



**25965 POKER FLATS PLACE**  
- LAGUNA HILLS -

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## 25965 POKER FLATS PLACE | LISTED FOR \$2,795,000

5-BR | 6-BA | APPROX. 7,267 SF | 14,960 SF LOT

This enchanting English Tudor estate is settled on a cul-de-sac in coveted Nellie Gail Ranch. Experience grand living spaces, opulent bedrooms, a resort-style backyard, and even a stained glass rendering of Mickey Mouse in this storybook custom estate designed by one of the original Mouseketeers. From the triumphant two-story foyer, discover a regal office, formal living and dining rooms, a billiards room and a great room with pub-inspired wet bar. The home features five beautiful bedrooms, one on the main level, plus four full and two half baths. Lavish appointments include travertine, hardwood and luxurious carpet floors, extensive wood-carved paneling, custom millwork and built-ins, coffered ceilings, and numerous bay windows and French doors that pour with natural light. The HVAC system is also brand new. The gourmet kitchen boasts a large island, granite counters, walk-in pantry and top-of-the-line stainless appliances. You'll love the master suite with a sitting room, sun deck, two walk-in closets and a private sauna. Out back, enjoy a custom pool with a swim-up bar and spa, built-in BBQ, spacious patio and side lawns with plenty of room to dine, lounge and entertain. Scenic hillside and city-light views complement the 15,000 sq ft homesite. Conveniently located just minutes from the 5, this captivating estate might just be the best value in Nellie Gail Ranch!



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