



1478 EAST MOUNTAIN DRIVE, MONTECITO, CA

Style: International
Lot Size: 3.41 Acres, Approx.
APN#: 011-060-032

Age: Built 1960
Architect: John Elgin Woolf
Bedrooms/Baths: 3/4 Full & 2 Powder Rooms

Designed by noted Beverly Hills architect John Elgin Woolf in 1960 for members of the Huntington family, this International style home commands expansive public rooms, 12-foot ceilings, panoramic coastal views and a Montecito location at the center of what is considered best of the best. The extremely spacious three-bedroom suite home contains an inviting main drawing room, formal dining room, charming guest suite with private library sitting room, a second large two-room guest suite currently being used as an office and library, a four-room master suite of generous proportions and a kitchen of more than 500 square feet all emanating from a 27-foot long, grand central hall. The details of construction and décor have not been slighted in the least and include handsome moldings, parquet floors, marble fireplaces and baths and extensive details necessary to make a great home truly “finished.” The main home sits on a promontory at the rear of its 3.4-acre island view grounds, which includes a pool, single bedroom pool house and a 4-car garage with a two room, two-bath staff apartment. *Asking Price \$8,750,000.*

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Entry (18' x 11'):

This formal 16' high Entry has three sets of solid 11' doors leading to various wings of the home. The floor is black and white marble of checkerboard design. A clerestory window is above the main entry doors from the circular motorcourt.

Galleria (27' x 10'):

Upon entering the Galleria, one has a sweeping view of the Living and Dining Rooms, the vestibule for the Master and Guest Suites and the pool and terrace beyond. Scrollwork cornices top the entryways and the 12' ceilings continue throughout the home. The parquet flooring extends throughout the Living and Dining Rooms. Massive 11' tall pocket doors enclose the Dining Room and are elaborately hand-painted in an oriental design, featuring flowers and birds.

Living Room (29' x 26'):

A white carved marble fireplace, with black marble liner and gas starter, is centrally located on a wall of windows offering panoramic ocean, island, and coastal views. Arch-topped patio doors open onto the covered ocean-view loggia. Deep crown molding accents the ceiling.

Dining Room (20' x 15'):

The Dining Room walls are covered in silk and topped by deep crown molding. Floor-to-ceiling sliding glass doors lead to the covered rear loggia that looks up to the mountains. A swinging door allows for service from the Kitchen.

Kitchen (24' x 21'):

Immediately inside the entrance from the Dining Room is a butler's service area with a large stainless sink, Thermador warming oven, counter space and cabinets. A large island has a butcher-block top with cabinets below and a dacor four-burner electric cooktop with grill. Other appliances include a Sub-Zero refrigerator; a Sub-Zero freezer; a KitchenAid dishwasher; two sets of built-in Thermador double ovens, one set with a microwave; and a Chambers four-burner gas cooktop with Trade Wind hood above. Extensive storage is provided by two large walk-in china closets, a walk-in glass double-door pantry, and cabinetry above and below the countertop that runs the length of the wall along the front motorcourt. Windows above the triple-sink set in this countertop look out over the motorcourt to the expansive coastline and ocean views beyond, while sliding display windows along the rear wall of the Kitchen offer scenic mountain views.

Laundry (12' x 11'):

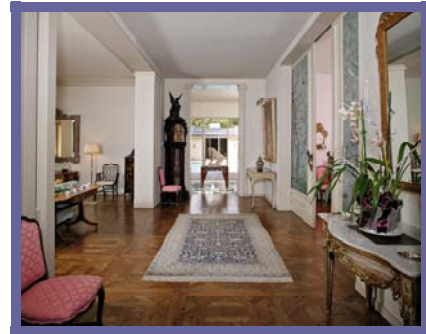
Adjoining the Kitchen and housing a walk-in silver closet, a temperature controlled wine closet, and a powder room with an oval leaded-glass window is the Laundry, that is equipped with a utility sink and electric appliance hookups. Windows overlook a small rear terrace that accesses the Garage and Staff Apartment.

Library/Office or Guest Suite:

Off the Entry and through a passage with three large closets and a powder room with an oval leaded-glass window, lit by wrought-iron and crystal sconces, is a private, carpeted suite, currently used as a Library/Office but easily converted for use as an additional Guest Suite.

Library (17' x 15'):

Fabric covers the walls of the Library and Office. Windows overlooking the motorcourt have mountain views and mahogany cabinets are topped by built-in bookcases. There is an in-room full shower-over-tub bath with an oval leaded-glass window and marble vanity.



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Office (20' x 12'):

A private Office is formed by closing the pocket doors at the back of the Library. The Office enjoys ocean vistas and a private patio through floor-to-ceiling sliding doors that have an exterior security screen.

Bedroom Vestibule (15' x 10'):

At the far end of the Galleria, repeating the black and white checkerboard marble flooring of the Entry, is the Vestibule that provides access to the private sleeping quarters arranged around the pool terrace. Floor-to-ceiling sliding glass doors lead to the pool terrace and pool house.

Guest Suite

Sitting Room (19' x 17'):

The carpeted Suite is entered through panel doors. The walls to the Sitting Room are lined with built-in bookcases over cabinets. Patio doors on either side of the room open to the pool or rear terrace, with mountain views.

Bedroom (22' x 15'):

Windows on either side of the Bedroom share the same pool or rear terrace and mountain views. Two doors on the rear wall of the Bedroom access the walk-through Dressing Room.

Dressing Rooms/Bath (16' x 11'):

Twin Dressing Rooms with built-in marble-topped bureaus and vanities share a central Bath area between them. Each Dressing Room has wall closets with extensive built-in storage units, a window with side mirrors over a designer sink, and pocket doors to the Bath. The design theme of oval leaded-glass windows carries through in this shower-over-tub Bath.

Master Suite

Sitting Room (19' x 17'):

A carved fireplace of white marble hearth, surround and mantel with black marble liner is the central feature of this room. Built-in cabinets beneath bookcases flank the fireplace. Glass and panel French doors access the pool terrace. The ocean and islands are viewed through a window over the side terrace. The walls are paneled wood. There is a wet bar with a Corian countertop and glass shelving.

Bedroom (21' x 18'):

Wall-to-wall carpeting extends throughout the Suite. A display window on the side wall enjoys the same panoramic views of the Sitting Room, while windows along the opposite wall overlook the pool and mountains.

Dressing Area/Baths (34' x 28'):

Foyer:

A glass and panel French door, with security curtain, opens onto the pool terrace. This area connects the Dressing Area and Baths.

His Bath:

Windows over the brown marble-topped vanity, backsplash and sill have ocean views. There are built-in drawers and cabinets, a walk-in closet, and a separate tiled shower and loo, with oval leaded-glass window.

Dressing Area/Her Bath:

The Dressing Area is a rotunda, off of which are a shower; lav; linen closet; walk-through closet with extensive built-in storage units, Corian countertops, an oval leaded-glass window, and an Adesco under-counter safe; and mirrored double-doors to the tub area. A window with pool and mountain views is above the hand-painted sink with gold-plated fixtures, set in a vanity topped by white marble counter, backsplash and sill. The Jacuzzi tub has gold-plated swan fixtures and is set in a white marble base, with white marble display shelving built into the wall behind. Windows on either side of the tub have ocean views. Half a dozen large closets line the walls.

Garage:

The four-bay garage houses a diesel powered back-up generator and equipment room. A Guest Apartment is atop the Garage.

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Staff Apartment

Located above the Garage, the apartment is carpeted and there is a skylight in the entry area.

Sitting Room (19' x 15')

There are dormer doors to roof patios on opposite sides of the room: one side overlooks the mountains, the other has coastal and island views. The wet bar has a sink, bar refrigerator, and two-burner electric cooktop. There is a wall closet and in-room shower-over-tub bath.

Bedroom (22' x 11')

Built-in bookcases have cabinets below. There is a window with mountain views and another overlooks the private back patio between the Laundry and the Garage. The in-room bath has a tiled shower-over-tub, Corian vanity, linen storage and a window with ocean and mountain views.

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Pool House

The 38' x 16' pool is set in a heated terrace that is sheltered within an inner courtyard between the main home and the pool house.

Living Room (27' x 15')

Entered through sliding glass doors from the pool terrace, this space has a 12' vaulted and beamed wood ceiling, built-in bookcases, carpeted flooring, and a brick hearth fireplace with hand-painted tile surround framed in wood that is flanked by windows with louvered shutters inside and exterior security curtains.



Kitchen (11' x 8')

An oval leaded-glass window is above the double stainless steel sink, set in a terra cotta tile counter. There is a General Electric no frost refrigerator/freezer and a Trade wind hood over the Wedgewood four-burner gas range with griddle and double ovens and broilers.

Bedroom (15' x 12')

The Bedroom is carpeted and has wardrobes along one wall. A glass door surrounded by windows opens to a private terrace with ocean and island views. The bath has a large tiled shower, a mirrored wall over the vanity, a round skylight and a window with ocean and coastal views.

Additional Features

Two-inch thick panel doors throughout. Copper roof, gutters and window awnings.

Radiant heating in the pool house floors and the ceiling of the main house.

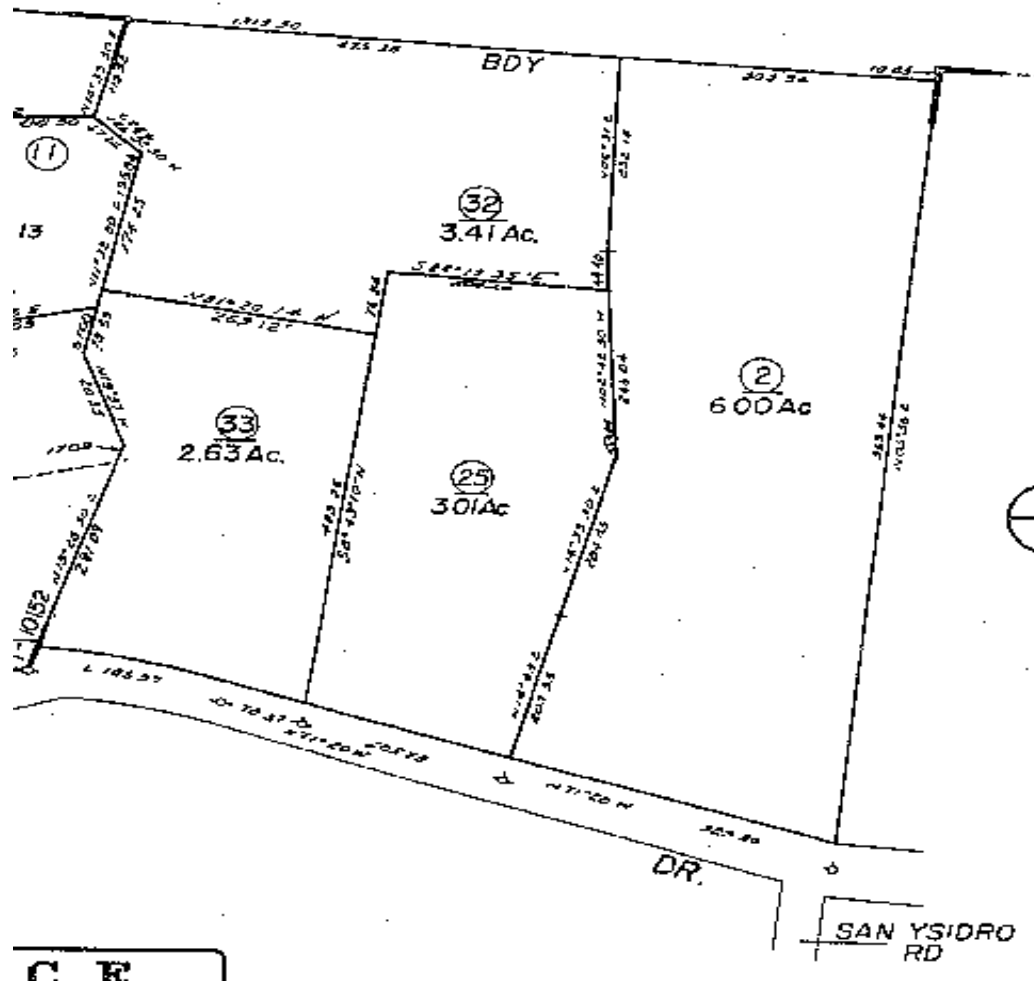
Diesel-powered backup generator. Security system. Softened hot water.

Fire suppression system in equipment room of pool house and hoses throughout property.

Full attic above the main home. Rose cutting garden behind pool house.

Mature trees and landscaping and expansive lawn.

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For further information or to schedule a tour, please contact:

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