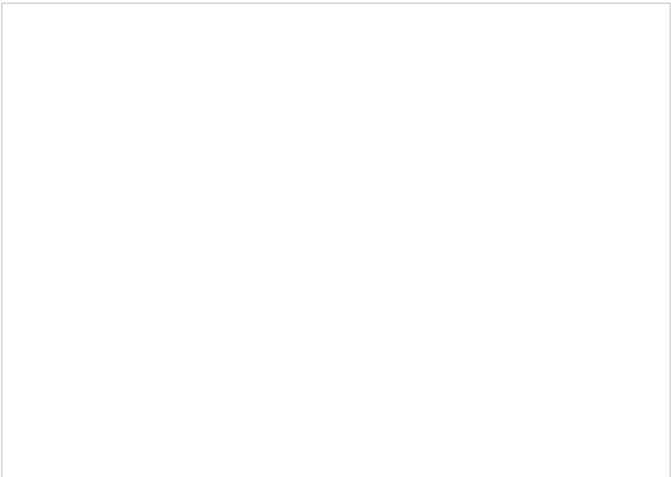
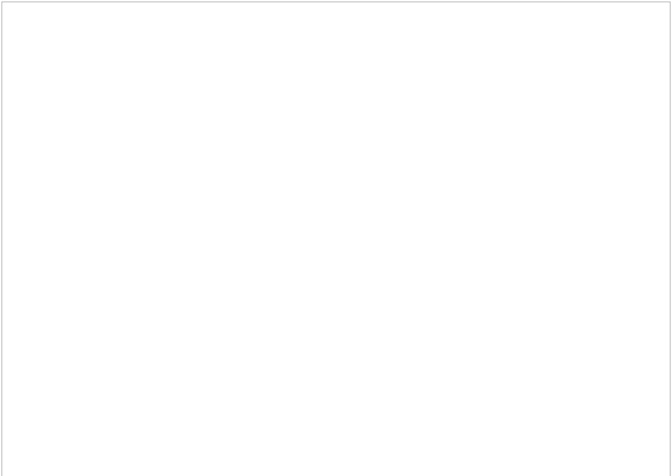










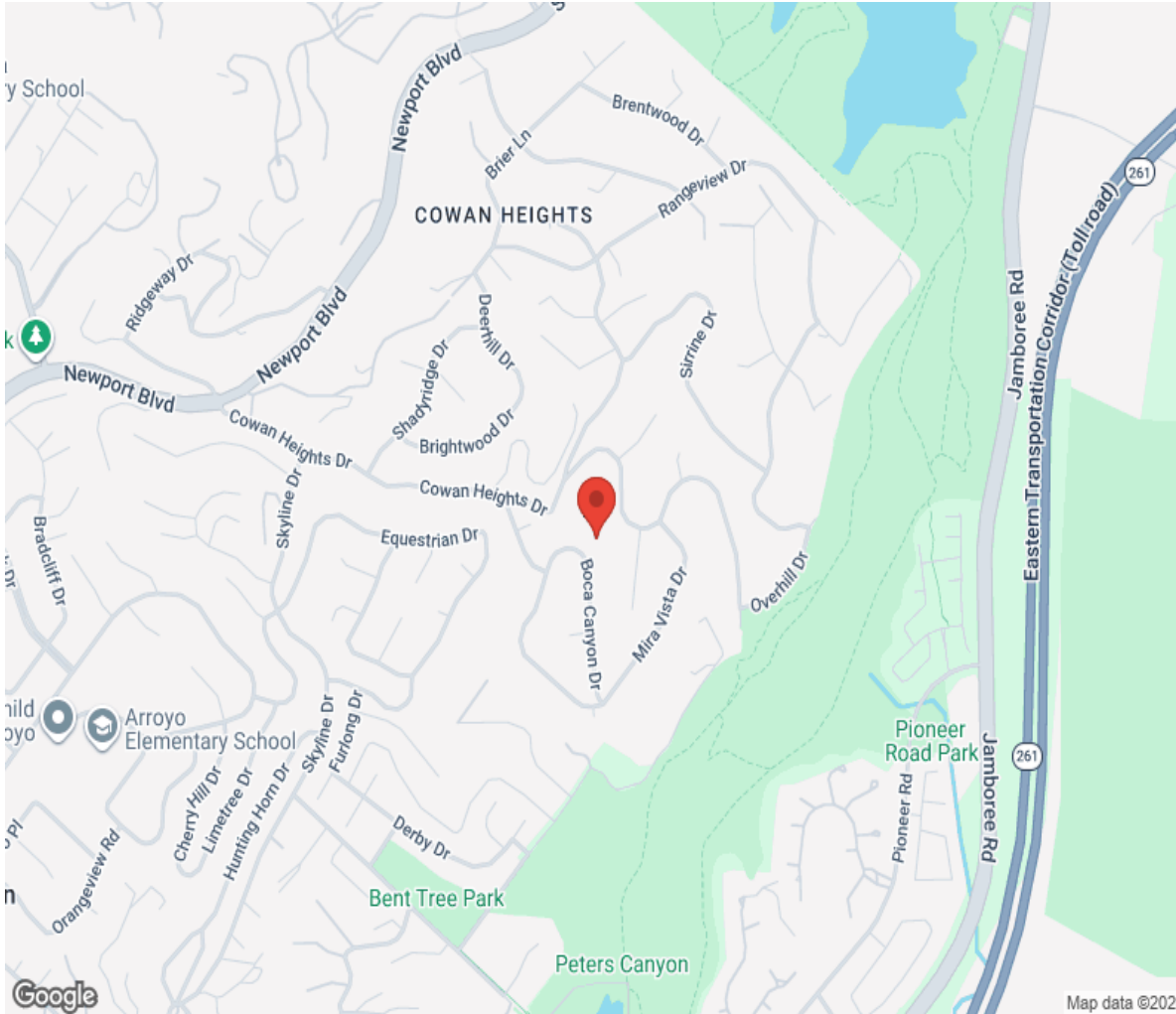








# Location



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