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PARADISE FOUND

**SPECTACULAR OCEAN VIEW
MONTECITO ESTATE**

\$12,950,000



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*C*OLDWELL BANKER
PREVIEWS
International

Follow a country lane to this elegant retreat with awe inspiring views and lush tropical landscaping nestled into one of Montecito's premiere private hilltop sites in the "Golden Quadrangle." Astounding views are observed from every angle of this exquisitely designed four bedroom estate which boasts a new state-of-the-art guest house with media room and sound facilities as well as an interior with bamboo accents.

Living room **23 x 19**

High ceilings, dramatic coastline views, finest custom wool carpeting imported from France, custom built-in couch under large picture windows, fireplace, and special lighting features.

Dining room **16 x 13**

Custom hardwood floors, high ceiling with reverse inset lighting. Two sets of pocket sliding doors which disappear into the walls and open to the pool terrace give an indoor/outdoor feel.



Kitchen **24 x 16**

Large and masterfully designed, the kitchen features granite countertops, tiled floors, custom cabinetry, dramatic high ceilings and all new top-of-the-line appliances including a SubZero Refrigerator and Freezer, Viking 6 burner range, Viking double convection oven/broiler, Miele dishwasher, KitchenAid Compactor, Viking dual setting warming drawer, and GE built-in microwave oven. Sliding doors open to a view deck overlooking the natural rock pool and spa.

Family room **34 x 24**

A soaring wood plantation ceiling with center skylight spotlights the family room a few steps below the kitchen. The custom carpeting is imported wool sisal. Enjoy cozy evenings around the travertine fireplace with built-in storage cabinets for wood and electronics. A new entertainment center and a granite bar that looks out to the koi pond and natural waterfall give you the feeling of relaxing in a world class resort when you sit in this family room.

Sliding doors lead to the covered sunset terrace for outdoor entertaining and cooking on the deluxe built-in DCS Barbeque with rotisserie, smoker, grill, and two burner gas stove.

Master Wing

Office or Library **14 x 14**

Carpeted, private bath, ocean views. This could be a child's bedroom or guest room.

Master Bedroom

Double teak doors open to the master suite featuring a marble fireplace with log storage, plantation shutters, a built-in entertainment cabinet, and double sets of sliding doors that lead to a mountain view patio on one side, and an ocean view garden on the other. Choose the dramatic view you prefer.

Master Bath

Luxurious His/Her bath has a sauna, ocean view Jacuzzi tub with cabinet wired for cable television, dual head/ dual control marble shower, privacy toilet and bidet, and generously-sized walk-in closets with built-ins. Her closet is complete with stacking washer/dryer, sink, reverse osmosis water, and fold down ironing board. The raised ceiling has reverse inset lighting.

Guest Wing

From the family room, stairs lead up to a view balcony with built-in window seats overlooking the tropical gardens and the family/great room and kitchen.

Bedroom 1 **13 x 12**

This carpeted room has an attached bath with tiled shower and sliding doors which lead to a view balcony.

Bedroom 2 **16 x 14**

Could be a second master suite, this carpeted room with attached bath has sliding doors that open to an expansive ocean and mountain view terrace covered with a pergola.

Exercise Room **20 x 10**

Wired for sound and cable, floor to ceiling mirrors on one side, adjacent bath. Outside access to pool.

Laundry Room/Office **15 x 9**

Enjoy great sunset views from the desk and art table/wrapping table. This is a laundry "room" with a Maytag Heavy Duty washer and dryer and plenty of storage cabinets.

Guest House

This “Balinese” inspired house doubles as a screening room. Its octagonal-shaped living room has one wall completely devoted to a floor to ceiling slate fireplace with hidden speakers and a recessed film screen that mechanically lowers to create a mini theater. The floors are Brazilian cherrywood and the plantation-style vaulted ceilings and doors are paneled with natural reed bamboo. Plantation shutters divide the living room from the bedroom which has ample closet space and an elegant bath. A sweeping sunset and mountain view deck is accessed through the sliding doors off the living area. This is a private vacation retreat just steps away from the main house! Below the house is an extra room that could be used as a child’s playroom or an adult’s yoga room.



Master Bedroom



Guest House/Media Room

Special Features:

- Natural stone swimming pool and spa
- Koi pond
- Natural stone waterfalls
- Wine Cellar with Thermostat control and tasting grotto
- Special lighting and spaces to showcase art
- Alarm system
- Sound system throughout house
- 3 Zone heating and air conditioning system
- Reverse Osmosis water filtering system
- 3 car garage
- Gardener’s shed
- Laundry Room/ Laundry Chute
- 2- 5,000 gallon water tanks for fire protection and landscape needs.
- Automatic sprinkler system
- Fire hydrant on property
- Property is completely fenced and gated.

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* The information contained herein is from sources deemed to be reliable but not guaranteed.