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International.
GOLDWELL BANKER
PREVIEWS

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Offered at \$8,850,000



ARCHITECTURE AS ART



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Set high in prestigious Hope Ranch with a dramatic backdrop of coastal foothills, this 4 bedroom / 6 bath estate is a living picture of contemporary art & offers a casual indoor/outdoor living style. With inspiration from the works of Luis Barragán and Ricardo Legorreta, Richard Landry, AIA, designed this home in 1993. Its unifying metaphor is the unending cycle of water, from sky to earth and back again, leaving tranquility to be heard, seen and felt in every part of the home.

Water travels from roof top aqueducts to reflecting pools and a swimming pool below. Walls of glass blur the line between indoor and outdoor space. A "water wall" transected by an angle wall of purple hues, divides the home into formal, informal, service and children's quadrants, and defines the interior wet and dry courtyards. With the master suite, den and office above and spacious public and family rooms on the entry level, this home offers a serene living environment filled with natural light. The use of native colors, natural materials & water throughout are reminders of our connection to the earth and that there is architectural unity with the land itself.

This unique contemporary residence is truly a living work of art.

Publications which feature this Hope Ranch estate:

Casa & Estilo	Oct/Nov 2004
Movieline	June 2002
Robb Report	April 2001
Angeleno	March 2001
Su Casa	IX 2002
Design/Build	August 2000
Interior Expression	March 2000
California Homes (cover home)	Spring 2000

Television programs which feature this dramatic architecture:

Liquid Design II	November 2001
Lynette Jennings Design "Form vs. Function"	June 2001
House Beautiful	December 1999



4464 VIA ALEGRE, HOPE RANCH
SANTA BARBARA, CALIFORNIA



Special Features:

- ◆ 3.01 gated acres in Hope Ranch
- ◆ Private driveway with custom electric entry and pedestrian gates
- ◆ Dramatic entry fountain
- ◆ Swimming pool with waterfall, spa to pool spillway/water slide, solar heat
- ◆ Automated pool cover
- ◆ Spa
- ◆ Reflecting pools and 4 fountain features
- ◆ Tennis court
- ◆ Large grass play area
- ◆ Drought tolerant, low maintenance landscape with programmable drip irrigation system
- ◆ Avocado and key lime trees
- ◆ Extensive landscape lighting controlled from 4 Leviton stations
- ◆ Privacy fence on East fence line
- ◆ Ample on-site parking for guests and entertaining in both the driveway and landscaped shale areas
- ◆ Large custom mailbox with mail collected in basket below
- ◆ Room for horses or guest house
- ◆ 5-zone central heat and air conditioning
- ◆ Integrated sound system throughout (excluding children's wing) with 4 master controllers
- ◆ Phone system accommodates up to 6 lines & incorporates intercom system throughout the house, garage and entry gate.
- ◆ Monitored security system
- ◆ Fire sprinklers throughout
- ◆ Automatic earthquake gas shut-off valve
- ◆ Computer network in upstairs office and den, 3 downstairs bedrooms and kitchen desk, CAT-5 wired; 7 terminals
- ◆ Invisible fence (inside and out) for family pets
- ◆ Central vacuum system
- ◆ Custom cut 18' x 18' multi-colored slate tiles imported from India both indoors and outdoors
- ◆ Double frame construction with exterior and some interior walls 12"-18" thick, shear walls and some steel beams
- ◆ Custom metal windows and sliders by Fleetwood
- ◆ Custom Thermopane windows
- ◆ Custom, white birch oversized solid core doors
- ◆ Quality hardware and plumbing fixtures
- ◆ Reverse osmosis and water softener systems (owned)
- ◆ 75 gallon water heater with recirculating pump
- ◆ Hope Ranch Homeowners' Association with private roads, access to private beach (beach card fee \$60) tennis courts, equestrian trails and security by Hope Ranch Patrol
- ◆ Fees are based on acreage and needs of the Hope Ranch Association (2004 fee was \$1360 and 2005 fee was \$1447)
- ◆ Easy access to schools, freeway, shopping

ARCHITECTURE AS ART

4464 Via Alegre Santa Barbara, California

4 Bedrooms, 6 Baths, 3.01 Acres

Offered at \$8,850,000

ENTRY LEVEL

Foyer 11 x 17

Entry door 4' x 11' reveals an up-lit, second story sculpture gallery above. Dramatic 2 story ceilings, insulated Kalwall skylights for filtered natural light, slate floor.

Living Room 29 x 18 with Wet Bar 9 x 9

Expansive living room with 15' ceiling, built-in entertainment cabinet, wood burning fireplace (with gas starter). Two 5'+ wide, floor to ceiling windows offer incredible light and views of the reflecting pools and monolith wall. Additional windows with a 10' high sliding glass door opening to the patio offer views of the patio fountain and setting. Central seating area with carpet and slate surround. Wet bar with granite counters, white birch cabinetry, sink with disposal, reverse osmosis water faucet and under counter wine and bar refrigerators. Trackless custom built windows open and fold flat to the walls for outdoor entertaining.

Dining Room 13 x 21

Custom wave-like chandelier included in the sale as well as custom granite top dining room table made by local metal artist, Anthony Paul. Built-in china storage cabinet and buffet with granite top, dramatic windows frame views of reflecting pool and sky, as well as the interior atrium. Flooring is a carpeted area with a slate surround.

Kitchen 16 x 38 with two patios outside

A cook/entertainer/caterer's dream space. Light and airy with views of the mountains, pool and spa. Two floor to ceiling sliding glass doors disappear into walls opening the kitchen to two adjoining patios where the slate flooring continues, blurring the distinction between indoor and outdoor space.

The work area features granite counters, triple sink with disposal, 6-burner Gaggenau cooktop with downdraft ventilation, 2 Miele dishwashers and counter seating. Center island with 5' x 8' butcher block top, double sink, disposal, reverse osmosis water faucet, trash compactor and side by side under counter Sub-Zero refrigerator and freezer units. White birch cabinetry throughout including lower cabinets with pull-out shelves and corner wire pull-outs, a multi-storage cabinet and walk-in pantry. Built-in Thermador double oven, Sub-Zero side by side full size refrigerator/freezer, KitchenAid microwave, TV alcove and granite top desk. The space is completed with a raised wood-burning fireplace and sitting area.

North facing patio with mountain views, built-in Baker's Pride professional pizza oven, raised wood burning fireplace, covered dining area, spa with spillway into pool, and pool with waterfall from aqueduct above.

East Patio with fountain, covered wet bar access when windows are opened, raised flower beds with seating, garden tool storeroom, cabinet for pool float storage and spiral stairway to master balcony.

Breakfast Room 14 x 15

The outdoors is drawn in with a floor to ceiling view of the inner courtyard atrium and fountain. Mountain views are captured through floor to ceiling sliding glass doors to the north.

Half Bath

Corian countertops with custom white birch cabinetry.

Interior Courtyards (Wet & Dry)

Courtyards open to the sky and make up the "heart" of the home. Water courtyard (7' x 11') with a glass sliding door and two floor to ceiling glass walls. The dry courtyard (10' x 21') has two walls of sliding glass doors.

Bedroom 1 13 x 15

Floor to ceiling sliding doors to private garden patio, spacious closet, ceiling fan, attached bath with Corian shower and countertops, white birch cabinets and tile floors.

Bedroom 2 14 x 15

Wrap-around corner windows with mountain views, large walk-in closet with built-ins, ceiling fan, attached bath with Corian shower and countertops, white birch cabinets.

Bedroom 3 14 x 15

Wrap-around corner windows with mountain & pool views, large walk-in closet with built-ins, ceiling fan, attached bath with Corian shower and countertops, white birch cabinets.

Game Room 19 x 24

Three sliding doors wrap around the room for great natural light. Built-in surround sound speaker system, entertainment center, window seat with granite top and white birch cabinetry, carpeted.

Laundry Room 10.5 x 8

Counter top with built-in sewing machine which folds away under counter, built-in foldaway ironing board, sink, lots of storage space and custom raised toddler/dog/grandchildren shower station which doubles as a drip dry area and is great for washing feet after beach walks.

Powder Room

With granite countertops, slate floor and low voltage wire lighting

Wine Cellar

Locking, climate controlled, 1850+ bottle capacity with additional storage for large bottles

SECOND LEVEL

Master Bedroom 20 x 22

Large window with mountain views, corner gas fireplace with a raised granite hearth, ceiling fan, carpeted, sliding doors to 10 x 18 mountain view terrace with slate floor and a spiral staircase to lower gardens. The master also features a 13' x 13' walk-in closet with center island dresser.

Master Bath 14 x 25

Stunning view windows on North and South sides, Jacuzzi tub, double sinks, reverse osmosis water, 4' x 5' Corian shower with corner seat and opening skylight, two baseboard heaters under vanity, laundry chute to first level hidden in the cabinetry, granite floors and tub surround.

Storage 15 x 20

Accessed via a mirrored door from the master bath

Den 12 x 13

Carpeted, mountain view, sliding door to view terrace.

Walk-in Linen Closet

Spacious with central vacuum storage

Office 15 x 18

Floor to ceiling garden view window highlighting monolith wall and reflecting pool below, gas fireplace with raised marble hearth, built-in floor to ceiling white birch bookcase, desk and 8' x 12' storage/work room.

Garage

Detached 4 car garage, with covered walkway to service entrance, built-in storage/work area. Attic storage above 3 cars.