

# 1506 VIA ARCO

## House Name: Villa d'Arco

**General Description:** This one-of-a kind 5-bedroom, 4 bath home has been meticulously designed for family life as well as entertaining with two wings attached to a central common area that includes an impressive entry, grand living room, quaint dining room, cozy library and spacious open kitchen. Its exotic and warm "Out of Africa" decor and indoor/outdoor design offers a relaxing home lifestyle that is intriguing to both visitors and homeowners alike.

### House and Property History:

- Original owners - Custom-designed and built home
- Palos Verdes Estates site chosen for exclusivity, privacy and incredible school system
- Location chosen for its high point on the street (1005 feet)
- Original street name Via Gancho (dead ended street, no traffic), city renamed Via Arco and opened the street
- Home deliberately built on grade at the high pint of the property set back from street
- PV stone excavated from the site used to build walls and fireplace
- Area zoned for 2-story homes but chose to build 1-story because of size of the property and setback on highest point
- Well-maintained grounds with weekly gardening and pool service

### General House Design and Decor:

- The movie, "OUT OF AFRICA", inspired the theme of the latest of three major home remodels given the extensive world travels of the owners
- Majestic entryway leads to an architectural in line view to the back yard and pool giving an expansive feeling of space and continuity
- Seven skylights illuminate the entire home and enhance the decor
- Exterior horseshoe driveway, impressive fountain, massive porte cochere and stoned entrance patio
- Warm natural colors and bronze paint accents throughout
- Home for ideal for entertaining

### Entry (center):

- Indonesian decor
- Hand-carved front doors imported from Ubud, Bali, Indonesia with imported bronze elephant handles
- Unique bronze light fixtures
- Tile floor
- Bronze-tinted shutters
- Indonesian carvings
- Massive bronze tinted beams

### Living Room (center):

- "Raffles", Singapore style decor with large space for conversation and entertainment
- Stone steps up from entry, step down to dining room
- Tile floor
- Bronze-tinted shutters
- Massive bronze-tinted beams with carved ceiling fans

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- Indonesian carvings
- Stone fireplace with gas system
- Doors to exterior patio and pool

### **Kitchen (to the left of the entry):**

- Large open California-style kitchen with authentic African decor is a chef's delight
- Kitchen includes a long food prep counter with sink and disposer, baking center, cooking island, clean-up area with hidden imported Italian dish drain rack plus sink and disposer, instant hot water and filtered water faucet, built-in microwave and oven, built-in dining space, pull-out drawers and tray storage rack
- Hidden trash and recycling bins
- All natural solid cherry cabinetry
- Sitting area for socializing during food prep and for parties with skylight
- Built-in dining space excellent for buffet service and parties
- Tile flooring and combination tile/engineered stone counter tops
- Secluded tropical garden patio, backyard and pool, side yard, garage and laundry room access
- Cookbook shelving

### **Laundry Room/Pantry (off the kitchen):**

- Full laundry room with deep sink and storage
- Tile flooring and engineered stone counter tops
- Full pantry storage with pull-out drawers and shelves
- Access to plant nursery and hidden trash area

### **Dining Room (to the left of the entry):**

- Full formal dining room with African decor adjacent to the open kitchen
- All natural solid cherry cabinetry
- Storage for china, silver, decorative dish rack and a coffee/tea prep service area
- Tile flooring and combination tile/engineered stone counter tops
- Copper tube window shelving for exotic plants
- Built-in wine rack
- Huge skylight that illuminates the entire dining room

### **Library (to the left of the entry):**

- Egyptian decor
- Built-in natural solid cherry cabinets, bookshelves, TV area and display cabinets with glass
- Special lighting for reading
- Exotic ceiling fan
- Tile floor

### **Master Bedroom/Full En suite Bath (to the right of the entry):**

- Huge master bedroom with en suite bath set on a majestic angle

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- Large walk-in closet with full-length mirror and shuttered doors
- Imported exotic wood flooring
- Private access to the backyard and pool
- Skylight
- European "Out of Africa" decor
- Sitting area
- Full length jacuzzi tub
- Walk-in shower
- Bronze bath accessories
- Completely tiled floors, shower/bath walls and counter tops
- Secluded enclosed garden view surrounding the bath
- Double sink counter top
- Solid cherry cabinetry with adequate storage
- Ceiling heater/fan and towel warming rack

### **Office/5th Bedroom/Full En suite Bathroom (to the right of the entry):**

- Luminous private office/5th bedroom with large window and view to the front entry
- Imported exotic wood flooring
- Built-in closet with shuttered doors
- En suite bath with full shower
- Adequate bathroom cabinetry and storage with pull-out drawers
- Completely tiled floors, shower walls and counter tops
- Large over sink window
- New Guinea Decor

### **Bedroom 1 with Full en suite Bathroom/Powder Room (to the left rear)**

- Indonesian Decor
- Space for queen-size bed, armoire, sofa, nightstand and dresser
- Imported exotic wood flooring
- Overlooks rose garden
- Full en suite bathroom with shower and adequate build-in storage
- Tiled bathroom counters, shower, floor
- Possibility for bath isolation as a powder room
- Pool access through hallway

### **Bedroom 2 (to the left rear)**

- Indonesian decor
- Space for queen-size bed, 2 nightstands and dresser
- Built-in closet with shuttered foldable doors
- Imported exotic wood flooring
- Overlooks rear yard

### **Bedroom 3 (to the left rear)**

- Indonesian decor
- Space for queen-size bed, 2 nightstands and dresser

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- Built-in closet with shuttered foldable doors
- Imported exotic wood flooring
- Overlooks backyard and pool
- Access to the backyard and pool through sliding door

### Rear Hallway:

- African decor
- Backyard and pool access
- Access to bedrooms 1, 2 and 3 plus 2 bathrooms
- Glassed-in for view of backyard and pool

### Rear Hall Bathroom:

- Full bathroom with tub/shower combo and adequate build-in storage
- Tiled bathroom counters, shower, floor

### General House Amenities:

- Central vacuum system
- Built-in sound system throughout the house and outdoors for enjoyable music listening
- 3-car garage with under house access and built-in workbench/storage
- Hidden trash storage area
- House alarm system
- Smoke alarm system

### Outdoor Amenities:

- Tropical oasis-styled backyard with feeling of a resort
- Fenced-in dog run
- Variety of mature fruit trees
- Covered plant nursery
- Secluded tropical garden patio off the kitchen
- Secluded enclosed garden off the master bathroom
- Rose garden
- Elegantly detailed swimming pool and jacuzzi with cascading fountains and colored lighting by night
- Pool changing room
- Palms and blooming cycads planters surround the pool
- Adequate space for day or evening pool parties or weddings with surrounding ambiance
- Fountain and long horseshoe driveway with extensive parking area in the front of the house