

“Paraiso”
Montecito, Santa Barbara
An Authentic Early California Estate

Old world sophistication & craftsmanship create this magnificent world-class residential compound inspired by the Grand Estates of early California. Seamlessly tailored to the gentle topography of a 12.8 acre private Montecito knoll top, ‘Paraiso’ offers breathtaking views of the Santa Barbara harbor, the Channel Islands and the Santa Ynez mountain range. The 11,320 square foot main residence combines all of the features and amenities of a regal lifestyle, with the comfortable, simple elegance which exemplifies Santa Barbara living.

Pass through the private gated entrance, down the winding olive lined drive to the motor court and you have arrived at the heart of this irreplaceable Montecito estate. Double wrought iron and glass doors open into the inviting yet grand entrance hall. One instantly realizes they are entering a truly unique and amazing home as both the classical architecture and the ocean views completely consume the entrant. Each room is designed to enhance the livability of the home for its owners and take advantage of the 360 degrees of views and the nearly all useable and completely private 12 acres surrounding them. From the galleria, one can reach all of the major rooms of the residence, the formal Salon and Dining rooms, the Library, Family room, the sumptuous Master plus three luxurious Guest Suites, the chef’s Kitchen, Media room, Wine cellar & tasting room. Adjacent to the Family room and Guest Suites is a lovely pool and cabana compound surrounded with verdant landscaping, flowering hibiscus, and rose gardens.

The Pool Cabana includes 2 full changing rooms, Sauna, Kitchen facility and fireplace. A 1,200 square foot Guest House sits on its own private knoll top offering two bedrooms & two bathrooms, 2 fireplaces, full Kitchen and Laundry, and its own 3 car garage. Ensclosed in a grove of mature eucalyptus is a Manager’s Quarter with additional 5 car garaging and Art Studio. A fully-equipped European-style dining terrace capable of accommodating over 200 guests sits just above the North lawn with sweeping views to the ocean and mountains.

The landscaped grounds host innumerable amenities including colorful rose gardens, hundreds of fruit & ornamental trees, pine and redwood groves, walking paths, extensive water features and fountains. You will also discover the 1,200 sq ft idyllic redwood greenhouse, designed for orchids and year round flowering specimens. It is the perfect amenity for this one of a kind Montecito estate. Blessed with almost year around sunshine, the estate grounds of ‘Paraiso’ offer a veritable cornucopia of sights, sounds and fragrances, with endless views and delightful, secret resting spots for residents and guests alike. Located just minutes from the villages of Montecito and all the history, romance and culture that downtown Santa Barbara has to offer. Come and enjoy your own private ‘Paraiso’.

Main Residence

± 9,745 Square Feet – Main Floor

± 1,575 Square Feet – Lower Floor

11, 320 Total

Additionally, the property provides 10 car garaging, numerous outdoor loggias, a guest house, a pool cabana, greenhouse, and caretakers' quarters.

- Motor Entry:** Fabulous gated entryway. The winding olive tree lined drive leading to the expansive motor courtyard was entirely hand laid with sandstone pavers and curbing.
- Entrance Foyer:** 16' x 15' Custom hand forged, double iron and glass entry doors, 14' cross beamed ceiling with elegant, wrought iron chandelier and wall sconces, beautiful oak plank floors. Two coat closets, a luxurious powder room with marble floors, custom vanity with solid marble counters and polished nickel fixtures. The Entrance Foyer opens to the 85' central Galleria, connecting all major rooms of the home. Designed with solid oak plank flooring, custom plaster and wooden ceiling details, and hand forged sconces and chandeliers.
- Main Salon:** 42' X 20' Grand in every aspect: Oak floors, set in herringbone pattern. 16' ceiling with artfully stenciled beams, Italian cast limestone fireplace, wall of custom iron and glass doors opening to the South Terrace with staggering views of the Santa Barbara harbor, city and coastline. The loggia, with its outdoor fireplace is an ideal place for informal lounging and entertaining. There is an adjoining butler's pantry with granite counters, refrigerator and wet bar for easy guest service.
- Dining Room:** 20' x 17' Terracotta tile floor done in a classic octagonal pattern. Elaborately detailed, wire brushed and antique stained beam ceiling with star pattern, cornice and dentil crown molding. Custom chandelier, large, 24 lite, picture window to the North Terrace, lawns and commanding mountain views. An adjoining butler's pantry, with Fossil Green limestone counters; extensive storage and bar sink and direct kitchen access. Gracious dining at its best. Also, just outside in the Galleria, is an additional luxurious powder room with similar features and fixtures to the Entry powder.
- Kitchen:** 28' x 18' Truly a chef's kitchen with all of the amenities one would expect: Double SubZero refrigerator freezer, two

dishwashers, one a two drawer Fisher Pykel, the other a Miele. A 6 burner with griddle Viking gas range with double oven and a pot filler, SubZero wine storage, two oversized islands for food prep and casual dining, Fossil Green limestone counters and back splash, extensive custom cabinets and interior storage such as appliance lifting tray, lazy Susan's, spice racks and recycle drawers, built in desk and filing cabinet. Two walk-in pantries, a pass through window to the breakfast room. A wall of windows looks out to the South lawn, the ocean, islands and the Santa Barbara harbor

- Breakfast Room: 14' x 13', Terracotta tile floors in a basket weave pattern, alder wainscoting, high beamed ceiling, ocean views plus French doors to the East Terrace with its outdoor entertaining areas, fireplace and pool access.
- Family Room: 29' x 21' Fabulous casual entertaining area with open beam ceiling, massive stone fireplace, terracotta tile floors in a basket weave pattern, custom wrought iron and glass doors looking out to the East Terrace and the pool area.
- Library: 18'4" x 16' A quiet retreat just off the living room and master suite. Oak plank flooring, lovely, alder wood paneling bookshelves and fireplace with Emperor granite hearth and surround. A large picture window frames the mountain view and a wrought iron and glass door gives access to the private terrace. Just outside in the foyer to the Living Room and Master Suite is a refreshment bar with a hand hammered copper sink, Kohler fixtures, Emperor Dark granite counter, refrigerator/freezer and extensive glass and plate storage for serving guests from this area of the residence.
- Master Bedroom: 22' x 21' The ultimate sanctuary. Open beam ceiling, coastline views, private terrace leading to the rose garden. In suite bath area includes, French limestone, radiant heated floors, Bain Ultra whirlpool tub with heated back rest, Jerusalem Gold limestone shower with steam unit, dual vanities with Crema Marfil marble counters, polished nickel fixtures, extensive alder cabinetry. Two enormous walk in closets. Adjacent to these is a quiet room for morning coffee, late evening TV, reading, yoga and exercise, with a custom wet bar with hand hammered copper sink, refrigerator, granite counter and alder cabinets.

Guest Wing

- Bedroom Two: 20' x 17' Four French doors lead to the terrace and pool: Oak plank floors, tray ceiling, fireplace with Emperador granite surround, alder cabinetry, large walk-in closet and in-suite bath with luxurious details including marble floors and wainscot with Sahara Gold accents, Italian honed limestone counters, claw foot tub and stall shower all with polished nickel fixtures.
- Bedroom Three: 18'7" x 19'4" Oak floors, French doors to pool and private garden areas, large walk-in closet, Quatrefoil plaster crown and tray ceiling with Starlight chandelier, ensuite bath with marble floors, and textured marble slab counter, polished nickel fixtures. Oversized marble stall shower
- Bedroom Four: 20' x 17'6", Open beam ceiling stained in a teal oak color, oak plank floors, built in plaster bookshelves, built-in chest of drawers, walk-in closet, in-suite bath with Jerusalem Gold floors with Sahara Gold accents, wainscot of Jerusalem Gold tiles, Kohler 6' tub with Jado polished nickel fixtures.
- Guest Study: 16' x 16'7" A great billiard room, play/study area for the guest suites and/or children's rooms. Alder wood paneling oak floors, cross beam ceiling with embossed crown molding and hand-carved corbels.
- Laundry: Oversized laundry area with extensive storage, farm sink and Whirlpool, under counter, electric washer and gas dryer.

Lower Level

- Theater: 22' x 17'7" Crestron System
- Wine Storage: 16' x 15' Elegant sandstone storage vault with room for 1200 bottles.
- Tasting Room: 16' x 14' Informal dining area for the wine and cheese parties. Wet bar and powder room.
- Garaging: 3 Car Garage and large Plan/storage Room

Pool House: 1,000 Sq Ft Fabulous entertaining and recreation space with his and her changing rooms, showers, sauna, fireplace, kitchenette.

40' x 20' salt filtration pool and spa. Dramatic ocean and mountain views.

Guest House: 1,200 Sq Ft Set on its own private knoll surrounded by several acres of Redwoods, a pine forest with play yard equipment, extensive fruit orchard and berry gardens. Fruit trees include oranges, lemon, lime, tangerine, 3 types of apple, plum, nectarine, peaches, pear, guava, fig, and apricot with plenty of room for expansion. The Guest House contains two bedrooms and two baths, living room and full kitchen and laundry, 2 fireplaces. Covered patio, large lawn area. Detached three car garage. Fabulous Ocean and mountain views.

Caretakers'

Quarters: 2,400 Sq Ft Includes 4 car garaging, caretakers' quarters with living and bedroom, kitchenette, bathroom. Also includes a wonderful artist's studio and large storage room with roll up door.

Greenhouse: 1,000 Sq Ft An important amenity for this site. Excellent layout for orchids, potting, cutting, and starting up specimens and in-house plantings.

Additional Amenities:

- Crestron Home management system integrates with heating and air conditioning, music and entertainment system, lighting, fountains, pool, spa, cameras and motion detection security. Includes 3 fixed panels and 2 handheld remote control.
- 2 sources of Water: Montecito Water District meter plus a share of East Montecito Mutual Water Company which is a private water company and is utilized in the landscaping systems.
- Two separate sewage treatment systems for main house and guest residence
- Cat 5 wiring.
- 4 zone heating and air conditioning in main house
- Wine storage natural temperature control
- Salt filtered and heated swimming pool and spa
- 200 avocado tree orchard. Two separate mixed fruit orchards. 400 feet of trained raspberry, boysenberry, and blackberries.
- Approximately a 1 mile long walking path which loops around the entire property.
- Extensive lawns, rose and flower gardens.
- 50' reflection pond with waterfall.
- Main gated entry plus a separate gated Service entry and parking