

# MAGNIFICENT RANCHO MALIBU SIERRA VISTA

415 WESTLAKE BOULEVARD, MALIBU, CALIFORNIA 90265

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## RENÉ CARIÓN

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*Excellence Through Professionalism,  
Tenacity & Innovation Since 1988*

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THE  
**RE/MAX**  
COLLECTION

30699 Russell Ranch Road, Suite 100  
Westlake Village, CA 91362

**UNBELIEVABLE ENTERTAINER'S DREAM RANCH ENJOYS SPECTACULAR AND BREATHTAKING VIEWS THAT SPAN ACROSS FIVE MOUNTAIN RIDGES CAPTURING VISTAS OF BONEY RIDGE, SANDSTONE 3,111 PEAK, HIDDEN VALLEY, AND THE TOPATOPA MOUNTAIN RANGE. AN INCREDIBLE PARADISE PRIVATE BACKYARD!**

**Impeccable Artisanry and Detail throughout. This 2001 built 7,400 Sq. Ft. Estate sits on 10.96 amazing acres with endless possibilities to create your working ranch, vineyard, orchard, equestrian & Agricultural uses. Zoned A-1 with an irrigation well & Out of Coastal in Malibu's Wine Country!**

- Dynamic open floor plan features generously sized rooms. Portico entry opens to a magnificent foyer & Opulent Living Room with soaring 24' high ceilings, raised granite hearth, & Gorgeous Views of the Santa Monica Mountains. Formal dining room has views, Butler's Entry, art lighting & 11' Coffered Ceilings.
- 6 Bedrooms, 7 Baths Estate features a 17' by 19' library/study that's warmed by a hearth & has breathtaking views of Castle Rock. This gated estate is down a long private lighted drive with parking for 10 cars & an RV(s).
- Amazing Great Room boasts huge picture windows, Awesome Views, 11' 9" ceilings, raised hearth, built-ins & opens to a gorgeous gourmet kitchen & casual dining room. French Doors lead to a Veranda & an entertainer's backyard featuring built-in Viking barbecue, flat lawns, waterfall, spa & a fireform pebble-tech solar pool overlooking Mountain & Sunset Panoramas.
- Dream Kitchen has newer Viking 48" range, Thermador 48" built-in fridge, Sub-Zero & Fisher Paykel appliances, cherry wood cabs, bullnose granite, center island, big walk-in pantry & Island Bar seats 8.
- Large First Floor Master features a Retreat, Views, dual fireplace, Sauna, His & Hers, 2 large walk-in closets, spa, steam shower, mosaic travertine & French Doors.
- Custom finishes include WoodClad casement windows & doors, maple wood & travertine floors, marble, 9" Crown Molding & a 400 sq. ft. covered view terrace.
- Live out on the edge of nature's wildernesses in luxury with vistas of massive red volcanic outcrops reminiscent of Zion National Park. Close to Renowned Westlake & Malibu Schools, restaurants, shopping, parks & Beaches.

