



RON KARP REALTY LTD.

REAL ESTATE AGENTS

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"Rolling Hills 86"

St. George, Rolling Hills

US \$1,395,000

Ref: 2502647

Key Features

- Air Conditioned Bedrooms
- Appliances Included
- Desirable Location
- Rental Potential
- Fully Enclosed
- Landscaped Grounds



32670 SQ. FT.
Gross Land Area



4
Bathrooms



4
Bedrooms





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Discover the unparalleled beauty and sophistication of Rolling Hills 86, a truly exceptional property that combines luxury, comfort, and breathtaking views. Nestled on two expansive lots, totaling 32,670 sq. ft on an elevation which captures the refreshing easterly winds, this stunning 6,500 sq. ft. home offers the perfect blend of privacy and elegance. The main floor is designed for seamless entertaining, with a spacious kitchen featuring a central island, granite countertops, and stylish glass-fronted cabinetry. Premium appliances include a G.E. stove top, separate oven, and warming drawer. Adjacent to the kitchen is a well-appointed laundry/pantry area with extensive storage. The expansive living area, study, powder room, media room (with projector, screen, and Bose sound system), and versatile bonus room provide abundant space for both relaxation and entertainment. Throughout the home, 8.5-foot ceilings create an airy, open feel, and the double garage, with direct access to the house, offers added convenience. The top floor is home to three generously proportioned bedrooms, each with its own ensuite bathroom. The master suite is a true sanctuary, complete with a spa bath, and a small balcony. The bedrooms are complemented with walk-in dressing rooms featuring cedar-lined drawers, for an extra touch of luxury. A spacious linen closet with cedar shelving offers ample storage, ensuring both practicality and refinement. Step outside from the living home to the spacious patio, which is partially covered, offering breathtaking views of the southeast coast and as far as The Crane Resort. Situated at an elevation of approximately 350 feet, this exceptional location guarantees unobstructed vistas, and as the property is positioned at the edge of the estate, no future develo...

For Sale	Beds: 4	Baths: 4
Type: House/Villa	Air Conditioned Bedrooms	Appliances Included
Desirable Location	Rental Potential	Fully Enclosed
Landscaped Grounds	Open Plan	Pool
View of the Sea	Countryside View	Walk-in Closet
Floor Area : 6500 SQ. FT.	Gross Land Area : 32670 SQ. FT.	