

BOLD CONTEMPORARY VILLA

2775 ROUNDUP ROAD - SANTA YNEZ VALLEY, CALIFORNIA

OFFERED AT \$8,000,000

FRONT DOOR:

Custom door is 6 ft wide x 8 ft tall (58" of opening and 14" of wood sidelite). It is made of solid ash, 2.5" thick and weighs approximately 600lbs.

TYPE OF WOOD/MATERIAL FOR ALL FLOORS:

Living Pavilion – 5" planks of rift-sawn white oak

Sleeping Pavilion: 5" planks of rift-sawn white oak, except in Master Bath, where floors are teak to match the teak cabinets and teak "Ofuro"(Japanese soaking tub).

Working Pavilion: concrete

SOUTH-FACING SLIDING DOORS:

There are 8 custom sliding doors and 3 fixed panels, each is 6' wide and 8' tall. They are made by Fleetwood (as are all of the exterior doors and windows in the house, except the front door) and each is energy efficient, dual-paned and tinted.

KITCHEN APPLIANCES:

Stove – 60" Wolf dual fuel range (gas cook top and 2 electric ovens)

Refrigerator – Stainless Steel Sub-Zero 601R

Freezer – Stainless Steel Sub-Zero 601F (matches refrigerator)

Deep Fryer – Gaggenau built-in

Steam Oven – Miele

Microwave – Sharp Carousel

Warming Drawer – Dacor

Under-Counter Refrigerator Drawers – U-Line

Dishwashers – Miele (one in pantry and one in kitchen)

Hood – "Hot" wall has 13' custom stainless steel hood

WINE BAR APPLIANCES:

Refrigerator – Under-counter U-Line refrigerator and ice maker

Cooler – Under-counter Sub-Zero wine cooler

COUNTER TOPS:

Kitchen and Wine Bar – Zodiac Stone; color: Mercury Grey

Powder Room and Large Office – Walnut wood
Bath rooms (except Master bath) – Caesar Stone; color: Lagos Blue

Master Bedroom and Bath – Crema Marfil (marble)

Guest Den – Zodiac Stone; color: Mercury Grey

Studio Office – Zodiac Stone; color: Mercury Grey

Office – Walnut wood

INTERIOR SYSTEMS:

Lighting – All lights are electronically controlled by Lutron Homeworks system through both keypads and Crestron touch-panels

Shades – All shades are raised and lowered electronically through Crestron touch-panels

Audio/Video – All A/V equipment is electronically controlled by Crestron touch-panels and by RTI remote controls

Heating/Air Conditioning – HVAC in every room is controlled electronically by Crestron touch-panels

Security System – Security system is electronically controlled by Crestron touch-panels

Pool & Spa – The heating, lighting, filter and jets of the pool and spa are electronically controlled by Crestron touch-panels

Camera – The front gate camera can be viewed at each Crestron touch-panel

WINDOW TREATMENT:

All windows and sliding doors have sunscreen shades (reduces sunlight by about 50%) custom made by Architectural Window Shades. In addition, all bedrooms have blackout shades. Both sunscreen and blackout shades are controlled by Lutron Homeworks and Crestron touch-panels.

MASTER BATH:

Floors – teak planks

Shades – sunscreen and blackout

Tub – teak Japanese soaking tub ("Ofuro")

Mirror – custom hanging mirror with chrome finish and back lights

Shower – double shower with one rainhead and one movable shower head, Heath ceramic tiles

Fixtures - Dornbrach

EXTERIOR MATERIAL:

Corrugated Cor-Ten steel (designed to be rusty and maintenance free) and glass. Covered courtyard and patio walls are colored plaster. Gates and garage doors are corrugated Cor-Ten with perforations.

POWER EQUIPMENT:

Power supply – 600amp service

Backup power generator – Olympian Power Generator (55KW)

Solar panels – to heat pool

POOL:

The lap pool is 70' long, 8' wide and about 4.5'deep and includes a 4.5' x 10' spa. The pool and spa are heated either by solar or gas. Pool has automated pool cover.

OUTDOOR PATIOS:

Pizza oven – Wood burning brick pizza oven by EarthStone Wood-Fire Ovens

Fireplace – wood burning brick

Heaters – Two wall-mounted gas heaters

Picnic area – Under the canopy of two large oak trees

HEATING/AIR-CONDITIONING SYSTEM:

The system consists of three York HVAC units and 4 condensers, which heats or cools 6 separate zones. The system is controlled electronically by Crestron touch-panels.

FIREPLACES:

Number – There are three fireplaces, one in the living room, one in the guest den and one in the patio.

Living room fireplace is a Rumford fireplace and has floor to ceiling steel fireplace surround with dark stain and a black granite hearth.

Guest den fireplace is brick with black granite hearth.

Patio fireplace is brick with concrete hearth.

BASEMENT:

The basement is 1600 sq ft and is divided into 4 rooms, a hallway and a bathroom, all of which are finished. One room is for equipment (HVAC, tankless water heaters, water conditioner and electronic control systems), two are currently used as storage (one of which is intended to be a wine cellar) and the largest is wired to be a media room.

LIST OF OTHER FEATURES:

Three Rinnai tankless water heaters for continuous Recirculating hot water.

Full house security system electronically controlled by Crestron touch panels.

Wall-mounted plasma screen TVs in office, gym and guest den.

65" plasma screen TV which rises from walnut cabinet in living room.

3 Tivos for watching and recording multiple shows at the same time in different rooms.

Available audio sources include CD changer, CD library, XM radio, FM radio and iPod, all integrated into audio system separately controlled by Crestron touch panels and/or RTI remotes.

Available video sources include DVD player, VHS player and Video Library capable of storing 400 DVDs.

RESIDENCE FEATURES:

2007 AIA Design Award Winning Home.

Featured in Interior Design Magazine.

Approximately 7,000 sq ft home on 20 acres in semi-rural Santa Ynez Valley completed in 2006.

Main Residence includes:

- 800 sq ft master bedroom suite with his and her walk-in closets and laundry.
- 1200 sq ft guest suite with 2 bedrooms, 2 baths and a/c common den with fireplace.
- 800 sq ft art studio with adjoining 75 sq ft office.
- Large 260 sq ft office with adjoining bath.
- Exercise room and bath.
- 2300 sq ft of covered patios and walkways.
- 750 sq ft of uncovered patio.
- Three-car garage with workbench.
- Zen-like interior courtyard with water feature that flows in a board-formed concrete channel 50 ft long and 3.5 ft wide from 9 jets at one end to a waterfall over a bronze weir at the other.

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