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CHIC CONTEMPORARY ESTATE
 WITH SPECTACULAR VIEWS





Entry Foyer	11.6 x 20.1	Tiled walls with built-in theatre lighting, Italian crème marfil stone floors, translucent resin coat kiosk, access to elevator and garage
Living Room	22.1 x 14.2	Italian crème marfil stone transition stairs and floors, high steel beam ceilings, architectural design decorative fabric and walnut planks sound wall treatments, in-wall sound system, fireplace with soapstone hearth includes automated dropdown television, built-in mahogany veneer hutch, corner bar with custom mahogany veneer cabinetry, dishwasher, bar sink
Dining Room	17.1 x 13	Vaulted ceiling with steel beams, floating buffet with glass shelves and custom designed fabric sound wall, Italian crème marfil tiled floors, recessed lighting, folding glass wall to outdoor patio, resin light wall partition separating dining and living rooms
Kitchen	17.3 x 13.5	Large wrap-a-round windows, metallic/ceramic tiled floors, recessed lighting, extensive custom cabinetry, wine refrigerator, Sub-Zero refrigerator/freezer, double oven, gas cooktop, bar seating, absolute black granite countertops, custom tiled backsplash, center island with extra sink, high ceilings, automatic recessed shade to create privacy for the dining room
Library	16.5 x 11.8	Raised ceiling with high wrap-a-round windows, picture window with opening side windows, pietra di bedonia tiled floors, mahogany veneer built-in bookcase, custom design niches, glass pocket door access from hallway
Office	8.5 x 9.8	High ceilings, recessed lighting, pietra di bedonia tiled floors, mahogany veneer built-in desk and built-in shelving, French door to garden patio
Guest Room	15.10 x 13.7	Located on the main level of the home this private suite has high ceilings, recessed lighting, bamboo floors, linen roman shades, private tiled view patio, walk-in closet with built-in dresser, en-suite tiled bath with limestone appointments,
Guest Room	14 x 12.7	Located on the lower level of the home, this private suite has high ceilings with steel beams, bamboo floors, linen roman shades, recessed lighting, three large ocean view windows, walk-in closet, en-suite bath with walk-in tub/shower and limestone appointments
Master Suite	15.11 x 15.10	Located on the lower level of the home with elevator access, this private retreat has Italian crème marfil tiled floors, fabric padded headboard wall, recessed lighting, two sets of wrap-a-round windows and French doors to private terrace with ocean and city views
Her Bath	15 x 7	Custom designed floating vanity with soapstone counter and frosted glass panel wall with inset mirror, blue glass tiled walls, recessed lighting, spa tub with soapstone surround and blue glass tiled walls, separate commode room. A large walk-in shower connects the two bathrooms
Her Dressing Area	7.10 x 17.11	Custom designed walk-in closet with mahogany veneer make-up vanity, storage cubbies, dresser drawers, hanging and enclosed wardrobe. Italian crème marfil tiled floors
His Dressing Area/ Bath	15 x 13.5	Custom mahogany veneer built-in dressers, hanging storage, shoe racks, separate commode room and vanity with soapstone counter. Access to large walk-in tiled shower that connects two bathrooms



52 VIA ALICIA

SANTA BARBARA, CALIFORNIA

OFFERED AT \$4,495,000

Style:	Contemporary	Built:	Remodeled in 2005
Lot Size:	0.36 Acre	Bedrooms:	Three + Library + Office
APN#:	015-312-003	Baths:	Three and One-Half

Unsurpassed views and chic, sophisticated design are captured in this stunning Santa Barbara Contemporary home. With the keen eye of Shubin + Donaldson Architects, known to create livable environments and refined sensitivity of the land, the home was extensively remodeled to display exciting features and create a comfortable daily lifestyle.

The moment you enter the home, the views of the ocean, island and city unfold into each of the main rooms. The use of unique materials such as imported Italian crème marfil and pietra di bedonia tiles, to custom designed mahogany veneer cabinetry, fabric and walnut planked sound walls, lighting and state of the art electronics, this home will take your breath away.

The private outdoor living areas are beautifully designed with lighting throughout. The main level garden has a flagstone patio and succulent garden featuring a centerpiece of golden barrel cacti and agave paryii. The lower drought tolerant garden was created with a wide set of steps and landings traversing the entire width of the property. Stone retaining walls and built-in crème marfil benches allow you to just reflect on the natural beauty while looking out to the ocean beyond.

A wonderful home for the most discriminating buyer.







Laundry Room

11 x 6

Italian crème marfil tiled floors, white tile and ceramic tile backsplash, laundry sink, wrap-around cabinets and storage

Family Room

23.8 x 14.2

Located downstairs, this room has custom designed fabric sound walls, mahogany veneer niches, built-in desk, extensive cabinetry, mahogany veneer bar and entertainment center, fireplace with floating soapstone bench, recessed lighting, pietra di bedonia tiled floors, picture window sliding doors to large outdoor patio terrace with direct access to the terraced gardens

Additional Features

Unsurpassed Ocean, Island, Harbor and City Views from every room

Two independent Air Conditioning systems

Two hot water heaters

Burglar alarm system with camera

Elevator

Programmable Lutron lighting system

Two independent but connected sound systems designed and installed by the HiFi Club

Extensive use of soundproofing materials to prevent echo and sound reverberation

Beautiful drought tolerant succulent gardens with wide steps and landings traversing the entire width of the property

Built-in crème marfil benches, custom lighting, drip irrigation system and outdoor garden storage room

CAT-5 cabling and wireless network throughout the house

