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Volume 3 | Issue 4

A Haven in Montecito
PRIMA LUCE

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Montecito
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PRIVATE AIR

LUXURY HOMES

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Subscription Rates

United States: \$99 for one year

International: \$149 for one year

Private Air Luxury Homes, ISSN: 2328-8345, (Volume II, Issue IV) (July/August 2014), prints bi-monthly. Private Air Luxury Homes assumes no responsibility for claims made by advertisers. All views expressed in all articles are those of the authors and not necessarily those of Private Air Luxury Homes or its publisher. All pictures reproduced in Private Air Luxury Homes have been accepted by Publisher on the condition that such pictures are reproduced with the knowledge and prior consent of the photographer, broker and/or home owner. Reproduction in whole or in part without written permission is prohibited.

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PRIMA LUCE A MONTECITO HAVEN

By: FJ Webber

Significant homes are meaningful to all of us and none more so than this inspirational property in the famed Montecito coastal area of California. An estate aptly called *Prima Luce* – in Italian – meaning first light.





True to its name, the location of this Tuscan villa styled residence faces southeast to greet the sun and southwest to take in a sweeping view of the ocean – while not having other homes in sight. Complete privacy and the benefits of a near 180-degree view are truly two of the key features that make this property so magnificent.

Harry Kolb, listing agent for Sotheby's International Realty, ticks off several other vital geographic elements that are so distinctly Montecito: "The general location and view of Montecito Valley from a piedmont perspective and the temperate and hospitable climate of the area make for ideal living. It is just the right distance from the coast and just the optimal climate for growing most any plants and flowers."

Set amidst this kind of backdrop, *Prima Luce* is the magnum opus of Montecito estates. Offering beauty as well as livability, the home has a genuine family oriented floor plan. Kolb indicates the rarity of an estate home that features such luxury amenities for an active family as well as providing warmth, sophistication, and the practicality of, "having four family bedrooms on the same level and in proximity to each other."

Imagine arriving at your own motor-court taking in the main home's stately, yet inviting vestibule of 11-foot arched glass and wrought-iron double entry doors; all surrounded by imported limestone trim, and columns that open to the second floor landing. Step into a vestibule with a covered loggia and ocean and island views. Walk onto a rustic travertine floor through a grand arched entry to the living room, the dining room, or a hall to the library. Bold architecture envelops you at every turn and that 13-foot high white wood beamed ceiling of the formal living area suspends you, leaving you drooling at the spectacular blue of the ocean, islands shimmering off in the distance, and an unobscured sight of the Montecito Valley floor - literally glowing in light.



Continue your visual tour described by these words and photos of the five huge bedroom suites each with built in custom window seats, bookcases, and cabinetry. Include six full bathrooms, two powder rooms and five elegant fireplaces all found within the main house. Sensitive to the scale and fitting within the region's architecture, this highly function modern estate also has the advantage of having been built in 2001 on 2.3 glorious acres.

The talented builder and designer of the home, Bobby Webb of Santa Barbara, understood that a home of such distinctive style must exude a sense of permanence, of quality, and of authentic good taste. Kolb marveled at this sense by explaining that, "the library is one of my favorite design features of the house. It has an alder wood coffered high ceiling, large window seats, custom wrought-iron chandeliers, arched transoms to the covered loggia, and paned glass French doors that flood the room with natural light. Every scene looking out reminds me of a painting."

Another choice location within the home is the family room – a perfect place for intimate gatherings. Montecito Valley views, French doors that let in all the light possible, and a state-of-the-art home theater featuring a 50-inch plasma screen TV with computer interface, video processor, six speaker surround sound with sub woofer, two DVD/VHS players, and two 6-disc CD players can wind down the most active family.

By anyone's luxury standards, the gourmet kitchen here offers a large preparation island, walk-in-pantry, custom pine cabinets





with glass displays, coffered wood ceiling, marble countertops and all the professional Viking oven amenities. A SubZero refrigerator/freezer and a breakfast conservatory that also leads to a vine covered dining terrace with spectacular ocean, island, and valley views create just the right feel for more casual dining. A doorway to the formal dining area from the kitchen opens to more dramatic views including decorative frescos and separate doors to the butler pantry.

Whether used for additional guests or staff quarters, there is an area located off the kitchen and near the family room and exterior breezeway. This charming room has a lovely wrought iron and crystal chandelier, a full bath with Jerusalem gold limestone countertop vanity, tile floor, shower-over-tub and walk-in closet with storage shelves.

Additionally, a guest house reached by a stone double stairway, leads to a charming and separate home with arched French doors, a large living room, a kitchenette with a granite countertop, a spacious bedroom, and full bath with shower that fulfills any guest or family member's desire for a retreat of their own. The 65-foot long pool and pool house/cabana allows guests and family to frolic amidst garden views, a fireplace, travertine marble floors, fully equipped kitchen, plus a changing room that includes a full bath and tile shower. The area is finished off with an automatic pool cover, underwater speakers, a large hot tub, and outdoor shower.



Making this property even more family friendly is a creation that will leave children clapping their hands in an Alice in Wonderland-like whimsical two-story playhouse. The life-size cottage is a replica of the main structure with its entry loggia, arched doorway, wood floors, and a ladder - perfect to climb to the second story loft. The children can spend hours playing in this enchanting mini house where outdoor garden sprinkler heads are disguised as sunflowers. Should they wish to explore, there are waterscape features that wind along a recirculating stream ending at any of the three large ponds complete with footbridge, waterfall, lotus blossoms, and goldfish. A seven hole putting green under 80 mature oak trees will also keep guests and family active.

Functional space for vehicles is also found in two garages that can house three cars each. A basement located off the kitchen provides a large laundry room, and another area that opens to a substantial storage space housing an audio component closet, mechanical room, and a wine room with a Marvel wine refrigeration system and custom storage racks. In privacy, good architecture, and multi-dimensional views this striking over 8,000 square foot property has it all. Let *Prima Luce* be your first light and the last vision you see by the light of the moon. ➤

Offered at \$23,500,000

Please call Harry Kolb at 805.452.2500 for showing or questions
www.HarryKolb.com



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