



SEA MEADOW FRENCH COUNTRY ESTATE

1460 BONNYMEDE DRIVE ~ MONTECITO, CALIFORNIA

Style: French Country
Lot Size: 0.25 ± Acres
APN#: 009-360-044

Year Built: 1992
Bedrooms/Baths: 4 / 4 full baths & 1 powder room
Architect: Jock Sewall



Enjoy the distinct pleasure of seaside living from this charming home located within the prestigious guard-gated, beachside community of Sea Meadow and benefit from an unlimited free water supply and care-free maintenance of your home for years to come. Sea Meadow is a 22-acre enclave of French Normandy-style homes that make an outstanding choice for those who desire a residence with an unmatched sense of style and elegance. This 2-story, 4-bedroom, 4 1/2-bath home was designed by Jock Sewall, who also designed the famous San Ysidro Ranch cottages, and features a grand two-story entrance gallery, an inviting living room with stone fireplace, a formal dining room with a butler's pantry leading to the open gourmet kitchen and family room with a stone fireplace, and a nearby sauna. The second floor enjoys two luxurious master suites and two guest bedrooms. Downstairs, French doors open to a lovely terraced patio, landscaped gardens and fruit trees, and a built in stone fireplace. This highly appointed home is designed for comfortable living and modern convenience. Experience the essence of the true Santa Barbara living by meandering to the conveniently located private beach access, and enjoying the association pool, tennis court and clubhouse facilities. Sea Meadow homeowner's association provides complete maintenance support, including exterior painting, scheduled roof replacement, homeowner's insurance, professional landscape maintenance, and virtually anything else a busy homeowner would need.

Offered at \$5,975,000

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Living Room and Grand Entrance Gallery

FIRST FLOOR

Entrance Gallery: The entryway is marked by a covered, stone portico that draws guests to the large arched wood door with 2-sidelights and 3-transom windows high above to the dramatic two-story entrance hall. Complete with a mezzanine, wrought-iron and wood balustrade, a high-pitched hip ceiling with wood beams, a wrought-iron hurricane chandelier, two large skylights allowing natural light to filter throughout the grand space, and a French door with sidelites open to the charming rear garden courtyard terrace. A large entry with pocket doors leads to the dining room, an arched entry to the living room, and an arched hallway leads to the family room. There's a Powder Room with pedestal sink and window to the side gardens, a cloak closet with storage, and another storage closet that houses the audio system.

Living Room: The living room offers a sophisticated space to entertain guests with a custom masonry fireplace centering the expansive room which also features five arched windows with decorative shutters opening to lush gardens, an arched French door with sidelites, is flanked by two built-in bookcases, and opens to the rear garden courtyard terrace, and completing the space is the beautiful limestone tile floor and wood beamed ceiling.

Dining Room: Featuring defining French-country elements such as the dramatic high-pitched hip ceiling with wood beams,





Open Family Room

a large bay window to the front gardens, traditional windows overlooking front gardens are on either side of the stone fireplace hearth and surround with a wood mantel above. A door leads to butler's pantry, that opens to the kitchen, with wood cabinets below and glass front display cabinets above, a granite countertop and bar sink, climate controlled wine storage, built-in storage shelves, and tile floor.

Gourmet Kitchen: The well equipped gourmet kitchen is open to the family room and showcases a wood beamed ceiling, a beautiful bay window, custom wood cabinets, granite

countertops with a stainless steel double sink, a large center island with extensive storage cabinets, a granite countertop, and a custom wrought-iron pot rack above. The breakfast area is complete with a built-in china cabinet with glass front displays, and a large pantry. Appliances include a custom Sub-Zero side-by-side refrigerator/freezer; a large Viking gas stove with 4-burners and center griddle with a large stainless steel vent and backsplash, and below is stainless steel cabinet for storage; Dacor built-in double oven; Miele dishwasher; and built-in Amana microwave.



Formal Dining Room



Gourmet Kitchen

Family Room: The comfortable family room is open to the kitchen where the beamed ceiling seamlessly continues to the focal point, a custom stone fireplace with raised hearth and stone mantel. Tucked in a corner is a wet bar area with a granite countertop and bar sink, two arched windows with decorative shutters open to lovely side gardens, and French doors opens to a quaint covered loggia with a classic stone archway, and continues to the flagstone entertainment terrace and outdoor fireplace area beyond.

Utility Hallway: Located just off the kitchen, the hallway leads to storage closet, a full bath with pedestal sink, tile shower and window to side gardens, there's a door to the attached two-car garage, as well as a laundry room with storage cabinets, a sauna, and a door opens to the rear gardens with an outdoor shower and fruit trees.

SECOND FLOOR

Steps to the second floor mezzanine with a custom wrought-iron and wood balustrade overlooking the entrance gallery feature a decorative window shelf with more windows overlooking side gardens, wrought-iron light fixtures, and wood floor with a carpet runner.

Master Bedroom #1: This elegant master is located above the living room and features a dramatic high-pitched hip wood plank ceiling with beams, French doors open to a charming covered balcony that overlooks the front gardens, a large floor-to-ceiling arched double window opens to a wrought-iron Juliet balcony, two decorative shuttered windows open to the side gardens, two double-door closets with built-in cabinets and storage shelves, and a built-in bookcase with cabinets.

Master Bath #1: This luxurious bath features a marble tile floor and shower, a vanity with marble countertop and a large bay window overlooking the rear entertainment terrace, as well as a separate make-up vanity with a marble countertop, a claw foot tub, and a walk-in dressing room with built-in shelves, all creating a serene retreat.

Guest Bedroom #1: Featuring a pitched wood plank ceiling with wood beams, French doors to a covered balcony overlooking lovely open space gardens, two windows to side gardens, two double door closets, and a shared



Master Bedroom #1



Master Bath #1



Guest Bedroom #1

bath with a ceramic tile vanity and double sink, a separate toilet room that includes a ceramic tile shower/tub and a small window.

Guest Bedroom #2: Featuring two large arched windows with decorative shutters, a large walk-in closet with built-in shelves, and a shared bath.

Master Bedroom #2: Follow the hallway, complete with two double door storage closets and windows to the front gardens, to the second master suite that offers a pitched wood plank ceiling with wood beams, two shuttered windows and three arched shuttered windows offering many different views to the side and front gardens, all together creating a delightful light and relaxing retreat. There's a large double door closet, a large dressing room/sitting room with a pitched ceiling and a window over side gardens. The Master Bath #2 has a ceramic tile floor, a raised soaking tub with tile deck, a glass enclosed shower with ceramic tile, a large vanity with a marble countertop, and a bay window.

OUTSIDE FEATURES

Exterior Facade: This sophisticated and stately two-story home features such refined elements as a stucco and stone facade that is trimmed with painted timbers and features stone arches, a high-pitched hip slate roof with multiple roof elements creating a series of visual focus points, large arched windows and exterior shutters, wrought-iron balconies, and a covered, arched portico that will draw guests into your unique home.

Exterior Gardens: The charming outdoor gardens feature a flagstone entertainment terrace with a stone wall surround, a stone archway to the covered loggia off the family room, and the courtyard off the entry gallery. French doors open to an overhanging eave with indirect lighting. There is a traditional wood gate to the lovely open space area and another gate leads to the front gardens. To the left of the loggia, just off the family room, is a large outdoor stone fireplace with stone countertop and entertaining area, and a gate to the fruit trees with a gravel path leading to the convenient outdoor shower.

Two-Car Garage: A finished garage with two arched wood doors.



Master Bedroom #2



Outdoor Fireplace



Outdoor Entertainment Terrace



Clubhouse, Pool and Spa

Additional Amenities

- *Approximately 4,657 sq.ft.*
- *Speakers throughout*
 - *Indirect lighting*
- *Custom windows and door shutters throughout*
 - *Sauna*
 - *Outdoor shower*
- *Wall-to-wall carpet in upstairs bedrooms*
- *Montecito Union School District*

Montecito Sea Meadow Amenities

- *All water is free and provided by a private water company*
 - *Security at guarded gate*
 - *Pool, spa & tennis court*
- *Clubhouse which can be reserved for private parties*
- *Window washing and gutter cleaning twice a year*
 - *Exterior repainted every 3-years*
- *Painting/refinishing of all thresholds once per year*
 - *Touch up and exterior painting as needed*
 - *Annual roof inspection*
- *All gardening and plants, as well as maintenance*
 - *Patio and yard cleaning twice per week*
 - *Annuals changed twice per year*
 - *Free firewood*



Association Tennis Court



Adjacent Open Space