



HOMEPAGE

## Priced at \$5.49 million, this estate could set El Dorado Hills sales record

BY DAVID CARACCIO

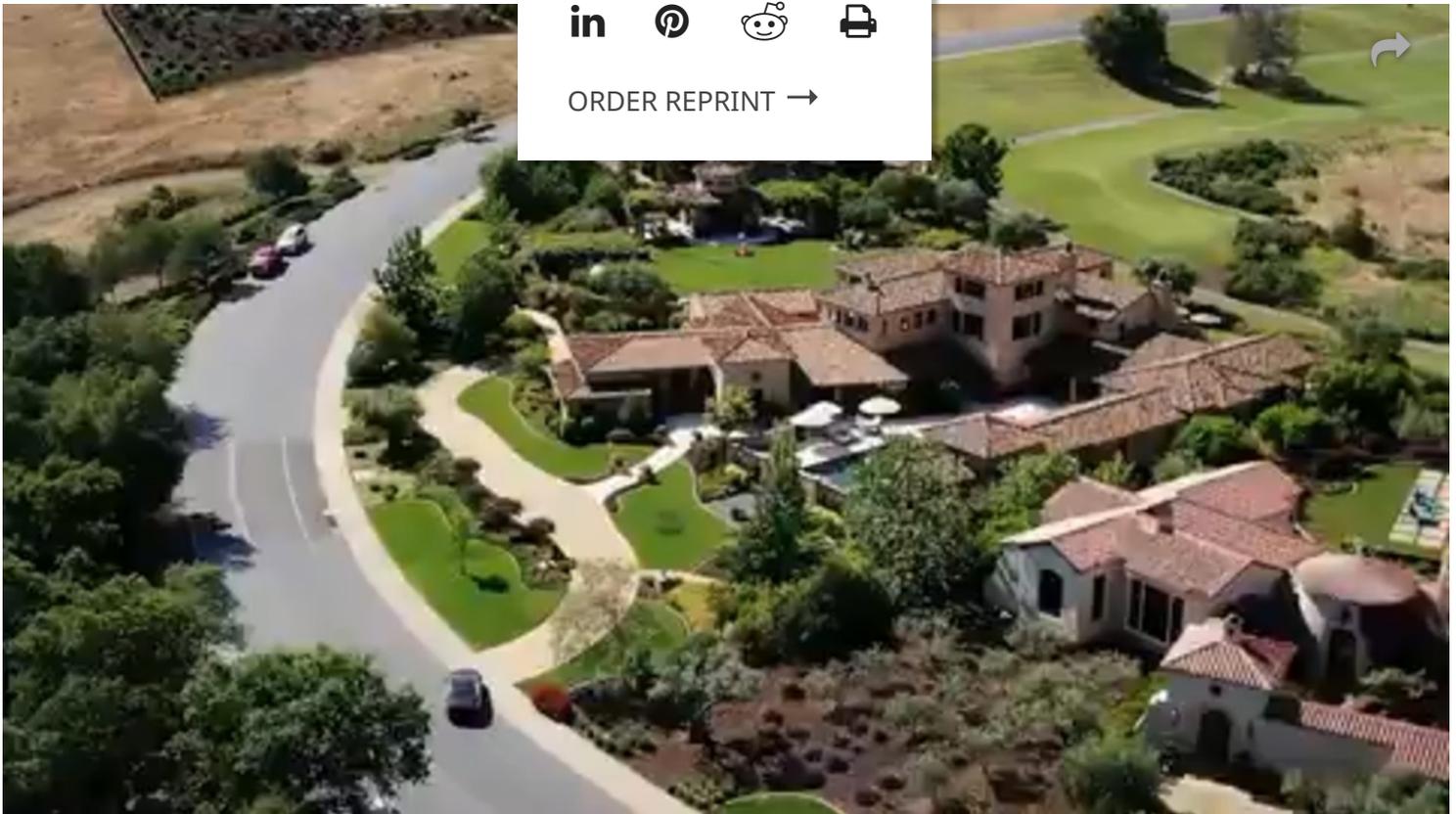
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A 15,000-square-foot estate, Balancia, has hit the market for \$5.495 million, a price tag that would make it the highest residential sale ever in the Serrano community of El Dorado Hills CA, near Sacramento.

BY **DAVID CARACCIO** | YOFFIE REAL ESTATE GROUP-KW LUXURY



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Sitting on two acres of meticulously landscaped grounds behind the manned gates of Serrano, the five-bedroom, eight bath mansion known as Balancia is being sold “turnkey and furnished,” [according to the official listing](#).

“There are two things that separate this home from others and they both tie back to the size and the home’s livability,” said Jon Yoffie, the listing agent with Yoffie Real Estate Group. “First, despite its size, the home retains a very comfortable human scale. While the home and the spaces within it are clearly quite large, you are never overwhelmed by the size in any given space. The design makes the proportions feel comfortable and ‘right.’”

He also noted “the quality of the design, construction, and materials used differentiate the home from others.”

“Every detail was thought out from the standpoint of function,” Yoffie added. “For instance, the home is built around a central courtyard that houses the pool and every day entertaining areas so that despite being on one of Serrano’s main streets and backing to the golf course, there is complete privacy. The ceiling corners are curved, not for aesthetics, but because they encourage the movement of air throughout the house. The exterior stone was specifically quarried for this home in Oklahoma then sorted by color on site to achieve the desired design aesthetic. There is a long list of these types of details that are rare in a home at any price or size.”

The home features a guest suite with a private entrance and kitchenette, an elevator and dumbwaiter, fountains and an auto court with garages for five cars.

The property last changed hands in June 2019 for \$3.9 million. Yoffie would not identify the owner, but said the couple decided to live there temporarily while they remodeled another home in the Serrano community.

The price also sets the home apart. In El Dorado Hills, there is a home listed at

“In the Sacramento area this type of price point is pretty rare as we’ve seen about a dozen sales ever above \$4 million,” he said, adding that the highest residential sale ever was an 11,744 square-foot Granite Bay estate that sold for \$6.9M in December 2017.

“I’m aware of four local properties that have eclipsed \$5 million,” Lundquist said.

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A 15,000-square-foot estate has hit the market for \$5.495 million, a price tag that would make it the highest residential sale ever in El Dorado Hills. *YOFFIE REAL ESTATE GROUP*



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David Caraccio is a video producer for The Sacramento Bee who was born and raised in Sacramento. He is a graduate of San Diego State University and longtime journalist who has worked for newspapers as a reporter, editor, page designer and digital content producer.

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BY DAVID CARACCIO

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