

PUBLIC ROOMS (MAIN LEVEL)

ENTRANCE DRIVEWAY

- White wooden electronic gates set in brick gate posts and walls welcome you
- Secluded from the street down a long gated driveway of interlocking cast cobblestones bordered by beds of lavender, flowering pear trees, evergreen elms, and fruitless olive trees
- A circular motor court of pea gravel precedes the front of the home, framed by scarlet oaks, Irish yews, and boxwood
- The home's Federal-style architecture showcases a symmetrical design with white clapboard siding, functional green shutters, red hip roof with dormer windows and brick chimneys, plus classic cupola and copper weathervane

FOYER

- French limestone flooring in harlequin pattern and custom hand-painted walls in stone motif topped with dentil-detailed crown moldings
- Custom-colored ceiling with medallion and Hilliard handmade light fixture

POWDER ROOM

- Just off the foyer, finished with decorative wall coverings and matching vanity

OFFICE/DEN

- Located off the foyer, finished in pine wood panels with equestrian-themed wall covering, library shelving, filing cabinets, integrated executive desk, and gas-log fireplace outlined in limestone
- Wood-like tile finishes the floor, wood crown moldings, and glass-paned door opens to fruit garden and parterre rose garden and guest house

CENTRAL HALL/DINING ROOM

- Located at the center of the floor plan beneath cupola-topped domed ceiling and encircled by upstairs balcony hallway; floor finished in aged, wide-plank Douglas fir

WINE CELLAR

- Imposing iron and glass arched door to temperature-controlled wine cellar for 140+ bottles
- Back-lit onyx and cherry wood cabinetry; handmade French tiles adorn the floor, walls, and vaulted ceiling

LIVING ROOM

- Formal room, with interior design by Bob Miller, includes double French doors and transoms to rear terrace and windows with matching crown moldings; flooring of aged, wide-plank Douglas fir
- Rumford fireplace has custom French limestone mantelpiece with inlaid handmade French tiles

LIBRARY

- Pocket doors beneath transom window open from the dining room to office fully paneled in cherry wood with integrated library lighted shelves and cupboards, and coffered ceiling with Bay view windows and door, and under-window storage
- Aged, wide-plank Douglas fir flooring

FAMILY ROOM

- Fully open to kitchen and with French double doors and transoms to the Bay view terrace; aged, wide-plank Douglas fir flooring extends throughout
- Floor-to-ceiling library shelves and separate entertainment center with integrated sound speakers

KITCHEN

- Stunning Christopher Peacock-style kitchen with custom cabinetry and breakfast bar island, all topped in Giallo Reale marble slab; window banquettes flank cooking center with decorative tile backsplash

APPLIANCES

- Wolf 4-burner gas cooktop; Viking Extractor, KitchenAid Superba oven and microwave; Miele dishwasher; 2 Sub-Zero refrigerator drawers; Sub-Zero refrigerator and freezer; double sink and prep sink in island all with Groehe spray faucets

PERSONAL ACCOMMODATIONS (UPPER LEVEL)

STAIRCASE AND LOUNGE

- Grand carpeted wooden staircase with custom wrought-iron stair rods and railings with fine Hawaiian lacewood handrail set beneath domed, hand-painted sky/cloud ceiling with center cupola with recessed lighting
- Spacious landing area for reading/music with large focal-point Palladian window, glass door to the upper-level outside balcony and connects to wrap-around internal hallway balcony overlooking dining room and hall below
- Refreshment center with wet bar and mini refrigerator

MASTER BEDROOM SUITE

- Carpeting, gas-log fireplace, walk-in customized closet with laundry chute, and glass door to rear outside balcony shared with lounge
- En suite master bath has tile finishes with dual-sink vanity, tub, glass-enclosed shower, and private commode room

(continued on reverse)

BEDROOM SUITE 2

- Carpeting, organized closet with bifold doors, and en suite tiled bath with single-sink vanity and tub with overhead shower

BEDROOMS 3 AND 4 AND BATH

- Each with organized closet with bifold doors (one with attic access) and direct access to a shared bath with single-sink vanity and tub with overhead shower

OTHER INTERIOR FEATURES

- Central vacuum, upstairs and downstairs
- Concealed laundry area in kitchen with stacked Bosch washer/dryer and laundry chute from master bedroom and upstairs hallway
- Dual-zone heating for upstairs and downstairs
- In-wall speakers in kitchen, family room, living room, library, and upstairs lounge connect to WiFi Sonus amplifiers and mobile controller
- Pull-down stair access to large storage attic with 6 operable dormer windows

GARAGES AND GUEST HOUSE

- East garage has adjoining pool room with extensive custom cabinetry and new travertine floor, 2 closets, refrigerator, and half-bath
- West garage is attached to guest house with carpeted living room and French doors to private patio; maple floor kitchen with Kenmore electric range, GE microwave, and laundry area with washer and dryer

- Guest house has central air conditioning, bedroom with mirrored closet, and full bath with tub and overhead shower

EXTERIOR BUILDING FEATURES

- All buildings have redwood siding, functional cedar shutters, roof corbels, and single-glazed custom windows with narrow muntins for historical authenticity
- Copper weathervane on cupola
- All utilities are underground so there are no visible wires to house or site
- Main house built on pier-caissons and beams to withstand seismic tremors and resist settlement

GARDEN AND GROUNDS

- Buildings surrounded by boxwood, photinia, and sage plantings
- Over 250 trees adorn the property, including Irish yews, Italian cypresses, maples, fruitless olives, redwoods and orchard trees (apple, pear, plum, apricot, cherry, orange, lemon, kumquat, grapefruit, fig, and pomegranate)
- A large outdoor “secret” walled garden is lined with 20 pollarded London plane trees. Inside are two copper domed pavilions with heated gazebos, arbor-covered dais, and 2 bocce courts, all edged by wrought iron posts, fence and gates circled with bush germander and English holly
- North lawns, recently replaced by new drought-tolerant plantings, are surrounded by large olive trees, Chinese elms and boxwood parterre

- 300+ linear yards of brick paths and seating areas all set on concrete
- 340+ linear yard driveway of inter-locking cast cobblestones
- Brick gate posts with white wooden electric gate
- Extensive use of Sonoma field-rock to construct terraces planted with tea trees and grasses
- Built-in barbecue center on a large fountain terrace of decomposed granite stone just off the kitchen
- Infinity edge, solar-heated Pebble Tec pool with inset spa and new automatic cover and sweep
- Tennis court with new tennis net
- 5-stall working horse barn with tack room, wash rack, trailer parking, and an acre of four connected paddocks all edged with white PVC fencing and white metal gates
- Perimeter exercise path
- Centrally controlled, complete watering, lighting, and electrical system
- Dual pressurized water system for house and irrigation
- Septic tank with dual leach-field system and irrigation recycling tank/system
- Fenced dog run behind east garage

Price upon request

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