

Sotheby's

INTERNATIONAL REALTY



‘PRIMA LUCE’

900 HOT SPRINGS ROAD ~ MONTECITO, CALIFORNIA

Style: Tuscan Villa
Lot Size: 2.3 ± Acres
APN#: 011-050-012

Year Built: 2001
Bedrooms/Baths: 5/6 Baths & 2 Powder Rooms
Architect: Robert Webb / Decorator: Mark Weaver

P Among all the Montecito significant properties currently available, Prima Luce offers a unique family oriented floor plan, providing a lifestyle and amenities perfectly suited for an active family. This and the combination of the three most sought after characteristics most often requested by buyers, make this a home you have to see. Virtually every buyer coming to Montecito expresses their aspiration to find the perfect home with views, seclusion and character. Surprisingly, this is not an easy combination to satisfy in our small, rarified community. But we now have the privilege of offering that one home that meets that test and that has been described by many agents as the most beautiful home in Montecito.

Views: As the name implies, the home faces southeast providing not only the panoramic southern Pacific Ocean and Channel Island views for which our community is so well known, but also the eastern view including sun rise and moon rise and, one of my favorite views, the panoramic exposure to our entire Montecito valley that will remind you of the pastoral valleys of southern France. Truly a unique and panoramic view.

Offered at \$23,500,000

Please Call Harry Kolb at 805.452.2500 for showings

www.HarryKolb.com



Seclusion: One of the most difficult combinations of features to find on any Montecito property is the combination of wide-open, panoramic views and at the same time benefit from the seclusion of not having other properties interfere with your privacy and seclusion. The topography and unique setting of Prima Luce benefits from this very rare combination and gives the owner the feeling he is “the commander of all he surveys.”

Character: One man, and one man alone, has the reputation as Montecito’s premier designer and builder of our most beautiful and significant personal residences in the last 30 years and that’s Robert Webb. Of the 15 or so homes he’s designed and either built new or renovated from their original construction, each has been revered for their quality and refined style. And when they’ve sold, they’ve each sold at a considerable premium beyond any level their competition could have commanded. In this home Mr. Webb has created a modern-day Tuscan villa using hand-chiseled Santa Barbara sandstone, quarried from this very site, and combined it with French limestone for window surrounds and chimneys. The interior rooms benefit from travertine marble and distressed oak floors. Many interior surfaces include frescoes created by Elisa Stancil Studios of San Francisco and the ceiling height and scale of each room reflect that expected in the finest European period homes. In all, this is an elegant, yet very comfortable, understated family home.

In addition to the main home of approximately 8,425 square feet which includes five bedrooms, six full baths, two powder rooms and five fireplaces, the 2.3 acre property includes two over-

sized, three-car garages, a one-bedroom guest house and a pool house with kitchen and bath, a 65-foot pool, spa and charming recirculating stream meandering through three ponds and a Monet inspired foot bridge. This completely fenced property also benefits from a charming children’s play area with a one-of-a-kind two-story play house, and outdoor children’s showers designed as large sunflowers. For the adult playground there is a seven-hole putting green.

For those seeking the best Montecito has to offer, we are proud to offer Prima Luce. Enjoy.



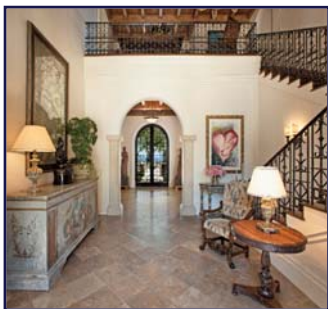


MAIN RESIDENCE

FIRST FLOOR

Two-Story Entrance Hall:

Handsome 11-foot arched glass and wrought-iron double entry doors surrounded by imported limestone trim and columns welcome you to a light filled entrance vestibule delighting your senses and preparing you for what awaits. The vestibule is open to the second floor landing with an 11-foot arched iron door matching the entry across the vestibule with covered loggia and ocean and island views. Boasting alder wood coffered ceiling, a custom wrought-iron hurricane chandelier, rustic travertine floor, and grand arched entries to the living room, dining room, and hall to the library.



Living Room:

The living room incorporates bold architectural lines with superb design and meticulous attention to detail with a grand fireplace mantle and a Jerusalem marble hearth and surround that keynote the space. Three sets of French doors capturing spectacular ocean, island and Montecito Valley views augmented by the 13-foot high white wood beamed ceiling in this formal retreat, including: a large gesso and gold leaf center chandelier, distressed wood floor, two cased, arched openings with limestone sills and an arched

doorway to the hallway where the three openings are aligned with exterior windows for unobscured light, four wrought-iron wall sconces and two custom gesso wood sconces above the fireplace.

Library:

From the foyer, follow the hallway with dramatic hand-painted, groin vaulted ceiling to the traditional wood-paneled library containing the requisite floor-to-ceiling dark birch bookcases and paneling with a lovely warm wood mantel fireplace with black marble hearth and surround, alder wood coffered ceiling, and distressed wood floors all give this room an exceptionally rich feel and ample space for a serious book collection. ***Expanded Features:*** French door with sidelites and arched transom to the covered loggia and ocean views, three large window seats with transoms, four custom wrought-iron chandeliers, a Powder Room with marble countertop vanity, two wrought-iron wall sconces





Kitchen:

A luxury gourmet kitchen in every sense offering a large preparation island, a walk-in pantry and separate butler's pantry with built-in pine glass display shelves, as well as, an adjacent breakfast conservatory with walls of windows and access to the outside arbor and vine covered dining terrace and spectacular ocean, island, and Montecito Valley views. Highlighted by beautiful custom pine cabinets with glass displays, 12-foot coffered wood ceiling, extensive marble countertops and backsplashes, and travertine tile floor. Stainless steel appliances include: two Miele dishwashers, a large Viking Professional double oven with 6-burners, griddle,

linen wall treatment and an arched window to the front gardens, and finally, a wet bar/equipment room with SubZero refrigerator, a marble countertop, brass bar sink and extensive storage and cabinets.

and a large stucco hood, and a side-by-side SubZero refrigerator/freezer, and KitchenAid trash compactor.

Dining Room:

The volume and coloring in this room creates elegance and warmth that will encourage guests to linger and enjoy more than just a fine meal. The room features two sets of French doors that open to dramatic ocean and island views, and a transom window overlooks the inviting exterior covered loggia and rear gardens, a beveled ceiling detailed with decorative fresco border accented by an antique wrought-iron center chandelier, distressed wood floor, a door to the kitchen and separate double doors to the butler's pantry with built-in pine glass display cabinets, four gesso gold leaf wall sconces, and rustic, distressed wood floor.

Family Room:

Located off the kitchen, this is a perfect place for intimate gatherings. Enjoy ample light from French doors on two walls with incredible ocean, island and Montecito Valley views, as well as garden views, from the many arched windows. The family retreat boasts a stone fireplace with marble hearth and surround, a built-in TV nook above, a wood beam ceiling with a large French wood center chandelier, and distressed wood floors. The home theater technology includes: a 50-inch Pioneer plasma screen TV with Extron computer interface, Farudja video processor, six speaker surround sound with sub woofer, two DVD/VHS players, two 6-disc CD players and a Pronto master remote system.





Powder Room:

Located off the dining room with adjacent cloak and storage closets, the distinctive finishes begin with a custom hand-painted vanity with marble countertop, pewter sink, and decorative hand-painted walls.

Staff Quarters or Guest Suite:

Located off the kitchen and near the family room and exterior breezeway this charming room has a lovely wrought-iron and crystal chandelier, two windows with transoms, and a full bath with a Jerusalem gold limestone countertop vanity, tile floor, and shower over tub, and a walk-in closet with storage shelves.

Basement:

Downstairs from the kitchen, the basement features a laundry room with storage cabinets, a stainless steel utility sink that opens to a substantial storage room area housing an audio component closet, a mechanical room, and a wine room with a Marvel wine refrigerator, and custom storage racks.

SECOND FLOOR

The second floor mezzanine features a custom wrought-iron balustrade open to the dramatic entry vestibule below, a wood

coffered ceiling, distressed wood floor, a French door with sidelights to the covered ocean view loggia with a floor-to-ceiling fireplace, rustic travertine tile floor, and a separate entrance to the master suite. An arched entry hallway opens to the guest bedroom wing complete with a laundry room with a stackable Maytag Neptune washer and dryer, storage closets and a convenient breakfast bar tucked away complete with microwave, built-in shelves and a SubZero bar-refrigerator.

Master Suite:

Enter through the double glass doors to the well appointed second floor master retreat with abundant space and privacy, a wall of windows to panoramic ocean, island, and Montecito Valley views draw you in to this luxurious retreat. A custom sand-blasted and

honed imported limestone fireplace hearth and surround with over mantel creates another focal point in the room, along with the coved ceiling with decorative fresco border by Elisa Stancil Studios of San Francisco. A French Door opens to a private covered loggia with a floor-to-ceiling fireplace and wrought-iron balustrade. The suite incorporates two exceptional divided dressing room spaces, each with their own sumptuous bathrooms: One with a large mahogany floor-to-ceiling



wardrobe with built-in shelves and cabinets, and a large limestone tile steam shower, a mahogany vanity with black granite countertops and mahogany doors, and two televisions. The other bath has double entry doors to a large dressing room with extensive white wood built-in storage shelves, cabinets and bureau. A mirrored-door opens to a separate cedar lined cloak closet. The bath features a custom hand-painted vanity with a Jerusalem gold limestone countertop, tile shower, and tub deck with a jetted tub, and a wall of windows overlooking the side gardens recirculating stream, ponds, and ocean views beyond.

Family Bedroom 2:

A relaxing retreat with French doors to a private balcony with sunset and harbor views, and windows to the front motor court and mountain views, three tall double doors to closets with built-in cabinetry, including a sewing closet and ample storage, and a full bath with ocean views, a Jerusalem gold limestone vanity countertop, and shower.



Covered second floor loggia off the mezzanine & master bedroom

Family Bedroom 3:

Captivating ocean, mountain and Montecito Valley views are highlighted from the large window overlooking the rear garden and pool area, and includes a full bath with a Jerusalem gold limestone countertop vanity and shower with tub, and a walk-in closet with built-in shelves.

Family Bedroom 4:

Meticulous attention to details in this room begin with a custom Venetian glass chandelier and sconces, two large windows with window seats overlooking the gardens and pool area with panoramic ocean, island, and Montecito Valley views, extensive built-in bookcases, cabinetry, and a desk that all create this distinguished space. There is a walk-in closet with built-in dresser, and a full bath with an ocean view window, ceramic tile floor, ceramic tile vanity, and shower over tub.



Light-filled family bedroom 4

OUTDOOR FEATURES

Front Motor Court:

The cypress lined drive and massive wood and iron-gate open to a sizeable front motor court with towering stone walls quarried from the grounds matching the facade of the home, the two 3-car garages, and the beautiful stone fountain. The dramatic front portico with grand wrought-iron double arched door, limestone column accents, and a wood beamed ceiling with a wrought-iron hurricane chandelier offers a privileged glimpse of what lies beyond the threshold.

Guest House:

Stone double stairs lead down to the private guest retreat with arched French doors, a large living room, a kitchenette with a granite countertop, a spacious bedroom, and full bath with shower.



One-bedroom guest house



65-foot pool with view towards guest house terrace and main house above

Pool & Pool House:

The pool and pool house bring a standard of luxury and design to this outdoor paradise. The pool house is open to the pool and entertainment deck allowing guests to soak in the surrounding garden views. Amenities include travertine marble floors, a wood-burning fireplace and a sound system with four speakers. The kitchen has a Sub-Zero bar refrigerator, gas cooktop, and is complete with a large changing room that includes a full bath and tile shower. The 65-foot pool has an automatic cover, stairs on four sides, underwater speakers, and a large hot tub adjacent to an outdoor shower.

“Kid’s World” Gardens:

Revel in fun in the playful terraced butterfly gardens with fruit trees, a vine-covered arbor, and paths leading to a whimsical two-story playhouse. A visual delight, the life-size structure is an enchanting version of the main house with a columned entry loggia, an arched doorway, wood beamed ceiling, wood floor and wainscoting, a wrought-iron center chandelier and sconces, eight windows with garden views, and a ladder to the second story loft with an arched glass door that opens to the second floor balcony.

Putting Green:

Tucked away above the motor court is this hidden sporty seven-hole putting green with extensive lighting, concealed rock speakers, and audio control panel, and captivating ocean views.

Garages:

Two garages each house three cars with wide doors, wrought-iron exterior lanterns, indirect interior halogen lighting, hand-painted epoxy floor, a motion-controlled security system and an audio control panel create a functional space for any vehicle.



Luxurious pool house open to the pool and entertainment deck



“Kid’s World” playhouse and gardens



The ocean view entertainment terrace above left, a long recirculating stream with three large ponds at top right, and the sporty seven-hole putting green.



Gardens & Grounds:

Offering beauty and livability, the impressive grounds offer a creative mix of natural sandstone and imported limestone materials that have been meticulously chiseled by skilled craftsman to create inspired outdoor gathering spots and lounging options, and walls, pillars and arches. Waterscape features include a long recirculating stream and three large ponds with a footbridge, waterfall, lotus blossoms and goldfish. There are over 120 varieties of hybrid and tea roses, and over 80 mature oak trees.



Additional Amenities

- Nine-foot interior doors throughout
- Four HVAC units in main house
- Four Air-conditioning units
- Two 100-Gallon water heaters in the main house
- One 50-Gallon water heater in the guest house
- Square Footage: Main House: 8,425± sq.ft. /
Basement: 361± sq.ft. / Garages: 1191± sq.ft. /
Guest House: 900± sq. ft. / Pool Cabana: 614± sq.ft. /
Play House: 310± sq.ft.
- Guest House: Bedrooms/Baths: 1 / 1 full
- Pool Cabana: Baths: 1 full

Systems:

- Panasonic phone system for main house, guest house and pool house offers seven phone lines with intercom and monitoring as well as control of both gates
- Vantage computerized lighting control
- Whole house audio employs Audio Access Px700 preamp/controllers and amplifiers
- Custom hidden rock speakers with 7 outdoor sound control units
- Gated entry with a separate gated entry to service parking
- Security system includes sprinkler and fire suppression protects main house, guest house, pool house and garages
- Internet access in every room and wireless internet access on the grounds via secure wireless antenna