

# Sotheby's

INTERNATIONAL REALTY



## OCEAN VIEW ITALIAN VILLA

946 HOT SPRINGS ROAD ~ MONTECITO, CALIFORNIA

Style: Italian Villa  
Lot Size: 3 ± Acres  
APN#: 011-030-034

Year Built: 1999  
Bedrooms/Baths: 4/ 5 Baths & 1 Powder Room  
Architect: Jon Sorrell



1999 Italian Villa of approximately 7,547 sq.ft. of living space designed by Jon Sorrell set on 3± rolling acres in the foothills above Montecito offering panoramic ocean and island as well as majestic Montecito Valley and mountain views. This elegant 4-bedroom home features a grand two-story entrance loggia with 21-foot high ceiling and a two-story living room with mezzanine, a dramatic center atrium, and a large floor-to-ceiling fireplace with over mantel. The home also includes a music/family room with walls of glass that open to the pool area, the formal dining room has three sets of French doors with panoramic ocean and island views, the library/pub room has a knotty-pine bar area, a gourmet kitchen with breakfast conservatory, wine storage room, and a first-floor guest bedroom with fireplace. The second floor features two family bedrooms, a loggia with fireplace and walls of arched French doors, and an expansive master suite with a sitting room, two fireplaces, two separate full baths and a master closet complete with washer & dryer.

The property offers an expansive outdoor entertainment area with a pool and spa, and pool house perfect for soaking in the sweeping views and landscaping designed by Grant Castleberg. There's also a detached 3-car garage across the large walled motor court.

***Offered at \$13,000,000***

**Please Call Harry Kolb at 805.452.2500 for showings**

**[www.HarryKolb.com](http://www.HarryKolb.com)**



## MAIN RESIDENCE

### FIRST FLOOR

#### *Two-Story Entrance Loggia:*

- 21' high ceiling with murals and faux painted Santa Barbara Sandstone walls
- Two hand-painted inlay wall murals at each curved landing
- Three sets of tall wrought-iron fan-light double entry doors with overlights
- Large double stairs to second floor with a wrought-iron balustrade
- Two French gold-leaf chandeliers
- Cross-cut travertine tile floor with inlaid terrazzo tile mosaic
- Two closets, one with storage and home sound system and one guest cloak closet

#### *Living Room ( 25' x 24'):*

- Two story atrium with mezzanine and coffered ceiling with hand-painted murals
- Large floor-to-ceiling hand-carved limestone fireplace hearth and over-mantel with limestone brick tile surround
- Large French iron and crystal chandelier
- Four wrought iron wall sconces
- Triple arched entry into the Dining Room and Family Room
- Travertine tile floor





**Family Room (25' x 12'):**

- Open to Living Room
- Three sets of French doors opening to the outdoor entertainment area and pool
- Two wrought-iron wall sconces
- Travertine tile floor

**Dining Room (25' x 16'):**

- Three sets of French doors to panoramic ocean views
- Arched entry from the Dining Room to the Kitchen with double pocket doors
- Wood coffered ceiling with a gesso wood gold leaf center chandelier
- Wrought-iron wall sconces
- Distressed oak floor
- Entry to the Library/Pub Room

**Library/Pub Room (22' x 17'):**

- Built-in knotty pine bookshelves and storage cabinets, and a custom built-in television cabinet with speakers
- Knotty pine bar with a marble countertop, brass bar sink and mirrored glass display shelf, under-cabinet storage and a SubZero bar refrigerator
- Knotty pine paneled walls with upholstered wall treatments
- Two handmade Italian blown glass and wrought-iron chandeliers, and gesso wood wall sconces
- Two French doors to the columned arbor with panoramic ocean and island views, a large window to the front courtyard, and a bottle stained glass window to the front entry covered loggia
- Distressed oak floor

**Kitchen (22' x 17'):**

- Arched entry from the Dining Room with double pocket doors
- Wood-beamed ceiling with a grand wrought-iron chandelier
- A large center island with a Carrera marble countertop on one side and butcher block on the another with a vegetable sink, under-cabinet storage, and book shelves
- Oak kitchen cabinets with glass-front display cabinets, Carrera marble countertops and marble backsplash
- STAINLESS STEEL APPLIANCES: Separate SubZero refrigerator and freezer; two Miele dishwashers; KitchenAid trash compactor; a large Viking Professional double oven with six burners, grill and griddle and a custom metal hood with water filler faucet and decorative tile backsplash; Built-in Sharp carousel convection oven; Viking Professional commercial warmer; and Viking Professional commercial ice machine





- Window above the sink with views to the columned arbor and panoramic ocean views
- Reclaimed French country tile and inlaid oak floor

***Breakfast Conservatory (13' x 11'):***

- Three walls of glass with wrought-iron double French doors, one side opens to the outdoor entertainment patio, pool area and the ocean view side opens to a landscape path leading to columned arbor
- Beautiful views extend to the outdoor entertainment terrace, pool, pool house and Montecito Valley, mountain and panoramic ocean views
- Limestone tile barrel ceiling with center chandelier
- French country tile and inlaid oak floor

***Hallway:***

- Adjacent to the Living Room with two gesso wood gold leaf wall sconces
- Upholstered wall treatment
- Hidden door opens to the mechanical room with storage cabinets
- Doors to First Floor Bedroom and the Wine Storage Room
- Travertine tile floor

***First Floor Guest Bedroom (23' x 14'):***

- Coffered plaster ceiling
- Two sets of French doors, one opens to a stone balustrade overlooking the outdoor dining patio and the adjacent set opens to the rear exterior covered loggia

- Limestone fireplace hearth and surround with decorative artistic wall treatment
- Distressed oak floor
- Walls are mirrored for dance or exercise
- En-Suite Bath with a large vanity with marble countertop, travertine tile shower with marble surround, two wrought-iron wall sconces and wrought iron center light fixture

***Wine Storage Room:***

- A glass and wrought-iron door opens to the temperature controlled wine storage room with tasting counter
- Travertine tile floor

***Two-Room Powder:***

- Limestone wainscoting
- Hand-painted inlay wall mural
- Free-standing vanity with marble countertop and Sherle Wagner fixtures
- Wrought-iron decorative wall sconces
- Window to front courtyard and bottle stained glass window to front entry covered loggia
- Travertine tile floor

***Two-Room Laundry:***

- Service room for extensive storage that opens to separate laundry room
- (9' x 5') laundry room with extensive upper and lower storage cabinets with sink and Corian countertops

## **SECOND FLOOR**

*Grand double stairs lead to the second floor with oak wood stairs. An expansive archway opens to the Mezzanine with custom-made wrought-iron balustrade. The Living Room view below and atrium above is crowned by a coffered hand-painted ceiling.*

### ***Guest Bedroom #2 (17' x 14')***

- Window to the front motor court and ocean views, a window to the dramatic columned entry loggia, two windows to the rear gardens
- Two Wrought-iron wall sconces
- Wall-to-wall Berber carpet
- Walk-in closet
- En-suite Bath with window to the rear garden, glass travertine tile shower over tub, vanity with travertine countertop, wrought-iron wall sconce, and travertine tile floor



### ***Guest Bedroom #3 (22' x 12')***

- Two windows to beautiful panoramic ocean and island views and a window overlooking the front motor court and ocean views
- Wall-to-wall Berber carpet
- Double door closet
- En-suite Bath with window to the front covered entry loggia, travertine tile shower, vanity with travertine countertop with storage and towel shelves, custom crystal and wrought-iron floral chandelier and travertine tile floor



Above is the enclosed covered loggia and second floor mezzanine

### ***Enclosed Covered Loggia (15' x 14')***

- Hand-carved stone tracery window that opens to the Mezzanine
- Plaster fireplace hearth with custom tile surround
- Five fan-top wrought-iron French doors with wrought-iron balustrades with panoramic Montecito Valley, ocean views

- Two wrought-iron wall sconces
- Spanish tile floor



**MASTER BEDROOM SUITE:**

***Sitting Room (24' x 12'):***

- Arched double door entry opens to the expansive Sitting Room with arched double French door with a wrought-iron balcony and two windows, all overlooking the pool, pool house and ocean and mountain views
- Hand-carved limestone fireplace
- Two arched accent walls
- Wall-to-wall Berber carpet

***Master Bedroom (22' x 16'):***

- One window overlooking the pool and pool house area and two windows to panoramic ocean and spectacular Montecito Valley views
- Large hand-carved limestone fireplace
- Wrought-iron center light
- Wall-to-wall wool carpet

***Master Bath One***

- Large built-in vanity with marble countertop and matching freestanding make-up vanity with a small sink and marble countertop
- Large walk-in marble shower with overhead and side sprayers and frosted glass door with a window to the covered loggia leading to the pool area
- Oversized tub with jets and marble deck with a large window overlooking the pool, pool house, and expansive ocean and mountain views
- Separate toilet and bidet room with frosted glass door and window to rear gardens
- Two crystal and wrought-iron wall sconces with matching chandelier

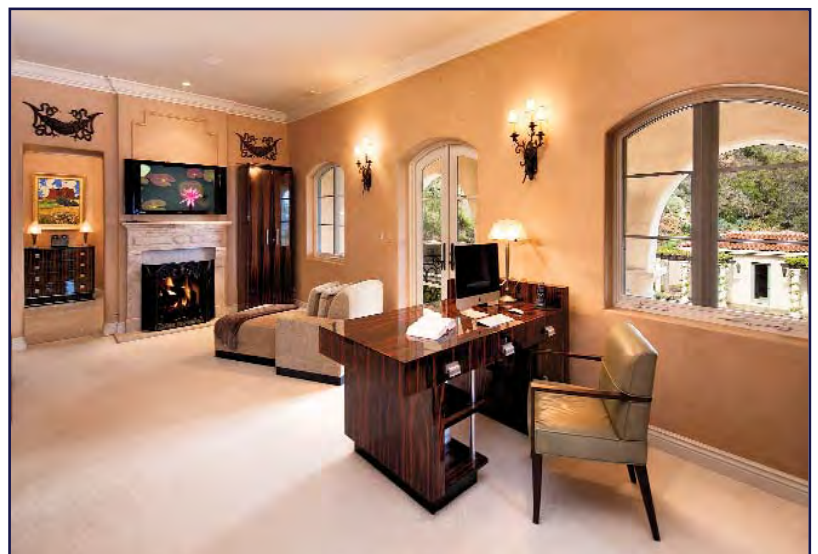
- Heated marble tile floor with decorative marble inlays

***Master Bath Two***

- Espresso wood vanity with Granite countertop
- Marble steam shower with seat
- Two bottle stained glass windows to rear gardens
- Heated Travertine tile floor with tile mosaic

***Dressing Room***

- Hallway with marble tile floor and floor-to-ceiling mirror leading to large dressing room
- Extensive mahogany paneled glass-front wardrobe cabinetry
- Washer & Dryer located in dressing room with storage
- Exterior door to rear gardens
- Wall-to-wall Berber carpet





## **OUTDOOR FEATURES**

### **FRONT MOTOR COURT**

- Large walled motor court with fountain
- 3-Car garage with columned arbor and rose garden, gardener's bath and gardener's storage room
- Extensive exterior landscape lighting
- Gated entry

### **POOL AREA**

- Barbeque area with a large outdoor grill under arched tile alcove with a tile countertop
- Large 50' x 20' pool with Italian tile, spa and statuary
- Limestone deck and entertainment area
- Limestone stairs to rose garden and assorted fruit trees
- Extensive landscaped walking paths with panoramic ocean, island and Montecito Valley views

### **POOL HOUSE**

- Columned arbor entry to the pool house
- Glass front door and four sets of French doors to panoramic ocean, island, and Montecito Valley views
- Coffered ceiling with indirect lighting and a large crystal & wrought-iron chandelier
- Wet bar area with bar refrigerator, storage and a mirrored wall
- Large hot-air sauna
- Bath includes travertine countertop vanity with a circular window above, a large travertine tile steam shower with ocean view window, and a storage closet
- Travertine tile floor
- Air-conditioning





### *Additional Amenities*

- *Distressed Oak Hardwood Floors*
- *Custom window and door screens throughout*
- *New 9 ft. doors and windows throughout*
- *Sound system with speakers throughout*
- *Indirect lighting*
- *Two 50-gallon water heaters*
- *Water softener*
- *Water filter*
- *Panasonic telephone system*
- *Security system*
- *360 sq. ft. outside covered area and 320 sq. ft. of trellis area*