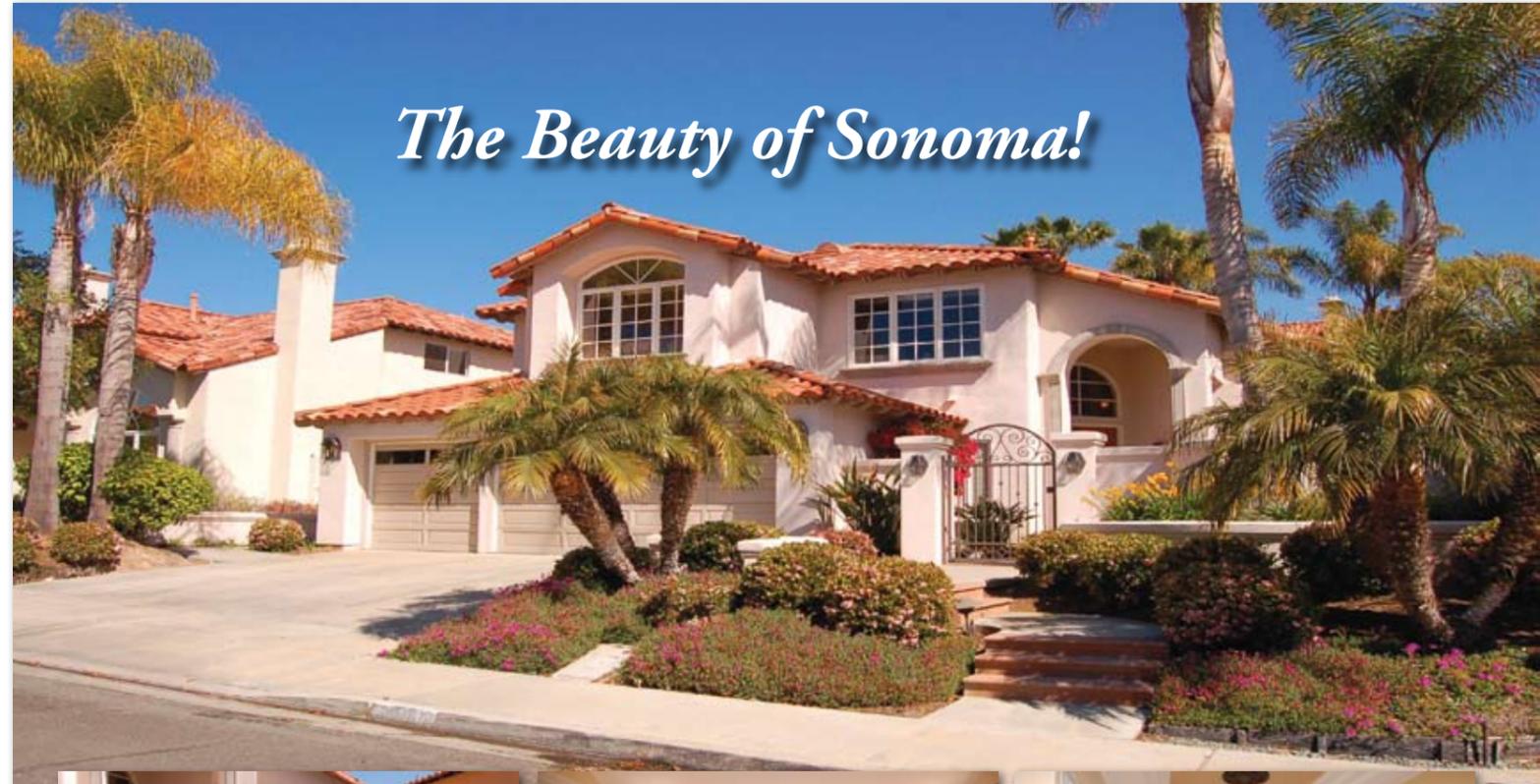




*Gorgeous tropical backyard complete with a raised dining patio, large stainless DCS barbeque with a rotisserie feature, sparkling pool with tiled spa and spillways, controlled with an interior computerized Compool CP3800 system (located on family room wall), dramatic night lighting, and beautiful landscaping including specimen Palms, Birds of Paradise, begonias, clivias, day lilies, and impatiens*



## *The Beauty of Sonoma!*



## 4970 Beauchamp Court ❖ San Diego, CA 92130

*You will fall in love with this gorgeous 4 bedroom, 3.5 bath home that is located on a quiet culdesac street in the most desirable Sonoma neighborhood – just walking distance to Ashley Falls School and Park, numerous playgrounds and parks, Beth Am Synagogue, Canyon View Church and convenient to schools (Torrey Pines, Canyon Crest, and Cathedral High Schools), Seabreeze Farms Equestrian Park, and the Pacific Athletic Club.*

*Enter through the custom gated front courtyard entry which features brick lined steps and beautiful landscaping including raised planters, Bouganvillea and specimen Palm trees. Step through the double door entry into the grand foyer with its newer chandelier and diagonally laid designer tile floors. Entertaining is ideal in the formal living room with its cathedral ceiling, and clerestory paned windows while the elegance of the formal dining room is complete with its coffered ceiling, newer chandelier and French doors leading out to the backyard.*



12544 High Bluff Drive #140 • San Diego, CA 92130

**Robbi Campbell**

(858) 229-0649

robbi@robbicampbell.com





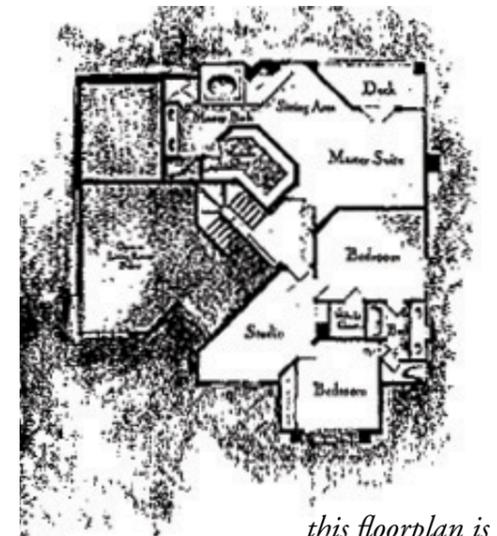
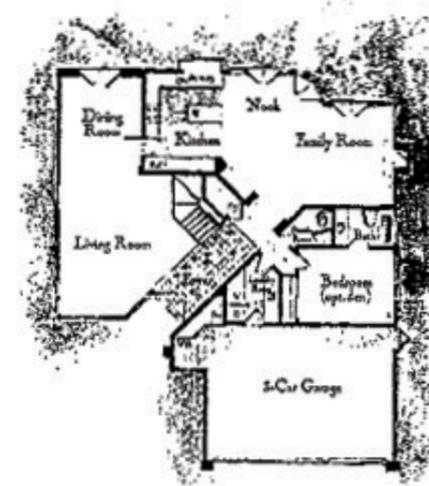
*A chef's dream is the newly remodeled kitchen which features an abundance of refinished cabinetry and slab granite counters with bullnose edges, custom designer tiled backsplashes, stainless Thermador 6 burner range, Thermador Professional oven, microwave, warming drawer, stainless Fisher Paykel dual drawer dishwasher, matching wood paneled Sub Zero refrigerator, center island with stainless vegetable sink, water filtration system, stainless dual sink with new fixture, and a lovely breakfast nook with ceiling fan and French doors leading out to backyard pool area.*



*Venture up the elegant stairwell with its upgraded wrought iron banister to find the multi purpose bonus room and four bedrooms including the master bedroom suite which features the fabulous balcony deck overlooking the tropical backyard, lovely fireplace with gas logs, whirlpool tub, granite counter with dual sinks, the newer upgraded rimless shower door, refinished fixtures, and a large walk-in closet.*



*Adjacent to the kitchen, spend some of life's most treasured moments in the fabulous family room with its inviting fireplace, custom wood mantel, wood blinds, surround sound speakers, custom baseboards and tiled floors.*



*this floorplan is reversed*