

ADROIT

C U S T O M  
H O M E S

2111 HIGH KNOLL CIRCLE

# 2111 High Knoll Circle

## North Ranch

### SPECS

BUILT 2022  
7,004 SQ FT  
5 CAR GARAGE  
2.03 ACRES

### AMENITIES

3 MASTER SUITES  
ZERO HOA FEES  
INDOOR/OUTDOOR LIVING  
ROLLING HILLS AT EVERY CORNER  
1300 S.F. COVERED PATIO

---

BUILDER – ADROIT CUSTOM HOMES  
ARCHITECT – ARC DESIGN GROUP  
LANDSCAPE ARCHITECT – ENVIRONMENTAL PATTERNS  
DESIGNER – SOPHISTICATE INTERIORS  
AGENT – JORDAN COHEN



ADROIT | CUSTOM  
HOMES

CUSTOM RESIDENCE

The curb appeal is as luxurious outside, as it is inside.

ADROIT | CUSTOM  
HOMES

# 2111 High Knoll Circle

## North Ranch

---

### ABOUT THE PROPERTY

Built with the foundation of family in mind, this glamorous modern farmhouse was designed for multigenerational living, prioritizing the balanced art of togetherness, as well as, privacy. Meticulously curated and designed, this luxury estate offers multiple suites, expansive living areas, and spaces to customize according to life's ever-changing seasons. North Ranch is a community that's quickly becoming known for perfecting the equation of seamless indoor and outdoor living. The resort style lifestyle, is discovered within this multifaceted, magnificent home - enjoy the peace and serenity privately one weekend and host your dearest family and friends for an unforgettable stay the next. This estate is about making lasting memories with family and friends, and just one step into the foyer promises you just that.

---

### ABOUT THE TEAM

The design of this home, was a collaboration between Michael and Jenny Marie Owens, the Owners of Adroit Custom Homes, Brian Lerman and Sean Trujilo, the Architects and Owners of Arc Design Group, Designer Sophie Idan of Sophisticate Interiors, and Bryan Badgett, Owner of Environmental Patterns --- a dynamic team that has left their mark on countless other luxury custom estates they have built together over the past five years within the community of North Ranch.

# 2111 High Knoll Circle

## North Ranch

---

### THE VISION

Michael and Jenny Marie Owens had a clear idea of what they wanted this home to be like: a perfect place for family and friends to gather to entertain, work, play, relax, and just be together enjoying everyday life.

With all that is going on in this hectic, everchanging world we live in, every detail of this home was thoughtful, and brings a much-needed source of tranquility.

---

### THE ESTHETICS

The luxury French Oak hardwood flooring merges seamlessly with white walls, warm wood, and gray and black tones. Polished nickel accents, striking light fixtures, gorgeous black stained white oak interior doors, and cedar plank accent ceilings add the WOW factor.

# 2111 High Knoll Circle

## North Ranch

### EXTERIOR OF THE ESTATE

Situated in a beautiful private cul-de-sac, you will be securely received as you drive through your stunning entry gates, equipped with video-controlled key-pad entry, that communicates with your smartphone or tablet. Both your entry and pedestrian walkway gates have been designed to replicate the sleek and modern black framed etched glass garage doors, offering a clean and modern look as you enter the courtyard and your spacious five car garage. To add an extra layer of security, the entire property is set up with twelve cameras that surround the estate, so whether you are home or away, your estate will be fully monitored 24/7.

Your guests will enter through a separately secured pair of modern walkway gates, and stroll under the branches of the strategically positioned twenty-year-old olive trees that look as if they've been growing there forever. The sound of water dropping into your cast iron water feature will be sure to balance the colorful, layered exterior landscape, guiding your guests to the grand twelve foot wide by ten-foot-tall steel pivot entry door. At night, your pathway, olive trees, garage, and home are beautifully illuminated with LED lights, giving the home a warm and romantic glow from the street.

The five-car garage is sexy, with black aluminum and satin etched glass doors on the exterior, matching the flow and aesthetics of the home perfectly. The interior of the garage consists of a beautifully painted finish with flush LED lighting on the ceiling, epoxy floor, and a 220 volt electric vehicle charger creating the perfect, safe space to park your luxury vehicles. The garage is large enough to create multi-purpose use as a home gym, or yoga center, and is pre-wired for TV and speakers

# 2111 High Knoll Circle

## North Ranch

---

### INTERIOR OF THE ESTATE

As you saunter through the stunning, massive pivot door entry into the great room, you will not know what to fixate on first. Within this incredibly sleek, open, and contemporary design, what will your eyes be drawn to first: the entry lighting? The expansive water oasis backyard through the 25' of full glass Fleetwood sliding panels? The stunning artistic black granite lightening fireplace? The beautiful cedar wood coffered ceiling? Or, the beautiful bar and spacious, dazzling kitchen?

No matter where your focus is drawn, you will know that you have entered the heart of the home. Whether it's the chef designed opulent kitchen adorned with brilliant charcoal gray cabinetry, polished granite countertops, a 60" French Cooking Wolfe range, dual Sub-Zero refrigerators freezers, dual dishwashers, separate built in Wolfe oven and microwave, or the oversized waterfall island with dazzling pendants above. This Kitchen provides ample space and purpose for every occasion and is as functional as it is beautiful.

The towering dining room is gorgeous, and lets everyone know that this home was built to entertain, and make memories with family and friends. An oversized dining table makes for a perfect conversation area for family celebrations as well as intimate dinner parties. What is sure to be a conversation starter, is the epic, floor to ceiling, see-through glass-walled temperature-controlled wine cellar. With designer light fixtures that brilliantly transforms bottle storage into art, this wine cellar creates a focal point that is stunning, modern, and timeless.

# 2111 High Knoll Circle

## North Ranch

---

### INTERIOR OF THE ESTATE

A room that is sure to please any movie lover, is the theater room for the ultimate entertainment experience. While this room is fully pre-wired and ready for any entertainment system, it can also be established as an additional master or family suite accompanied with a glammed-up master suite sized bathroom, and its own walk-in closet.

Directly across from the theater room is another multifunctional room that can be used as an office, bedroom, nursery, or flex room. It comes with an additional full bath which also serves as a pool bath, with beautiful wood accented finishes.

The grand master suite on the other end of the estate is luxurious, spacious and private. As you enter through your large etched glass pivot door you will immediately be in awe of the gorgeous views, as you gaze upon your waterfall edge spa, hillsides, oak trees, and stylish landscape.

Your bedroom suites warm and striking wood cedar ceiling, eye-catching Porcelanosa fireplace, and custom wallpaper and lighting is intended to take you away from all of life's busyness, and provide you a haven of rest. Whether that rest begins as you enter your grand suite, your own fashionable walk-in closet, or your enchanting master bath, you will be amazed. Your master bathroom provides a majestic oak tree view pictured within a ten-foot-tall window, with an alluring freestanding tub surrounded with porcelain onyx tile walls and floors. The dual sinks, vanity, lighting, oversized mirrors, and large welcoming steam shower, anchor the room and lead to the two private his and her lavatory rooms.

# 2111 High Knoll Circle

## North Ranch

---

### INTERIOR OF THE ESTATE

As you move toward the garage, you will stroll past a rock floor under the stairwell that lights up to display your favorite artwork. Then, you will find a built-in seating and storage bench (the mud room area) where your family can decamp their gear each day. Just adjacent this area, you will find a closet that has been pre-wired and set up for a future elevator should you desire direct access to the second-floor suite. Just past the future elevator closet is the homes service area, set up to have two washers and dryers, as well as providing a service sink and cabinets galore. This room is sure to provide the space and storage necessary to keep the home running smoothly.

The second floor of the home was designed as a separate and distinct living space/suite with multi-generational use potential. Hosting its own family room/den, master suite and secondary bedroom. The open family room with a beautiful view is perfect for any use, relaxing, watching TV, study, etc. The master suite and balcony, with a stunning view of the Santa Monica mountains, has his and hers personal closets, a full-size lovely bathroom with porcelain tile flooring and walls, his and her sinks, vanity, free standing tub, and individual walk-in shower.

The additional secondary bedroom hosts a beautiful hillside view, and includes a full bath and walk in closet. This is yet another great space to retreat to for an expanded family or guests.

# 2111 High Knoll Circle

## North Ranch

---

### WHAT'S A SMART HOME?

So, what is a smart home? A smart home is a home that is equipped with technology to remotely communicate, control, and automate your household, both inside and outside, from your homes tablet or phone.

This homes automation is remarkable and communicates with your interior lighting control system, thermostats for heating and air conditioning, wine room, entertainment and sound systems, security alarms, surveillance cameras, entry gates, entry door, solar system, interior sprinkler system, outdoor irrigation system, pool, spa, fountain, fire feature, lighting system, and other connected appliances. But, it's more than just connectivity and fancy gadgets.

This home transcends the connectivity and programmable settings to communicate, monitor, and control energy and water conservation. So, this home is not only enhancing the quality of your life, but it's also designed to be energy smart, adapting to this world's ever-changing environment.

To assist with cost savings, and over-all air quality within the home, we have added (2) two, whole house fans. One upstairs and one downstairs. The ability to recycle the warm air, or static air, that's trapped within the homes volume ceilings within minutes will offer huge savings as it relates to both the expense, and comfort, as it will cool down the home in record time.

The tankless water heaters are another energy saver, and provide a steady flow of hot water when desired. Once the demand for hot water no longer exists, the tankless water heater system shuts down, and stops using energy.

Please see more on the home's smart features with-in the Specifications document

# 2111 High Knoll Circle

## North Ranch

### DROUGHT TOLERANT, FIRE-RETARDANT, AND PRIVATE LANDSCAPE DESIGN

Every plant we selected is both drought tolerant and adapted to California's climate, requiring little water. Your homes multiple plant species are watered by use of a Wi-Fi connected smart drip-irrigation system that applies water to the root zone of each individual plant. This next generation HCC Hunter controlled irrigation system deep waters plants, without runoff, and helps to eliminate weeds between plants. The lawn area system is a "Sprinkler Free" subsurface drip irrigation tubing placed underneath the soil and is the most effective way to irrigate the lawns, and will become the "standard," if not mandated, water conservation requirement of the future.

The lush, mature trees provide desired privacy, and drought-tolerant, low maintenance, and fire-retardant design will give you peace of mind.



ADROIT | CUSTOM  
HOMES

CUSTOM RESIDENCE

ADROIT | CUSTOM  
HOMES

# 2111 High Knoll Circle

## North Ranch

---

### OUTDOOR AMENITIES

There's no better place to enjoy being with family and friends than within an expansive 90' plus wide body of a picturesque water oasis. This includes a pool, spa, Baja shelf, fountain, and fire feature that perfectly frames the beautiful surrounding hillside and oak trees of the 2+ acre estate property. Get ready to feel like you're in a luxury resort as you lay pool side on your comfortable, natural, hardwood decks, or within the Baja area of your pool, listening to your favorite music through the Sonos system and outdoor speakers. After lounging or hanging out in the water, you can relax, have a cocktail, watch the game, and enjoy a meal at your outdoor bar and BBQ while you watch your dog run around with the kids, and your friends crack up playing a game of cornhole on the two massive lawn areas.

Later in the evening, you can warm up in front of the 22' long fire and water fountain feature and have fun changing the colors of the pool, spa, and fountain while singing your heart out to "Earth, Wind and Fire". Life is Good Today!