

# 12665 Rockrose Court • Poway CA

## RARE Rancho Arbolitos: American Heritage Model - Offered At \$744



Beautifully maintained 2,700 sf home with custom pool, tranquil back yard, large family room, dining room, 5 bedrooms and 3 and ½ baths. This superb floor plan has a spacious - yet cozy feel, with a recent addition of a large bonus room, closet and attached bathroom located downstairs that can be used as a game room, office or extra bedroom. The family room, with its cozy fireplace, is the largest of all the Rancho Arbolitos models. Vaulted ceilings grace the entry formal living room giving an airy and spacious effect. The oversized master bedroom features vaulted ceilings and a private retreat area. Enjoy energy efficient “zoned” heating and air conditioning and beautiful Mannington wood flooring throughout the downstairs with newer carpet in all of the bedrooms and upstairs.

The resort-like feel of the back yard makes entertaining and family fun a delight. It includes a large, custom, “solar heated” swimming pool with a fabulous waterfall. The pool is 8’ deep with a kids “jumping rock”, and an 8 person jacuzzi that overlooks the tranquil back yard. There is an ample grassy area for play and gated RV parking on the side.

Located in the heart of Poway, this home has easy access to restaurants, shopping and freeways and is located in the award winning Poway Unified School District. There are no Mello Roos or HOA fees. On the tax bill, Prop U applies which is \$55 per \$100k value and benefits PUSD and Prop B applies which is \$17.75 per \$100K and benefits Palomar Pomerado Hospital District.



Call for a private showing today!

Steve: 858-663-8784 • Pam: 858-663-2877



## Room Dimensions

Family Room: 19x16  
 Dining Room: 12x11  
 Kitchen: 9x11  
 Nook: 9x13  
 Formal Room: 13x16

## Bedrooms

# of Total Bedrooms: 5

### UPSTAIRS:

Master Bedroom: 20x16  
 Bedroom #2: 11x10  
 Bedroom #3: 11x10  
 Bedroom #4: 13x110

### DOWNSTAIRS:

Bedroom #5: 17x13

## Bathrooms

# of Baths (Full): 3  
 # of Baths (1/2): 1

## Laundry

Separate Laundry Room  
 Electric or Gas

## Fireplaces

# of Fireplaces(s): 2  
 - Family Room  
 - Outdoor covered patio

## Patio

Partial and full covering  
 Outdoor patio light/fan  
 Retractable Awning

## Equipment / Other

Granite Counters  
 GE 4 burner Gas Cooktop  
 GE Oven  
 Microwave  
 GE Dishwasher  
 Disposal  
 Trash Compactor  
 Super quiet Garage Door  
 Openers  
 Kitchen Water Purifier  
 Cable (Coaxial)  
 Ethernet Cables  
 Central Forced Air - Heater  
 / Air on 4 zone system.  
 Gas Hot Water Heater  
 3 car garage, attached

## Building

Drywall Interior  
 Stucco Exterior  
 Tile/Clay Roof  
 Built 1990  
 Square Footage: 2715  
 Lot Size: .25 to .50

## Pool / Spa

Custom Free Form Pool  
 8 Person jacuzzi  
 Inside control Panel  
 Exterior & Pool Lighting  
 Free form Waterfall  
 Solar hot water panels  
 Self generating chlorine  
 system



*Quality homes at affordable prices!*

Note: Dimensions are deemed to be accurate but must be verified.