

# Sotheby's

INTERNATIONAL REALTY



## ‘LUMINOSA’~A HOPE RANCH ESTATE

4689 VIA ROBLADA~SANTA BARBARA, CALIFORNIA

Style: Italianate-style  
Lot Size: 1.5 ± Acres  
APN#: 063-101-003

Year Built: 2006  
Bedrooms/Baths: 5/ 6 Baths & 1 Powder Room  
Architect: Henry Lenny

**L**uminosa is a unique Hope Ranch estate with an eclectic fusion of grand Italianate-style with historic antiques. The 6,728 sq. ft. home sits on a gated 1.5± acres adjacent to More Mesa Nature Preserve with ocean and mountain views. Unique amenities include a dramatic entry with a curved stairway, expansive entertaining areas including a living room with a grand stone fireplace, a soundproof cinema room, a formal dining room with velvet-adorned walls and a gilded chandelier and French tiles, as well as a great room that is open to the gourmet kitchen with a pounded zinc island, antique chopping block and Belgian stone flower sink, and includes a sitting area surrounding a large fireplace. The 5 luxurious bedroom suites overlook the duck pond, pool and terrace, an inviting canopy-covered loggia with columns and vintage Nicaraguan tiles and a large outdoor fireplace, herb and vegetable gardens and chicken coop. The adjacent 250 acre More Mesa Nature Preserve provides hiking trails and steps to a private beach.

Hope Ranch Park is an elite Santa Barbara residential community with a country atmosphere, winding, oak canopied private lanes and 20 miles of scenic bridle trails. Membership in the Hope Ranch Park Homes Association, which is automatic upon purchase of a home, brings many privileges, including the private beach, tennis courts, and the security patrol.

*Offered at \$5,995,000*

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

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



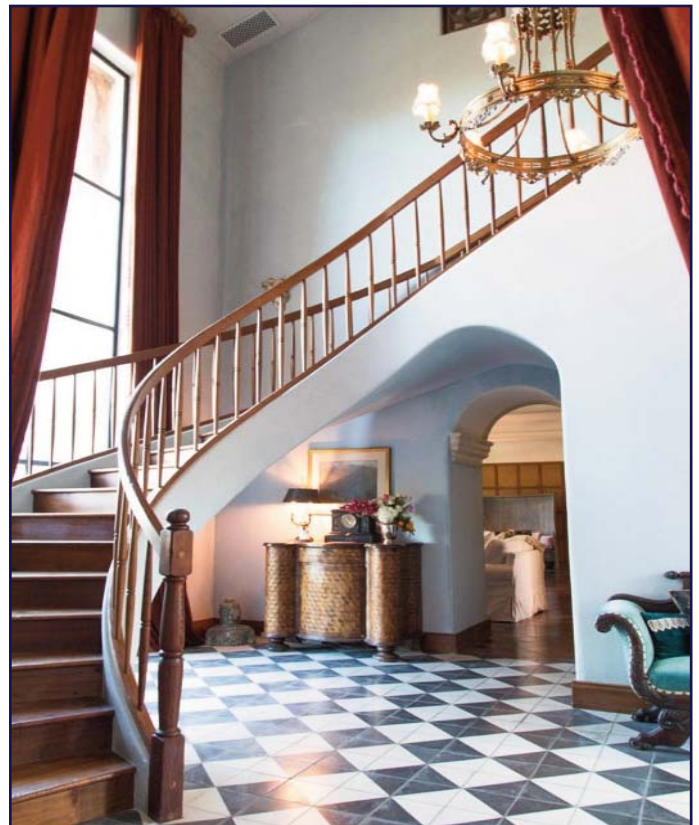


## **FIRST FLOOR**

***Entrance Gallery (22' x 20'):*** The front entry is marked by a grand front bell tower facade made of Cantera stone from Guadalajara, Mexico that draws guests to the arched portico entry beyond the wood French doors where guests are greeted with a soaring 28 ft. ceiling, a massive 20 ft. floor-to-ceiling Ironclad window, and a custom undulating redwood staircase, early Spanish wall sconces, a French antique chandelier, a cloak closet door from France, and a Venetian light fixture above the entry doors.

***Entry Powder Room Vestibule:*** A 500-year-old carved granite stone sink with Belgian plumbing fixtures, French floor tile, English wood wall sconces, and a Moorish-style wood door from France.

***Living Room (22' x 21'):*** An arched doorway off the entry with tile steps down to the light filled living room featuring picturesque garden and More Mesa Nature Preserve vistas from two sets of Ironclad French doors with transoms from Mexico, and opposite, another French door that opens to the front gardens. A dramatic Cantera stone fireplace with Belgian tile surround and hearth centers the room with two sets of mahogany double doors from France on either side that open to the cinema room. Nicaraguan tile floor, antique brass light fixtures and indirect lighting complete the design elements in the room.







**Media Room (22' x 18')**: Designed and built by Chris Pelonis, the TEC Award-winning, Santa Barbara-based designer/acoustician who has now designed 45 production and mix rooms for Sony worldwide, See more at: <http://www.mixonline.com/news/facilities/cover-naughty-dog-puts-byte-game-audio/367498#sthash.4Psh33co.dpuf>. There are no square walls, all soundproofed and tented in a red and gold striped venetian fabric, two antique ceiling lights, speakers throughout, and a 60" television surrounded by two window seats to side gardens. There are two large Ironclad windows to the front gardens and one French door to the rear garden terrace.

**Formal Dining Room (13' x 12')**: Double French doors with original hardware open to the formal dining room perfect for a candlelight dinner with velvet upholstered walls, French tile floor, a custom molded plaster ceiling design, a Venetian center chandelier, two French wall sconces, and a built-in wood glass front display cabinet.

**Great Room (34' x 16')**: The generously proportioned great room is open to the kitchen and informal dining area and features wood paneled walls, a 15c French stone fireplace with antique dragon wall sconces, an antique English corner cabinet, three sets

of French doors to the covered loggia, three curved Belgian bas-reliefs are built in to the ceiling, and three decorative ceiling medallions.







**Kitchen (20' x 14'):** Open to the great room, two English columns accent the entrance to the European inspired kitchen designed for the gourmet chef. Featuring wood-paneled walls, antique sconces, a crystal chandelier, antique leaded glass windows, Mexican hand-carved wooden finials in the shape of various saints perch atop a rectangular ledge over the cooking area, Carrera marble countertops, a Belgian cutting board, stainless steel farm sink, antique leaded glass display cabinets with storage beneath, and a hammered zinc top island with breakfast bar and book cove, as well as a Belgian flower sink. The appliances include a classic Aga range cooker with 4 burners, grill, two large hotplates and multiple ovens, a stainless steel SubZero refrigerator/freezer, and a Fisher & Paykel dishwasher.

**Pantry:** Off the kitchen is a vintage leather swinging door with beveled glass oval window opening to the large walk-in pantry with floor-to-ceiling storage shelves and moveable ladder.

**Wine Storage:** A custom wood door opens to the wine storage room.

**Powder Room:** The powder room is sheathed in a Scottish-inspired plaid fabric, the family tartan design, and features a terra cotta stone sink from Tlapacoya, Mexico, an enclosed wood cabinet vanity, and English wall mounted porcelain plumbing fixtures.

**Office (16' x 14'):** The built-in shelves with indirect lighting above are flanked by two columns with antique hand-carved wooden statuary, an antique center light fixture, a curved wall with two windows to front gardens, two wall sconces, a door to downstairs laundry. The office is also plumbed to be a large first floor laundry room.

**Downstairs Laundry:** Located off the office with built-in cabinets, a zinc countertop with sink, a door to the rear gardens, and also set up for laundry chute.







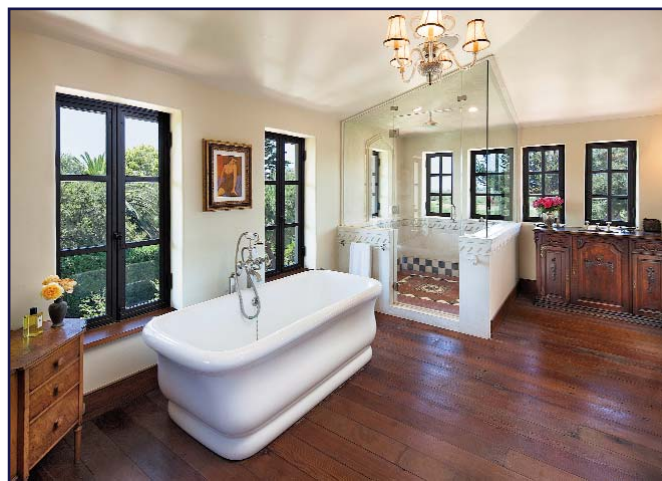
## **SECOND FLOOR**

*A dramatic curved staircase with a custom redwood balustrade and steps leads to the second floor landing overlooking the entrance gallery and spectacular ocean, nature preserve and garden views from the massive two-story Ironclad window. The entire second floor boasts custom 100-year-old redwood flooring throughout.*

**Master Bedroom (22' x 19'):** This luxurious, yet livable, space is defined by the beautiful English raised hearth fireplace with Delft tiles and regal built-in mirror above, two adjacent antique dragon wall sconces, an Italian chandelier, two-wall sconces above the bed, and a hand-stenciled wood beamed ceiling takes its inspiration from those of the Lobero and Arlington Theaters. There are two sets of iron French doors opening to the private balcony with a Cantera stone balustrade overlooking the pool, loggia and panoramic views of the More Mesa Nature Preserve and ocean. Other features of the stylish suite

include separate entrances to the two dressing rooms. One is a secret entrance that opens from a Belgian antique armoire. Both dressing rooms open to the custom master bath that's bathed in light from several surrounding windows all with spectacular views, as well as the French door that opens to the private balcony. There are two antique Belgian carved-wood vanities, a large steam shower, a soaking tub and separate toilet room with bidet.

**Family Bedroom #1 (17' x 13'):** French doors and a large window open to a large shared balcony with stucco walls overlooking the rear gardens, nature preserve and ocean views, a vaulted ceiling with large antique chandelier, one large closet with glass double doors, and another smaller closet with a glass door. Two windows provide natural light to the en-suite bath with a French tile floor, a hand-carved Danish vanity, and an arched entrance to the large soaking tub.



**Guest Wing Hallway:** The 35-ft. long hallway features three sets of French doors to a shared custom Romeo & Juliette-style wrought-iron balcony overlooking the lush front gardens and motor court.





**Family Bedroom #2 (17' x 13'):** Featuring French doors and a large window open to the large shared balcony, a vaulted ceiling with wrought-iron chandelier, and two large closets with glass double doors. Two windows provide natural light to the en-suite bath with a hand-carved Danish vanity, wood wall sconces, Waterworks tile floor, and custom tile walls with a walk-in glass shower.

design with unique textures found in the custom designed Spanish inspired plaster and iron fireplace with raised hearth, the honeycomb vaulted ceiling, and dramatic wood accents above the door to the walk-in closet. The en-suite bath enjoys a large soaking tub, a pedestal farm sink, beautiful custom redwood herringbone floor, and a window over the shared balcony and gardens.

**Family Bedroom #3 (20' x 12'):** A honeycomb vaulted ceiling adds elegance to this cozy bedroom escape with an English light fixture, wall sconces, a window to the front garden and another window to the side gardens with a Spanish wrought-iron window grill. The en-suite bath has tile wainscoting with decorative tile accents, a soaking tub, and a leaded glass sunlight. English double doors open to the Children's Library with floor-to-ceiling wood display shelves. The library opens to the rear staircase, upstairs laundry and entrance to the Guest Suite/Master Bedroom #2.

**Upstairs Laundry:** Adjacent to the secondary staircase the convenient laundry has shelving and storage cabinets.

**Guest Suite or Master Bedroom #2 (22' x 17'):** This luxuriously appointed guest suite can be considered as a second master and features two entrances, including three French doors that open to a large (22' x 17') private balcony with a staircase to the lower level adjacent to the 3-car garage. This striking suite combines Old World





## OUTSIDE FEATURES

**Exterior Facade:** Ideally situated in this California paradise is this wonderful estate, a masterpiece of careful planning, superior details, and incomparable quality. This extraordinary Hope Ranch property is approached through a gated entry with stately entrance pillars that open to the magnificent Cantera stone bell tower entry and incorporates a hand-stenciled painting by the architect, and a stone family crest, along with Lenny's custom designed fountain head with waterfall that pours to the Koi and turtle pond reservoir below. The distinguished exterior design features include shuttered windows, Nicaraguan tiled terraces that wrap around the home, Cantera stone balconies, and limestone thresholds. The canopy covered loggia in the rear garden enjoys radiant heated floors under Nicaraguan tiles, and a large outdoor fireplace with custom decorative tile and built-in, hand-cranked barbeque rotisserie grill.



**Exterior Powder Room:** Located below the guest suite stairs the exterior powder has an antique wood vanity with an antique English commode with overhead tank and pull chain, wrought-iron sconces, and radiant heat floor, as well as a door to the 3-car garage.

**Exterior Gardens:** Experience inspiring outdoor living where the views seem to extend forever from this one-of-a-kind Henry Lenny residence set amidst approximately 1.5 acres of English country-style landscaped grounds adjacent to the 250 acre More Mesa Nature Preserve providing hiking trails and nearby steps to

a private beach. The property is completely fenced and gated to assure privacy and there are a plethora of features to explore, such as a large pool with a stone surround and grass terrace, meandering pathways, a fish pond stocked with catfish, tilapia, and large-mouth bass, a chicken coup, fruit-bearing trees, vegetable gardens, a large green house, and an expansive lawn approximately 60' x 30' lawn area, perfect for a soccer field or party tent.

**Three-Car Garage:** A finished 3-car garage with automatic doors.

### *Additional Amenities*

- *Approximately 6,728 sq.ft.*
- *Sonos sound system throughout*
- *All Iron Clad sound proof windows with door shutters throughout*
- *Nicaraguan tile throughout the home and exterior terraces*
- *Whole house radiant heat, including exterior terrace near the fireplace*
- *Air-conditioned cinema room*
- *Water softener*
- *Satellite TV*
- *Period push button light switches*
- *Limestone thresholds throughout*
- *Extensive irrigation system*
- *Lush landscaping and vegetable gardens*
- *Extensive fruit trees including: Persian cherries,*

*Meyer lemons, tangerines, avocados, and more.*

- *Fountain entry with fountainhead designed by Henry Lenny complete with Koi and turtles*
- *Exterior duck pond*
- *Grassy lawn area approximately 60' x 30' (standard party tent size)*
- *Vieja Valley Elementary School*

### Hope Ranch Amenities

- *Security patrol*
- *Tennis courts*
- *Easy access to the private beach*
- *Miles of bridle paths within Hope Ranch Park*
- *Hope Ranch HOA fees approximately \$1,267 per year*





## **HOPE RANCH:**

Overlooking the Pacific Ocean and only five minutes from Santa Barbara is Hope Ranch, a world renowned upscale residential community known for its luxurious estates set amid a natural lake environment with acres of wooded bridle paths, oak-covered hills, scenic landscaping, and beautiful private beach. It is now a community of approximately 773 residential properties encompassing 1,863 acres. Hope Ranch feels decidedly more Mediterranean than ranch-like as you enter the gates and see the palm-lined streets and elegant estates. The magnificent date palms along Marina and Las Palmas Drives are over 80 years old and tower as high as 60 feet.

Hope Ranch is named for Thomas Hope, an Irish immigrant who worked for a time as a Texas cowboy. Eventually Hope moved to Southern California and acquired the two former Mexican land grants totally over 6,000 acres that bear his name today. The property eventually came under the ownership of The Pacific Improvement Company which decided to hire real estate agent Harold Chase and promoted the area as a suburb for upper-income residents. It wasn't until Harold Chase purchased the land in 1923 that any significant development actually took place. Mr. Chase proceeded with the installation of roads, utilities and bridle trails and laid the groundwork for the creation of a residential community, putting his stamp on the modern Hope Ranch for the next 80 years.

Many of the grand estates here began to spring up around 1925 and were designed by the leading architects of the turn of the century, including Reginald Johnson, Peter Barber, and George Washington Smith, rivaling even the best Montecito homes. The largest of the early estates was "Florestal," built by Peter Cooper Bryce. An innovated idea for the times was to bring utilities underground at most locations to ensure that the natural beauty of the area remained unencumbered by unsightly power lines.

Hope Ranch has long been known for its recreational amenities including Hope Ranch's private beach, landscaped Laguna Blanca lagoon, and community tennis courts. For horseback riders, there are over 20 miles of riding trails which connect to the beach. Because of the local interest in horsemanship here, there is a strong Riding Trails Association in the Hope Ranch area. Hope Ranch is also home to the exclusive La Cumbre Country Club and Laguna Blanca School, a highly rated private school. Other community associations include the Hope Ranch Patrol, the Hope Ranch Garden Club, and the Hope Ranch Park Homeowners Association.

Hope Ranch Homeowners Association, established in 1924, keeps watch over all matters of self-government such as architectural standards, fire protection, the private security patrol, zoning (no commercial use), and roads maintenance; and in conjunction with La Cumbre Mutual Water Company maintains the water system. Voting in the association is based on the number of acres owned. Visit their website at: [www.hoperanch.org](http://www.hoperanch.org). Guarding their privacy and autonomy, homeowners consistently reject annexation to the City of Santa Barbara. Hope Ranch maintains its independent spirit as well as its lofty standard of suburban living.

