

# *Prima Luce*



*While many Montecito estates have achieved world renown, Prima Luce ("First Light") presents a rare blend of elegance, authenticity, and comfort that raises it to the highest echelon.*

*The property faces southeast, taking its name from unobstructed views of the first rays of sunrise and moonrise. Situated on approximately 2.5 acres in a prime Montecito location, this completely private enclave is surrounded by over 80 mature oaks with no other homes in sight. Solid wood and iron gates open directly to the spacious motor-court and the main residence's stately, yet inviting, facade.*

*Inside and out, famed designer Robert Webb has captured the architectural feel of a Tuscan country home. Massive amounts of hand-chiseled stone quarried from the grounds form the walls, posts, and facades, complemented by imported French limestone on the pillars, window surrounds, and chimneys. The interior boasts travertine marble and distressed wood floors, as well as exquisite decorative painting by Elisa Stancil Studios of San Francisco. These subtle designs on the walls and ceilings infuse the entire home with a centuries-old ambience. At every turn, large windows display vistas that could inspire paintings of their own.*

*From the arched two-story entry with coffered wood ceilings, the eye is drawn directly across the foyer to the wrought iron doors of the rear terrace and breathtaking views of the pool and ocean beyond.*

*Approximately 11,440 square feet under roof, the main residence (8,425 square feet) comprises five bedrooms, nine baths, and six fireplaces. There are also two garages with space for six automobiles; a one-bedroom guesthouse and a pool house with kitchen and bath. Technologically, the property excels with a state-of-the-art Vantage computerized lighting system, an Audio Access PX700 system with 40 inside speakers and 20 concealed outdoor speakers, a telephone system with up to seven lines, and Internet access throughout.*

*On the grounds, the soothing sights and sounds of water emanate from a magnificent stone fountain in the motor-court to a recirculating stream and three large ponds replete with native plantings, lotus blossoms, and goldfish. The impeccable landscaping extends to a rose garden and lush lawns around the 65-foot pool and luxurious pool house. A Seven-hole putting green under the oaks enjoys ocean views by day and dramatic lighting by night. Tucked away, the magical creation of "Kids' World" offers a 310-square-foot, two-story cottage, play structure, and whimsical gardens with showers designed as sunflowers.*

*Grand and sophisticated-yet tempered by extraordinary comfort and livability Prima Luce embodies a world-class lifestyle that is second to none.*



**Entry:** *The two-story arched entry boasts custom 11-foot glass and iron doors surrounded by imported limestone trim. This soaring foyer rewards the eye with views straight through to the terrace and the ocean and islands beyond. Travertine marble floors and a massive custom-designed chandelier set the stage for gracious living.*



**Living Room:** With 13-foot ceilings, distressed wood floors and a wall filled with French doors, the scale of this room is perfect. Ocean views, an imported Italian limestone fireplace surround and custom painting by Elisa Stancil Studios of San Francisco create an unsurpassed ambience for entertaining.



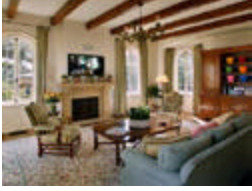
**Library:** From the foyer, an impressive hallway with groined ceilings and extensive decorative painting leads to the exquisite Library. Floor-to-ceiling birch bookshelves and alder wood coffered ceilings are stained a deep, rich shade, enhancing the classic look of this room with distressed wood floors. Three built-in window seats, a half bath and a wet bar/tech equipment room with sink and Sub-Zero bar refrigerator add to the distinctive appeal of this inviting and warm room.



**Dining Room:** Hand painted ceilings and glazed walls with meticulous decorative painting envelop this lavish room, accented by an antique chandelier and Fortuny drapes that frame the French doors to ocean views. The kitchen and butler's pantry are both situated just steps away.



**Kitchen:** Beautiful custom wood cabinetry with glass fronts, travertine marble floors, 12-foot coffered wood ceilings and a substantial granite center island contribute to the sensational feel of this gourmet kitchen. The butler's pantry with gleaming built-in cabinets, two Miele dishwashers, large Viking range with convection oven and grill, side-by-side Sub-Zero refrigerator/freezer, trash compactor, filtered hot/cold water dispenser at main sink, lighted walk-in pantry and the eating area with ocean views make it a dream come true.



**Family Room:** With French doors on two walls, a fireplace and distressed wood floors, this ideal family retreat looks out to the ocean and the fantastic Kids' World gardens. The latest in home entertainment technology is here: a 50-inch Pioneer plasma screen television with Extron computer interface, Farudja video processor, six speaker surround sound with sub woofer, two DVD/VHS players, two 6-disc CD players and a Pronto master remote control system.

**Powder Room:** Elegant touches in this lovely powder room include a custom hand painted vanity and gold leaf stenciling and decorative hand painting on the walls.



**Master Suite:** Romance reigns in this second-floor retreat. A luxurious terrace with its own fireplace and panoramic ocean/island views supplies a private getaway just off the spacious main bedroom.

Exquisite decorative painting by Elisa Stancil adorns the coved ceiling, while Fortuny drapes frame ocean-view windows. Two opulent bath and closet suites hold an abundance of special features: "His" has built-in wood dressers, two televisions, a steam shower and handsome dark wood vanities; "Hers" has a 400-square-foot closet, an additional cedar closet, a gorgeous tiled shower and a Jacuzzi tub that overlooks a huge oak just outside the window.



**Bedroom #2:** Filled with light, this upstairs bedroom features a Venetian glass chandelier and sconces as well as incredible ocean and coastline views. Built-in cabinetry, bookcases, desk and two window seats with storage optimize the use of space. In addition, the walk-in closet has a built-in dresser and there is a full bath with tub.



**Bedroom #3:** Ocean and sunset views enhance this beautiful upstairs bedroom, which includes a full bath with tub.

**Bedroom #4:** This upstairs bedroom offers its own terrace with sunset and harbor views, plus mountain views out the generous windows. Built-in sewing and storage closets and a full bath with shower complete this special enclave.

**Maid's Room:** This comfortable suite comes complete with a full bath and tub plus a large closet.

**Upstairs Laundry Room:** Conveniently located, this laundry room has a stacking Maytag washer and dryer.

**Basement:** Enormous storage spaces define the basement area, which also has a full laundry room, a mechanical room and a wine room with Viking refrigerator, custom wood storage racks and 180 Italian terra cotta tiles.



**Guest House:** Arched French doors welcome guests to their own private retreat with a large bedroom, walk-in closet, full bath with tub and kitchenette with granite counters.



**Pool & Pool House:** Sparkling and immaculate, the 65-foot pool offers the convenience of an automatic cover and stairs on all sides. An underwater speaker delivers superior sound quality, and the large hot tub has an adjacent outdoor shower. Inside the magnificent pool house, amenities extend to travertine marble floors, a wood-burning fireplace, a separate sound system with four speakers, and a kitchen with Sub-Zero bar refrigerator and gas cooktop. The generous-sized changing room has a full bath and custom tile shower.



**Kids' World Gardens:** A whimsical outdoor space designed by Diana Green encompasses a butterfly garden, bamboo refuge, sunflower showers, balance beam and children's art areas. The grand two-story playhouse is built in the image of main house with hand crafted beam ceilings, custom windows, wood floors and even a Dutch door. Adjoining the playhouse is a delightful play structure that will keep the youngsters entertained for hours.



**Putting Green:** This outstanding seven-hole putting green has dramatic lighting for night putting, great sound from concealed "rock" speakers, an audio control panel and inspiring ocean views.



**Garages:** Two garages with high ceilings and windows each hold three cars. Hand painted epoxy garage floors, halogen lighting, full stereo sound and a motion-controlled security system create the ideal environment for your vehicles.

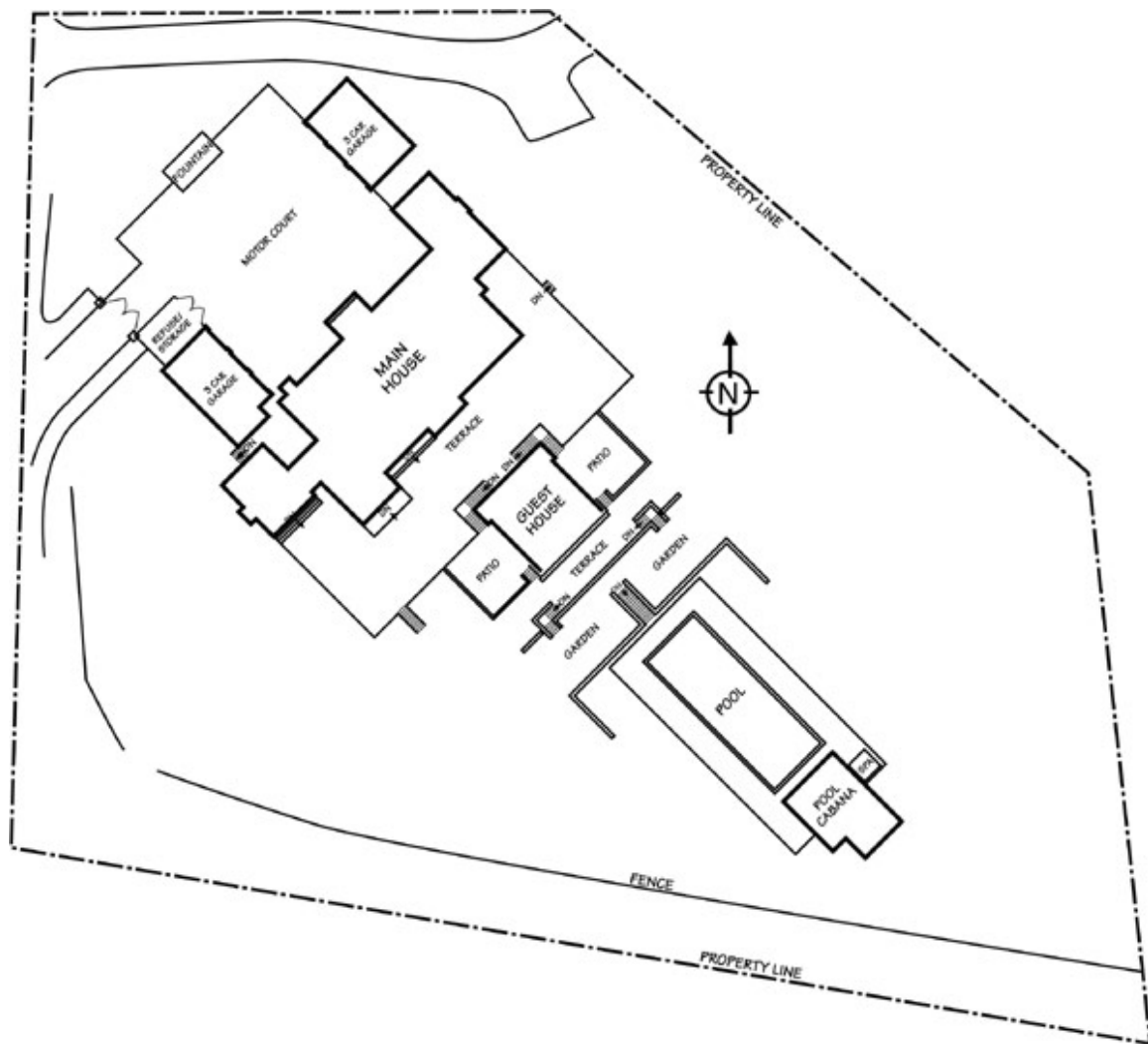


**Gardens and Grounds:** With over 120 varieties of hybrid and tea roses, the rose garden is a feast for the senses. Over 80 mature oak trees thrive on the property and provide a canopy of absolute privacy and quiet. A huge recirculating stream and three large ponds invite contemplation with a footbridge, waterfall, native plantings, lotus blossoms and goldfish. Skilled craftsman have chiseled massive amounts of sandstone and imported limestone to build picturesque walls, pillars and arches. Enhancing the mood are over 20 custom hidden "rock" speakers with seven strategically placed outdoor sound control units. A separate gated entrance leads to service parking.



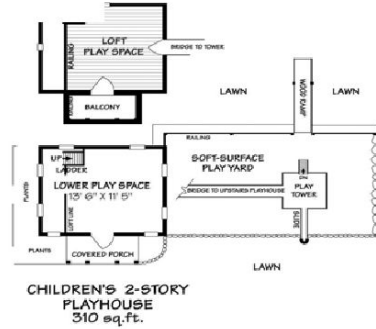
**Systems:** A state-of-the-art security system, including a sprinkler and fire suppression system, protects the main house, guest house, pool house and garages. Whole house audio employs Audio Access Px700 preamp/controllers and amplifiers. A Vantage computerized lighting system across the property facilitates advanced light management, with dramatic outdoor lighting and individual settings for various rooms. The high-tech telephone system for the main house, guest house and pool house offers up to seven phone lines with intercom and monitoring as well as control of both gates. There is Internet access in every room of the house and wireless Internet access on the grounds via secure wireless antenna.

**Site Plan:**









**PRIMA LUCE**

Scale: 5 ft. 10 ft. 15 ft. 20 ft. 25 ft.  
 This information is compiled from sources deemed reliable but accuracy is not guaranteed.  
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