

\$3,600,000 - 28 Brownsbury Road, Laguna Niguel

MLS® #PW25105577

\$3,600,000

4 Bedroom, 5.00 Bathroom, 3,480 sqft
Residential on 0 Acres

Ocean Ranch ~ Executive (BBE), Laguna Niguel,

MAJOR PRICE IMPROVEMENT! Breathtaking ocean views will captivate you in this exquisite property where luxury meets coastal living. Privately tucked behind the gates of the prestigious, highly sought-after Ocean Ranch at Bear Brand and entirely remodeled from the ground up in 2023, no expense was spared in this masterpiece. From the stunning marble, white oak floors, beautifully appointed crystal chandeliers, floating vanities, illuminated mirrors, new windows and doors, custom shades, recessed lighting, and high-end fixtures/finishes throughout. Elegance graces this one-of-a-kind property. A grand, floor-to-ceiling marble fireplace in the family room serves as a focal point of this incredible space. The ground-level bedroom was expanded to make for ideal guest quarters with its own ensuite. The kitchen is any chef or entertainer's dream with a grand waterfall edge island, custom soft-close cabinetry, walk-in pantry, dual sinks, dual ovens, and top-of-the-line stainless steel appliances, including an 8-burner Wolf stove and an extra-large Dacor subzero fridge. Take in the spectacular ocean view from your kitchen sink! The high ceilings, large windows, panoramic sliding door, and French doors throughout this open concept floor plan allow for an abundance of natural light and provide for an indoor/outdoor lifestyle. Relax to the ocean breeze and the sound of the waterfall cascading over the plunge pool/spa. The tiled backyard also features a built-in fire pit and



built-in grill with a waterfall edge peninsula for outdoor cooking, dining, and entertaining. An expansive 5th room upstairs lends itself perfectly to a home office, gym, entertainment room, or whatever you desire to make this space your own. The primary ensuite is sure to impress with vaulted ceilings, a grand fireplace, and French doors opening to a private sun-soaked deck where you can sip your morning coffee to the spectacular Pacific Ocean views and relax to magnificent coastal sunsets. The spa-like primary bath features a spacious walk-in shower, dual sinks, separate toilet room, walk-in closet, and a luxurious soaking tub with ocean views! The attached 3-car garage offers direct access with epoxy floors and storage cabinets. Enjoy the security of the guarded gate entry & resort-like amenities, including pool/spa, clubhouse, & playground/park. Located just minutes from Salt Creek Beach/Dana Point, steps from Ocean Ranch shopping center with Trader Joe's™s, movie theater, shopping, dining & more!

Built in 1994

Essential Information

MLS® #	PW25105577
Price	\$3,600,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,480
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed

Listing Agent Liz Carlson
Listing Office Coldwell Banker Realty

Community Information

Address 28 Brownsbury Road
Area LNSLT - Salt Creek
Subdivision Ocean Ranch ~ Executive (BBE)
City Laguna Niguel
County Orange
Zip Code 92677

Amenities

Amenities Clubhouse, Maintenance Grounds, Playground, Pool, Spa/Hot Tub, Guard, Security
Parking Spaces 3
Parking Driveway, Garage, Direct Access, Garage Faces Front
of Garages 3
Garages Driveway, Garage, Direct Access, Garage Faces Front
View Hills, Neighborhood, Ocean
Has Pool Yes
Pool Community, In Ground, Private, Association, Waterfall
Security Gated Community, Gated with Guard

Exterior

Lot Description Back Yard, Front Yard, Landscaped
Windows Custom Covering(s), Double Pane Windows

Interior

Interior Tile, Wood
Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, In-Law Floorplan, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Entrance Foyer, Two Story Ceilings, Walk-In Pantry
Appliances Double Oven, Dishwasher, Freezer, Gas Cooktop, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Dryer, Washer
Heating Central
Cooling Central Air
Fireplace Yes
Fireplaces Living Room, Primary Bedroom

# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	John Malcom
Middle	Niguel Hills
High	Dana Hills

Additional Information

Date Listed	May 13th, 2025
Days on Market	41
Short Sale	N
RE / Bank Owned	N

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