

ROBLEDAL

HOPE RANCH SANTA BARBARA CALIFORNIA

Robledal (An Abundance of Oaks)

Robledal is privacy, it is view and it is quiet. It is very unpretentious, but yet impressive in its understated elegance. From its double walled construction to magnificent views of ocean, pastures and mountains, it is impressive. It is the



true unadulterated essence of old Santa Barbara. Built by the very same artisans as the famous Courthouse that has always been the centerpiece of our city. Hope Ranch is serene, and away from buzz of the freeway and trains. An equestrian community in one of the most temperate places on earth. .4 of a mile as the crow flies to the beach, or .6 of a mile by the stream lined trail.

The home

Bedrooms/Baths: 5 to 6

5 baths & 2 Powder Rooms

Acreage: Approximately 7.87

Additional 8 acres adjacent



This vintage Spanish Revival estate designed by George Washington Smith (GWS) was constructed for Milton Wilson, one of the three general partners who developed Hope Ranch Park in the early 20's. This handsome estate, "Robledal",

possesses the finest panoramic ocean and mountain views of these three original significant estates. Very understated yet elegant, the



residence sits protected at the crest of nearly eight acres of equestrian land as green and lovely as the pastures of Kentucky, yet with panoramic views of the Pacific Ocean and Channel Islands.

This expansive 14,000± square foot home, 10,000 in the main house, has been meticulously restored and has all the exemplary Smith detailing: wrought-iron grates, chandeliers and sconces; design tiled floors, counters, double thick walls and fountains; carved-wood doors of 3" mahogany, ceilings, cornices; and private gardens



with tiled fountains. French doors throughout the home afford easy access to the natural beauty and panoramic

and the many surround this is an masterpiece incomparable Hope Ranch epitome of living with and miles of horse trails that lead directly to the ocean's edge.



ocean/island view gardens that home. Robledal architectural placed in an setting and Park is the quality coastal private beaches

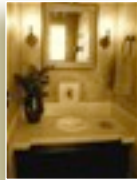
R O B L E D A L



Entry (21' x 14'):
The beamed Entry has a glass door with wrought-iron grating. The flooring is of old terra-cotta honeycomb patterned tiles.

Wrought-iron wall sconces and four chandeliers, three glass lanterns and one stained glass fixture, light the Entry and Galleria. The Cloak Closet and Powder Room that flank the entry door have windows with wrought-iron grates that overlook the motor court.

The Powder Room has a tumbled Carrera marble vanity top and walls topped by wainscoting. It has a wrought-iron chandelier and wall sconces of the period.



Galleria (55' x 10'):

The three steps down from the Entry have design tile risers. The tiled flooring continues throughout the Galleria, Living Room, Breakfast and Dining Rooms.



Living Room (40' x 24'):
At one end of the Galleria, and two steps down, is the Living

Room that has a plastered fireplace and mantel.



The beamed ceiling has six lantern chandeliers. Overlooking the ocean and islands is a large display window, flanked by side windows. Doors on the outer wall of the Living Room open to a large side patio with fountain. On the inner wall, patio doors lead to the Loggia.

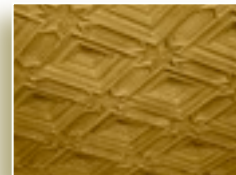
Loggia (31' x 15'):

A wall of glass reveals dramatic views of the lower pasture and the coastline, ocean and islands beyond. The beamed roof has skylights. The main Entry/Galleria is accessed through glass doors with wrought-iron grating. The Office is two steps up, through carved-panel pocket doors.



Office (16' x 16'):

This Den/ corner and built-in cabinets front chest. The ceiling is of design. There is a display window with ocean/ island views.



Office has a fireplace extensive bookcases, and a glass-display coffered carved-wood



R O B L E D A L

Guest Bedroom (14' x 11')

Up three steps from the Galleria is this private Guest Bedroom with full in-



room bath and large closet. Windows overlook the front motor court and the side garden. The floor is tiled and the ceiling

is beamed. The bath has period fixtures and green art deco tile Dining Room (21' x 11')

Up three steps from the Galleria, with tiled flooring and windows to the front motor court, this for

dining space has a coffered and beamed ceiling with a candlestick-style wrought-iron chandelier and wall sconces. A wrought-iron railing runs along the Galleria.

Family Room(28' x 20')

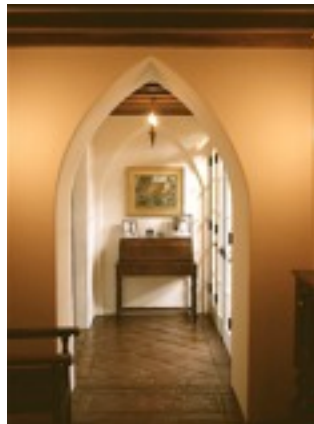


Entered through carved panel doors from the Galleria, Butler's Pantry or Rear Hall. The coffered ceiling has indirect halogen lighting; sconces are along the walls. Beside the plaster fireplace, patio doors lead to a rear terrace, with wall fountain, that

has oak ocean, island and coastline views. A large display window with window seat over bookshelf shares these panoramic views.

Rear Hall

This space connects the Dining Room, Butler's Pantry and Solarium, while providing access through patio doors to an ocean/island view terrace. It is lit by two lantern-style



chandeliers. A Powder Room with a marble pedestal sink and antique Roman-style period fixtures and is illuminated by a

discrete sky light.

Butler's Pantry (20' x 10')

Accessed from the Dining Room, Kitchen or Back



Hall, the Butler's Pantry has a Jenn-Air side-by-side refrigerator/freezer with water & ice dispenser. A window overlooking the motor court is above a stainless steel counter with double sink; a second window looks into the Solarium. The flooring here and in the Kitchen is travertine and the countertops and back splashes are ivory colored Crema Marfil marble.

Kitchen (18' x 13')

The central island/bar has an inset ceramic salad sink and Viking gas six-burner cooktop with retractable



fans. Storage cabinets and a microwave are beneath the countertop. A electric skylight is above the island and seating area and runs along one side. The Kitchen is equipped with a Viking side-by-side refrigerator/freezer, built-in Viking double convection ovens, a Miele dishwasher, a KitchenAid trash compactor, and a Char-glo grill. A desk area is built into the countertop by windows to the front motor court. The Solarium is viewed through large windows and accessed through patio doors. An archway leads to the Laundry/extended Pantry.

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Laundry/Pantry (13' x 10'):

The two-room Laundry/Pantry is between the Kitchen and the breezeway to the Staff Apartment and Garage. The countertops and flooring are matching marble. Inset lighting and windows to the front motor court and back patio provide lighting. There are extensive storage cabinets and cupboards. Pocket doors close off the Laundry area from a small mud room.



flooring; a green tile shower, counter and backsplash; period fixtures and a wrought-iron chandelier.

MASTER SUITE (1,100 sq. ft.)

Sitting Room

Entry to the Master Suite is through the tile floored Sitting Room that has wall sconces and a beamed ceiling with skylight.

Storage closets, one cedar-lined, and built-in bookcases provide storage. A niched display window has ocean views.

Solarium (40' x 25'):

Entered through patio doors from the rear hall, the bright, spaciousness of this garden-style room is enhanced by the glass ceiling that has

thermostatically-controlled panels and a canvas awning.

Featured in the room is a sculpted plaster gas-starter wood burning fireplace. The flooring is a combination of brick with hand-cut stone inlay.

A glass wall of display windows and French doors lead to a private brick terrace that is walled by hedging. The exterior wall of the garden is covered with a climbing fig. An eight-pointed décor tile fountain forms the focal point of the garden. On the other side of this hedged patio, is a 40' x 20' pool with spa. Below the pool is a regulation north-south tennis court.



Bedroom

Patio doors, flanked by side windows open to a private patio with ocean, island view framed by grand California oaks. Across the room a display window offers views of the pool/spa and the mountains beyond. The plaster fireplace has a raised hearth of tile, with green accent tiles. Lighting is provided by wall sconces and a chandelier in the coffered ceiling of octagonal design.

Dressing Area & His/Her Baths:

The Dressing Area has inset lighting, built-in storage spaces and mirrored closet doors.

Nicely understated marble countertops and backsplashes, Her Bath features a display window with ocean views above the tub. There are two additional windows and wall sconces. His Bath is also lit by sconces and a window that overlooks the tennis court and ocean. Marble wainscoting is along walls and in the shower.



First Bedroom (16' x 12'):

Design features of this room include a barrel-ceiling with rope crown moulding, an arch-topped bookcase and an étagère wall inset. Display windows in the Bedroom and the double shower all offer ocean views. The bath has terra cotta

Second Bedroom (16' x 14'):

Carpeted, with a unique double-vaulted ceiling, this Bedroom has a display window overlooking the pool/spa, two closets and built-in bookcases.

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The full in-room bath has design details of marble, wainscoting, tile flooring, period sink and fixtures and wall sconces.



Third Bedroom (18' x 13'):
Patio doors open to the pool/spa area and offer mountain views while a window overlooks the back patio. This Bedroom has tiled flooring, built-in bookcases and plaster crown moulding. The tiled in-room bath features a dry sauna and design tile ceiling

moulding.

Gift Wrapping Room (13' x 11'):
Entered from the breezeway across from the Laundry or off the hallway to the Staff Apartment, with oak flooring and extensive built-in glass-front display cabinets, cupboards and countertops (two butcher-block, one tin), this craft room has a sink and windows to the back patio.



Staff Apartment

The apartment is located along an inner hallway with storage closets that runs between the Laundry breezeway and the Studio and

Garage.

Sitting Room (13' x 10'):
The flooring is wood and windows overlook the back patio. A built-in kitchenette has a stainless sink with hot water on demand tap, Kenmore bar refrigerator and double electric burners.

Bedroom (13' x 10'):
The wood flooring continues into the Bedroom. Windows to the back and side have mountain views. A walk-in closet and built-in cabinets provide storage space.

Art Studio (27' x 11'):
With oak wood flooring and fluorescent lighting, this workspace has windows along both walls to front and rear motor courts. A large storage room, with utility sink has windows to the rear motor court.

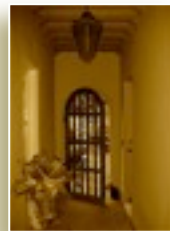
Garage:
The garage is divided into a two-bay and a three-bay section. One side has a window to the front motor court and the other has a door to the motor court. The larger section currently has a full shop and a car washing bay.



Guest Studio (34' x 17'):
Above the Garage, this large carpeted space is entered through a wide, solid wooden door. Several windows look out over the mountains. A wet bar area is equipped with a side-by-side refrigerator/freezer. The shower-over-tub bath has a window overlooking the front motor court.

Guest Apartment

The Kitchen has mountain view windows, a stainless steel sink, side-by-side refrigerator/freezer, electric range with upper microwave.



Living Room (13' x 11')

Through a private entry, above the Garage, this apartment has hardwood flooring beneath the carpeting and tiled entry. Windows along the front overlook the motor court, while those along the back offer mountain views.

R O B L E D A L

The Cottage

Bedroom (13' x 11')

A window overlooks the front motor court and patio doors open to the front entry porch. There is a closet in the Bedroom and a second in the hall. The full bath is a shower over tub.

Guest Cottage

Living Room (19' x 15')

This apartment is freestanding and carpeted throughout. Patio doors along the front wall open to the motor court and patio doors on the opposite wall lead to a porch that runs along the rear of the cottage. The wet bar is equipped with a verde granite counter

and stainless steel sink and refrigerator/freezer. Bedroom (12' x 11') window overlooks the motor court. There is a shower bath and mirrored closet doors.



Additional Features

- + Large, carved-panel mahogany doors
- + Tiled roof and copper gutters.
- + Convection steam heating.
- + Security Entrance Gates
- + Reverse osmosis water system.
- + Mature trees and landscaping,
- + Expansive lawn leading to a fenced pasture
- + Natural woods and live oak grove.
- + Ride your horse following a stream to the tide

Contact:



R O B L E D A L