

# 11702 MARTHA ANN DR

ROSSMOOR, CA 90720 | MLS #: PW22137012

**\$1,695,000** | 3 BEDS | 2 BATHROOMS | 2 CAR GARAGE | 2875 SQUARE FEET



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Exceptional contemporary Rossmoor residence, enveloped with private indoor/outdoor California liveability, expansive open floor plan, abundant windows and spacious rooms all connecting seamlessly with well landscaped outdoor living space. A beautiful African mahogany entry gate with video intercom and remote entry opens to a large front courtyard with artificial turf, tree and succulents with secure access to a large two car garage and front entry door. 10 foot ceilings, gourmet kitchen with a huge center island, coffee bar, adult beverage bar, stainless steel appliances, quartz counters, large dining room with fireplace. Front family room and office may make for a large fourth bedroom or possible ADU conversion. Back family room/great room has ample seating and beautiful views to the rear yard, and a designated separate playroom/music/study area. Enjoy a large and beautiful primary bedroom with a walk-in closet with custom built-ins and luxurious bath with a huge walk in shower ...



- front family room/office may make for 4th bed or JR ADU
- 10 foot ceilings
- large center island
- coffee bar
- walk-in shower & soaking tub
- front Courtyard



## AGENT INFORMATION

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## ABOUT PHILIP DEMATTEO

Philip DeMatteo is a top, award-winning real estate professional in Southern California, with his focus on the communities of Rossmoor (where he was born and raised), Seal Beach, Los Alamitos, Huntington Harbor, and Long Beach, representing a range of home owners from Luxury properties to investments and consultation to the first time home-buyer. With a background in mortgage lending (from 1996...

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