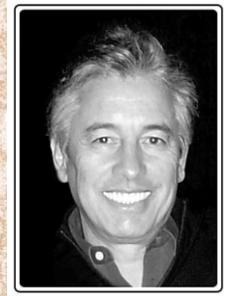


**WORLD PREMIERE... TheMorganRanchEstate.com**

Real Estate Professionals Allstate Marketing

ALewisProfile.com  
ALewisMarketing@gmail.com  
714-744-0617

**Al Lewis**  
Real Estate Broker  
Marketing Professional  
Since 1975



**The Estate  
Glendora, CA  
\$1,695,000**

**Go to / TheMorganRanchEstate.com.**

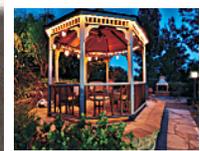
Known as the "Pride of the Foothills", Glendora is an affluent city with diverse housing and a consistently high-ranking school district. Glendora lies within the 626 area code of San Gabriel Valley. The city to Glendora's west is Azusa while San Dimas lies to the east. Glendora has its own police force.

**Features:** Half-Acre / 4 Bedrooms / 3.5 Baths / 3-Car Garage / 5,038 Sq. Ft.

**Ask Broker about Sale-By-Sealed-Bid Purchase Option.**



**Now Selling by Auction**  
Ask Broker about Sale-by-Sealed-Bid  
Purchase Option.



Real Estate Professionals Allstate Marketing

00524259

## The Morgan Ranch Estate An Extraordinary View-Oriented Custom Home

Located in Glendora  
California

The owner of this property – a former Disney Imagineering executive – functioned as a Project Director of Architecture and Engineering for Disney Imagineering, worldwide, for nearly forty years and headed teams for designing and building many of the company's standout parks and attractions.

These responsibilities, as you can imagine, required a skillset enabling an ability to focus on the components or elements of a structure or system and a capacity to unify them into a coherent functional whole. Hmm, sounds like the build-out of some of the fantastic attractions we so love and enjoy at Disneyland.

Possibly, the most important function among the wide variety of artists, architects, construction superintendents, contractors, skilled craftsmen and the like that work for Disney Imagineering is the Project Director. Imagine, now, what he would have done with his own home.

This **Furniture Included** property stands out as a master work of art as well as what we always refer to as a custom crafted home jammed packed with every amenity you would expect of a top shelf five-thousand square foot estate. The rear landscape architecture which includes a view-oriented outdoor dining area, meticulously designed pool and spa, hillside trails with meditation areas and cozy getaways, lush low-water landscape, though laced with mature pines, is very Disneylandish throughout; a delight to behold.

Did I say **Furniture Included**? Very important, now, and again like something you might imagine a Disney company's project director to do, is that the home has been fitted with moneysaving devices like a fully paid for (not leased) solar power system that functions so well

that annual energy use averages only \$130 a month, even when running two five-ton 16 SEER air conditioners nearly full time during the summer. Without this cost saving facility, energy costs could average \$400 a month, peaking at approximately \$1000 a month in the summer.

The upgraded moneysaving water softener and hot water recirculation pump can run without incurring extraordinary costs because of special engineering as well. See the "Detail" link on the sidebar to the left to peruse a list of home fea-

erty features one of the nicest in-home theaters I have even seen. **Furniture Included** means this all stays, less personal accessories and possessions and collectible fine art throughout (a detailed list provided upon offer).

You will, of course, want to personalize your interior design. Initially, though, the buyer of this property can save tens of thousands of dollars by moving into a substantially complete, turnkey property meticulously furnished both in and out.

### How to Purchase by Auction.

We are pleased you have shown an interest in this property by looking over this Web site and the property brochure found by clicking through the link on the sidebar to the left. You are invited to visit the property by appointment, drive-by or at open house.

A Sale-by-Auction Bid Form, Letter of Explanation and Instruction, a Sealed Bid Envelope, and a Competitive Marketing Analysis are available at the property. There is no minimum or maximum bid established. You can submit a bid using our exclusive non-binding bid form at any price whether "Up" or "Down" from the list price.

If you or your real estate agent, if you are a buyer working with an agent, have questions regarding this property or the bidding process, or wish to submit a bid in person, by mail, email or fax, please call to discuss and coordinate the process. Call listing broker John Paul Dauber direct at the number below.

### How to See this Property.

The Morgan Ranch Estate can be seen most any time by appointment. Call any time for information and access.

The buyer will own one of Glendora's truly standout properties.

**Al Lewis / Broker**  
**Real Estate Professionals World**  
**Enterprise Marketing**  
**714-744-0617**

Real Estate Professionals Allstate Marketing

AlLewisProfile.com  
ALewisMarketing@gmail.com  
714-744-0617

Al Lewis  
Real Estate Broker  
Marketing Professional  
Since 1975

Go to /TheMorganRanchEstate.com.  
Known as the "Side of the Footstar", Glendora is an affluent city with diverse housing and a consistently high ranking school district. Glendora lies within the 4th and 6th grade of San Gabriel Valley, the city to the north west is Azusa while San Dimas lies to the east. Glendora has its own police force.  
Features: 1100 Acres / 8 Bedrooms / 5.5 Baths / 3 Car Garage / 5,038 Sq. Ft.  
Ask Broker about Sale-By-Sealed-Bid Purchase Option.

The Estate  
Glendora, CA  
\$1,695,000

Now Selling by Auction  
Ask Broker about Sale-by-Sealed-Bid Purchase Option.

WORLD PREMIERE... TheMorganRanchEstate.com

Real Estate Professionals Allstate Marketing 09/24/09

tures and improvements not found in your general run-of-the-mill custom home wherever located.

Meticulously maintained and upgraded throughout, only a home tour can suffice to define the features that imbue this property with a must-have sense of urgency upon a first visit. Oh, yes, one more thing. You would expect that a Disney exec would build a top-of-the-mark in-home theater with reclining seats into their home, wouldn't you? This prop-