

Where the Mountains meet the sky

2327 Kinclair Drive - Pasadena



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Taking living to the next level this residence located in the exclusive gated community of Kinneloa Canyon offers over 5,100 square feet of living space in the main residence and additional square footage in the detached "view cabana." Resting on over two acres this home has been situated to maximize breathtaking city lights and mountain vistas. Completed in 2005 this home offers four en suite bedrooms including two grand Master suites, one on each level, and an additional fifth downstairs bedroom. Additional rooms include an elegant foyer with sweeping staircase, a state of the art designer kitchen and octagonal family room area, elegant formal rooms and a grand piano gallery. Set back from the residence and molded into the hillside is a "view cabana." Situated to maximize the inspiring vistas of the San Gabriel Valley the view cabana offers four sets of French doors, slate style flooring and a roof top observation deck. Superb finishes include soaring ceilings, large picture windows, custom textured designer carpeting, polished Travertine flooring, chic wall colorings, custom tile work including granite, marble, and custom accent tiles, empire ceilings with recessed lighting, numerous impressive chandeliers, crown moldings, solid raised panel doors and designer hardware. Stunning exterior retreat areas including water feature, grand staircase leading to the "view cabana," observation patio, large private balcony off second floor master suite and much, much more... after all, this is the next level in living!

Elevated Living....

Interior Comforts

- Fireplace in family room
- Dual built in entertainment cabinets with granite counters in family room
- Soaring ceiling and picture windows
- Juliet balcony off third bedroom
- Cathedral beamed ceilings in fifth bedroom
- Massive storage closet in fifth bedroom
- Built in china cabinet in dining room
- Kohler tubs in two additional baths
- Custom patterned carpeting
- Designer polished Travertine flooring
- Crown moldings & empire ceilings
- Smashing wrought iron banister and railing
- Solid raised panel doors
- Stylish wall colorings
- Interior laundry with storage and sink
- Central state of the art security system (Activation and fee required)
- Nutone intercom system
- Fire sprinklers
- Tri zoned central air & heat
- Recessed lighting
- Three-car attached garage

Exterior

- Gated community
- Breathtaking valley, city light and mountain vistas
- Grand rear staircase with central water feature
- Terraced rear yard
- Outdoor tanning patio
- Covered sitting area under master balcony
- Large private master balcony
- Detailed exterior lighting
- Manicured landscaping
- Sectional, roll up garage doors
- Oversized double entry doors with leaded style accents

Master Suites

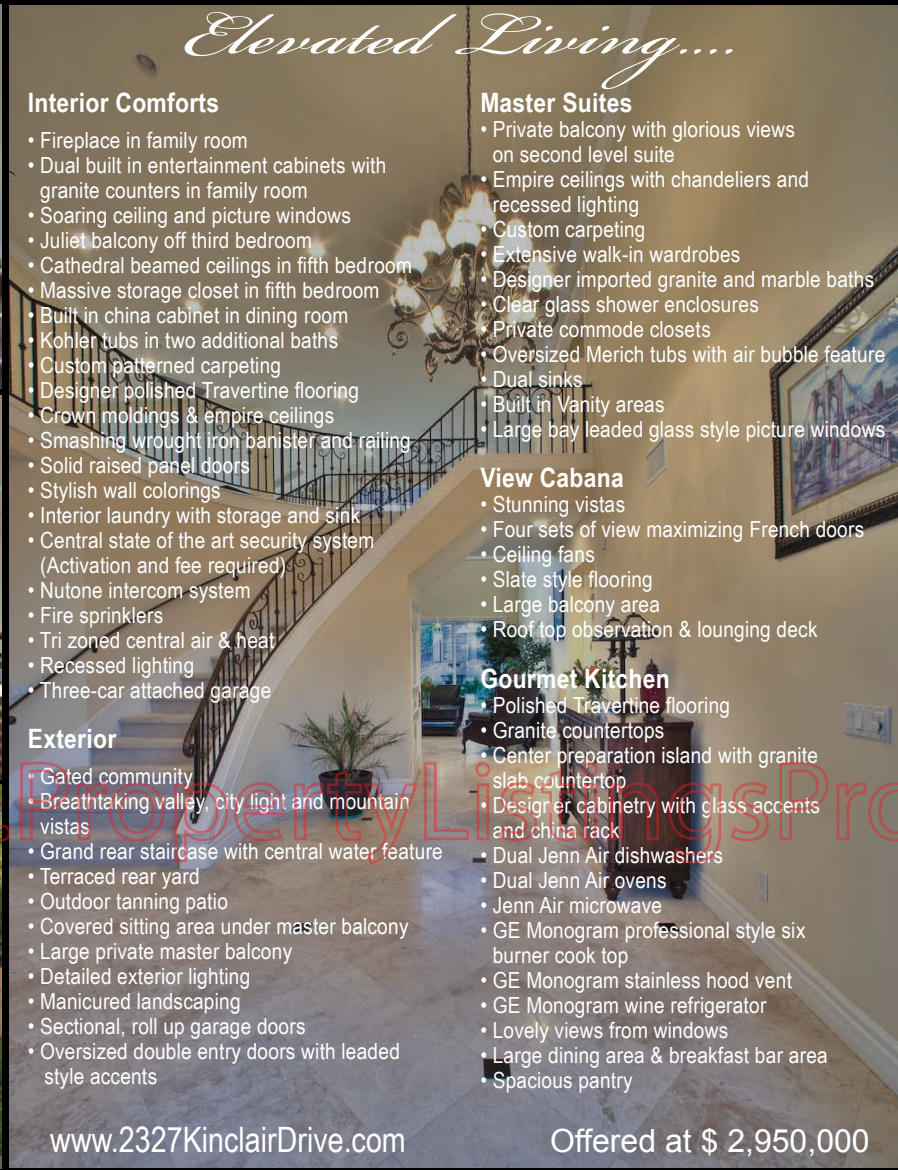
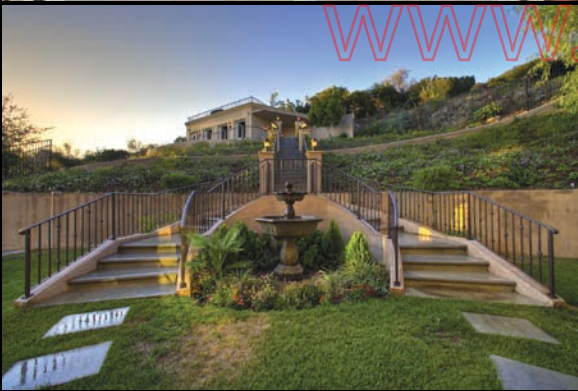
- Private balcony with glorious views on second level suite
- Empire ceilings with chandeliers and recessed lighting
- Custom carpeting
- Extensive walk-in wardrobes
- Designer imported granite and marble baths
- Clear glass shower enclosures
- Private commode closets
- Oversized Merich tubs with air bubble feature
- Dual sinks
- Built in Vanity areas
- Large bay leaded glass style picture windows

View Cabana

- Stunning vistas
- Four sets of view maximizing French doors
- Ceiling fans
- Slate style flooring
- Large balcony area
- Roof top observation & lounging deck

Gourmet Kitchen

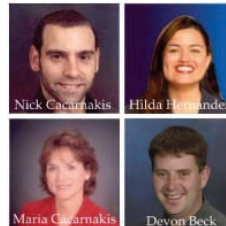
- Polished Travertine flooring
- Granite countertops
- Center preparation island with granite slab countertop
- Designer cabinetry with glass accents and china rack
- Dual Jenn Air dishwashers
- Dual Jenn Air ovens
- Jenn Air microwave
- GE Monogram professional style six burner cook top
- GE Monogram stainless hood vent
- GE Monogram wine refrigerator
- Lovely views from windows
- Large dining area & breakfast bar area
- Spacious pantry



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Offered at \$ 2,950,000

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