

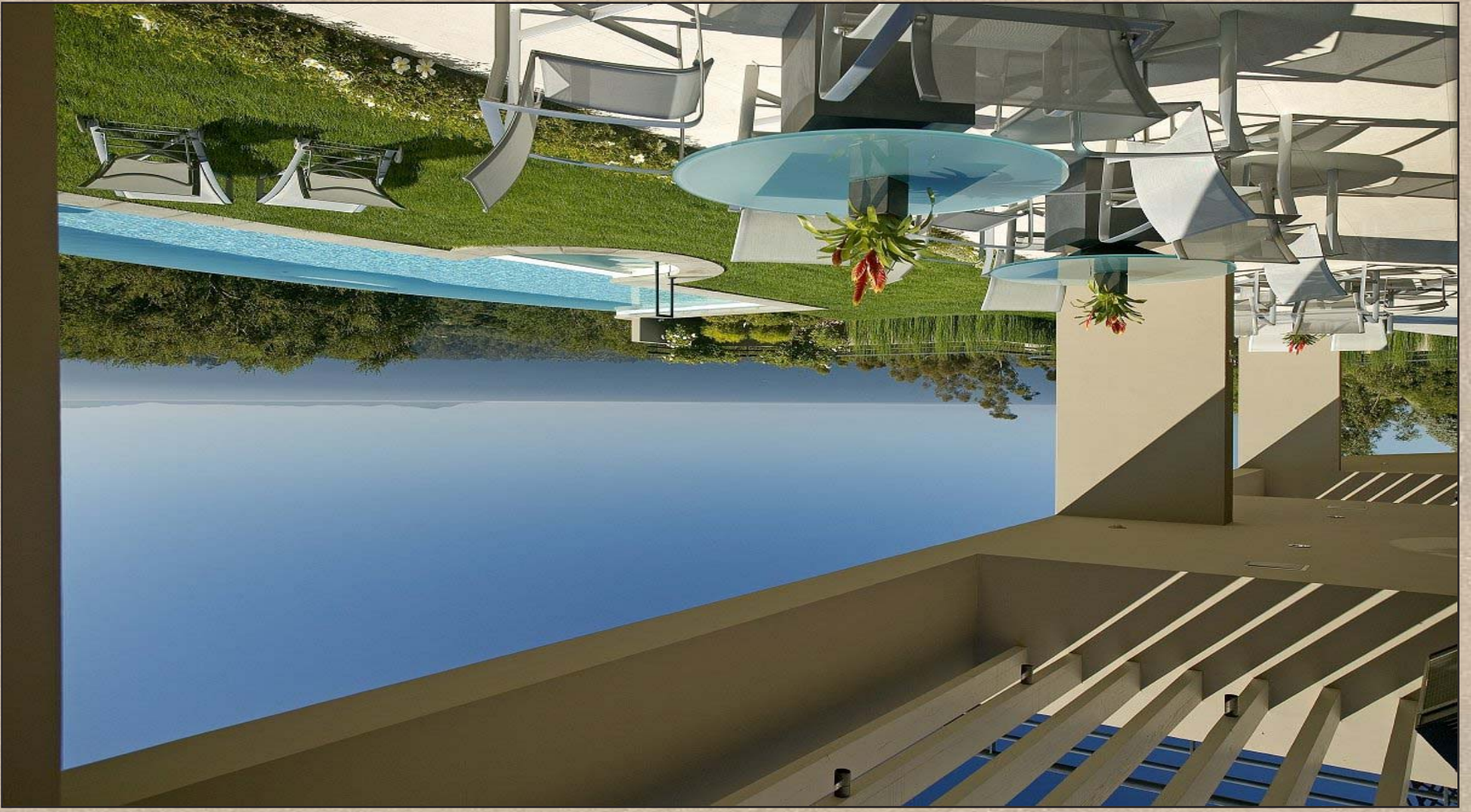


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Special Features

- ◆ Honed limestone floors throughout house, walkways, and terraces
- ◆ Adjustable lighting throughout home
- ◆ Numerous skylights
- ◆ Avocado orchard
- ◆ Gate and security system
- ◆ Infinity pool and spa
- ◆ Outdoor heaters on ocean view terraces
- ◆ 3 car garage
- ◆ Dumbwaiter for second floor service
- ◆ Back up generator
- ◆ Soft, filtered water

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OCEAN VIEW CONTEMPORARY

1130 EAST MOUNTAIN DRIVE, MONTECITO, CALIFORNIA

Bedrooms: 4 **Baths:** 7 **Acres:** 6.99 **Offered at** \$9,950,000

This dramatic estate in Montecito's "Golden Quadrangle" above East Mountain Drive was designed by John Kelsey and completed in 2003. It reflects the owners' quest for Zen simplicity and serenity along with the architect's love of natural light making this a perfect home for art and fine furnishings.

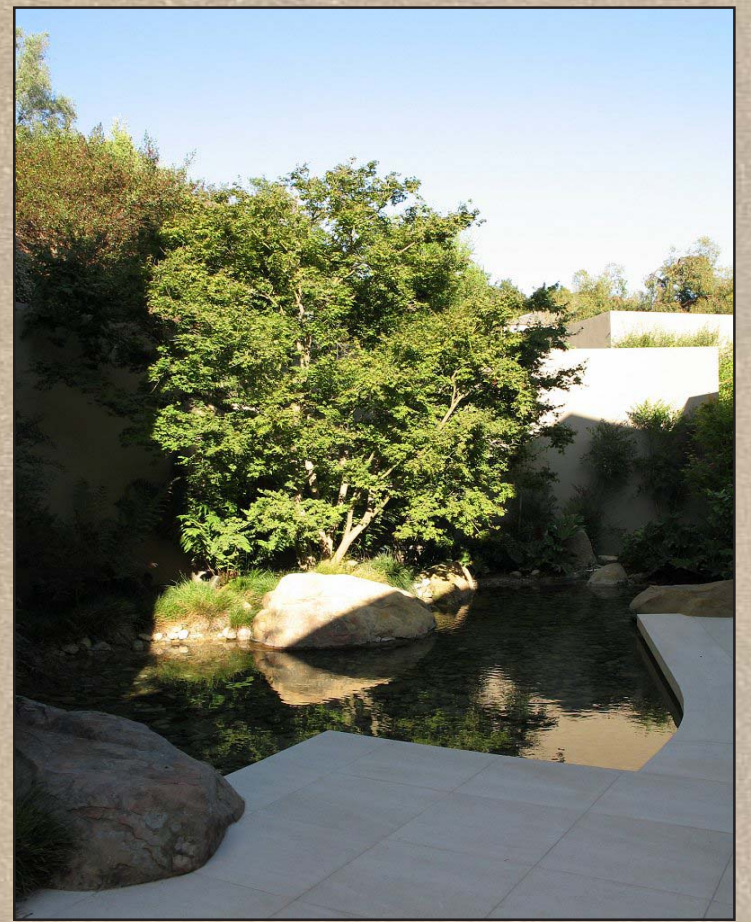
From the entry with its stone lined pond framing a tranquil setting of Japanese maple trees and its view of the interior space to the ocean beyond, one is struck by a perfection of room proportions and views which "inspire" from every living area. The honed limestone floors of the entry continue throughout the home and out to the vast exterior terraces and give a consistent luxurious and artistic feel to the home, as you walk from the interior to the garden terrace and infinity pool with spa.

It's easy to live on the main level of this house with its large living room, dramatic dining room, chef's kitchen adjacent to a comfortable family room/den, and a luxurious master suite next to a stunning partner's office with views that never end. On the upper floor, there are two guest suites with bamboo floors and individual terraces for sunset views. Detached from the main house is a three car garage with a guest suite on the upper level for privacy.

There is no detail overlooked in the amenities offered in this exquisite ocean view contemporary; one simply moves in and slows down to enjoy the architecture of the home and the panoramic views of the coastline provided by this gated 6.9 acre estate in Montecito.

Entry Courtyard Honed limestone floors lead you along a walkway from the motor court to the dramatic glass entry door and windows which reflect a magical water feature. A stone and pebble lined pond with waterfall is framed by mature Japanese maple trees.

Foyer 10 x 10 Grand windows and a dramatic glass door open to the limestone foyer with beamed skylights for an interplay of light and shadows on the walls. A granite top wet bar complete with



hammered bar sink, icemaker, convenient pullout drawers for bottle storage and beveled glass shelves, all hidden behind pocket doors is located on one end of the foyer. The oversized coat closet and powder room are adjacent to the office on the opposite end of the foyer.

Living Room 28 x 21 The living room with its 14' ceiling forces you to stop and enjoy sweeping ocean and island views! Oversized sliding glass doors disappear for indoor/outdoor living and entertainment ease. The room is flanked by side skylights which bathe the room in natural light, and a framed lit niche adorns the limestone fireplace. This spacious, light-filled room with views is a perfect showplace for works of art.

Den 20 x 24 With views of the infinity pool and the ocean beyond, this spacious room with 14' ceilings offers a wonderful place to relax. Features include a 50" flat screen television, built-in audio/video and media storage cabinet with audio system, custom designed stone fireplace and screen flanked by built-in bookcases and storage cabinets, one solid wall of bookshelves, mitered corner ocean view window, and recessed spot lighting.



Dining Room 18 x 15 Entertain in style from this formal dining room offering dramatic ocean views from the sliding glass doors which open to the poolside terrace for casual outdoor dining. Custom ironwork sconces and a buffet niche with recessed lighting provide an accent in another room to showcase an art collection.

Breakfast Area 13 x 7 Adjacent to the kitchen, this cozy space with striking mountain views opens to the barbecue terrace next to the rose and herb gardens.

Kitchen 22 x 12 Granite counters and deluxe custom cabinetry make this a first class kitchen with no detail overlooked. Simple lines and sleek design with attention to organization make this a chef's dream kitchen: granite countertops, 17 feet of cabinets with pullout drawers, hidden office station and television cabinet, center island with ample storage, power, water, and seating, appliance garages, Wolf stove with 6 burners, griddle, and two warming drawers, Viking Hood, SubZero refrigerator, 2 refrigerator drawers, wine refrigerator, Miele dishwasher, double ovens, and 2 sinks with garbage disposal.

Service Room 22 x 7 A full service pantry and laundry room conveniently located off the kitchen with exterior service access through a glass door from the motor court and garage entry courtyard. Includes: Sub Zero freezer and refrigerator, granite counters, under counter and wall storage cabinets, dumbwaiter to second floor, laundry sink, built-in ironing board, Asko front loading washer and dryer, pantry, large storage closet, additional custom storage for table linens, and skylights which open electrically.

Partner Office 12 x 14 adjacent to the master suite, this ocean view office is made for two with dual built-in tinted glass top desks as well as built-in cabinets on walls. Enjoy the view through the floor to ceiling windows. A sliding door opens to the limestone terrace.

Master Suite 16 x 22 Enjoy views and luxury in this master suite with a 12' ceiling, romantic fireplace with stone surround, sliding glass doors with sweeping ocean views, remote controlled blackout shades, and built-in entertainment cabinet.

Attached Master Bath This luxurious master bath has skylights for natural lighting, 2 water closets, 2 separate sinks with vanities, Ultra spa tub with ocean view, enormous walk-in shower with double shower head and built-in bench, 2 locking walk-in closets with numerous built-in shelves and drawers. Glass sliding doors access an Asian-inspired Zen rock and bamboo garden with a fountain feature.

Exercise Room 11 x 11 Located off the master bath, this exercise room is wired for audio and cable and has a sliding glass door which opens to a garden with walking path.

SECOND FLOOR

Guest Bedroom #1 16 x 15 Bamboo floor, built-in storage, ocean and mountain view balcony, attached bath with limestone tub/shower and soapstone counter

Guest Bedroom #2 16 x 15 A mirrored image of bedroom #1 and attached bath with limestone shower, soapstone counter, and skylight.

Detached Guest Suite Located above the garage with a private entrance, this room is carpeted, has heat and air conditioning, a full bath with limestone counters and tub/shower, and its own ocean and mountain view balcony.

