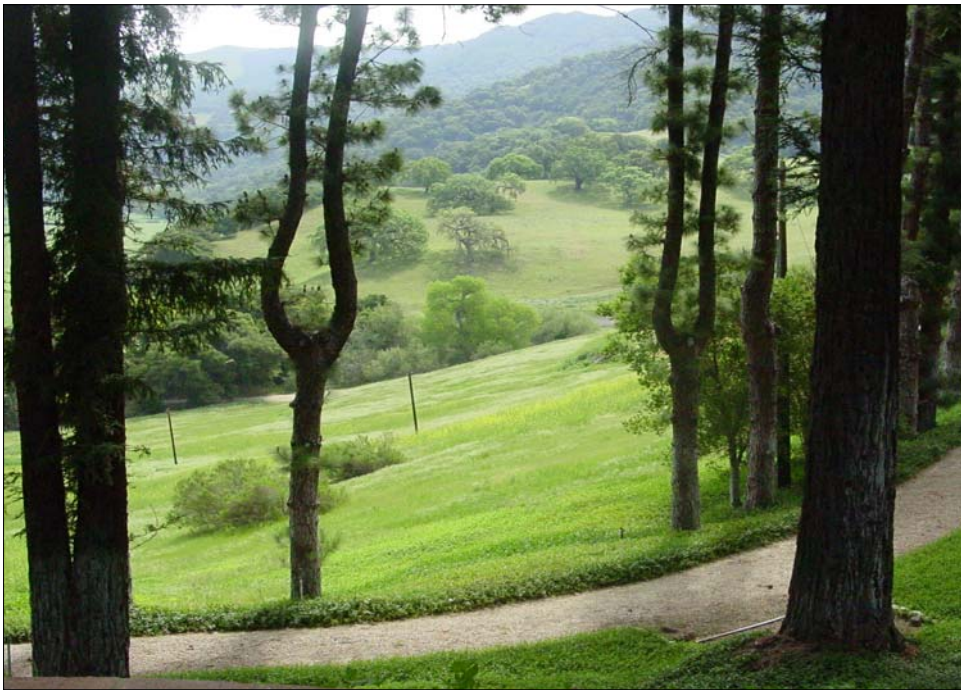




*Pool*



*View from Pool*



*Driveway and View*



*View from Property*



*Living Room of Main Residence*



*Great Room of Guest Quarters*



*Kitchen of Main Residence*



*Dining Room of Main Residence*



# Palacio del Rio

## “Palace of the River”

280 S. Refugio Road • Santa Ynez, CA 93463 • APN #141-280-29

*In coveted seclusion, Palacio del Rio (“Palace of the River”) is situated in the foothills of the Santa Ynez Mountains overlooking the beautiful Santa Ynez River Valley.*

*Palacio del Rio*, formerly the Hacienda for the renowned *Juan y Lolita Ranch*, encompasses approximately 36.54 acres, surrounded by oaks, redwoods, abounding with quail, deer, wild pigeons and other wild life. This is a place of amazing tranquility. Yet, with all of this estate’s privacy and sense of seclusion it is located only three miles from the town of Santa Ynez, four miles from the Santa Ynez Airport, six miles from Solvang and the Alisal Guest Ranch with its 18-hole golf course, 35 miles from Santa Barbara and only 2 ¼ hours from Los Angeles.

In the 1920’s, the Mitchell family purchased approximately 12,000 acres of prime Santa Ynez valley land and on a promontory that took in amazing views of the surrounding area they chose to build their home. The famous architectural firm, Edwards and Plunket of Santa Barbara (also known for the Arlington Theater and the Terminal at the Santa Barbara Airport), designed the Hacienda for the Juan Y Lolita Rancho in about 1928. A Guest Wing and garages were built in approximately 1937-38. The late John S. Mitchell, of Los Rancheros Vistadores fame, was the original and long time owner.

Additional subsequent owners included Jimmy Stewart and Dean Martin.

There is an air of warmth and hospitality immediately experienced upon entering the protected courtyard with its flagstone walkways, flowers and sycamore trees. Today, the present owners are painstakingly restoring the home with deference to the original Plunkett design and using the finest of materials and craftsman. The Mitchell family has assisted in this process by making available the original blue prints to work from and original photographs dating back to the days of the initial construction and after. The present owners are respectfully, tastefully and artfully in the process of bringing Juan Y Lolita to its original glory and allowing this home to move gracefully into the next century. The property is truly magnificent and irreplaceable.



*Main Residence Circa Late 1930s*



*Guest Quarters Courtyard and View Circa Late 1930s*

### The Main Residence consists of:

- Spacious Living Room and adjoining Dinning Room, both of which command a spectacular view of the Santa Ynez Valley.
- The newly remodeled Kitchen / Family Room features state-of-the-art appliances, a very large center island with sink and eating area, views out to the Valley and a grand fireplace with seating and dining area. P.J. Milligan designed and built the cabinets and entertainment area and also the adjoining Butler’s Pantry cabinetry. There is a storage pantry room plus a Mud Room entry off the main courtyard leading into the kitchen.  
The kitchen / family room also opens out into a patio.
- Master suite has a sitting room with fireplace, bedroom with fireplace, two closets, and master bath. Four bedrooms, each with full bath, and two with fireplaces, complete the accommodations in the main residence.  
Each bedroom has a private entrance to outside the house.
- Across the courtyard is the Guest Wing with two, two bedroom suites separated by a large living room and bar with kitchen. Below, is the 6-car garage, originally built to house John Mitchell's carriage collection. This area is heated and well-lit and showcases an original wall mural painted in 1937/8 by the re-known Plein Air artist, Douglas Parshall depicting the early days of the Santa Ynez Valley.  
A chauffeur’s / maids quarters, storage and shop are also located here.
- Off the Living room is a 26 x 50 foot heated and filtered pool, and convenient to this area are bathroom, showers, sauna, and dressing rooms.  
Just below, is a lighted tennis-court.

*Shown only by appointment with listing agent.*

*Carey Kendall*  
*805.689.6262*

Disclosure:  
The following information is presented to assist you with your evaluation of the property. The following square footages are taken from a bank appraisal and the historical information was supplied from previous owners and county records. This information is simply for your information and is not guaranteed by Agent or Seller. Buyer is advised to make all necessary inquires as to satisfy themselves with subject property.