2445 Via Sonoma

Romantic, private large estate with expansive backyard on one of Palos Verdes Estates’ most beautiful streets, olive-tree-lined Via Sonoma

Over 17,000 square feet usable space (Chris please verify)

3,500 square feet (Chris, please confirm numbers)

4 bedrooms 3 baths on the main ground floor

Olive trees in the front

Circular brick driveway

Large courtyard entrance

Wide open bright, sunk-in living room redone with high barrel ceiling (wired surround sound in ceiling)

Dining room ceiling has unique architectural touches and lighting (wired stereo speakers in ceiling)

Spacious sunk-in master bedroom opens to large jacuzzi bath

Master bath barrel ceilings, architectural lighting and archways (wired stereo speakers in ceiling)

Fully remodeled guest bath (wired with stereo speakers)

Bright kitchen looks out to courtyard breakfast nook and great room

Stainless steel kitchen appliances

Two bedrooms open to the courtyard

Back yard is very large and usable

Plenty of room for a pool in the upper back yard

Lower yard great for kid’s games and sports

Zoned for a guest or pool house with kitchen (already permitted)

Backyard faces northeast; gets sun all day in the backyard

Morning sun floods back of house: great room, living room, dining room and master bedroom

Great room and back patio feature dramatic Malibu/Santa Monica Mountains/bay/ocean sneak views

Beautiful and dramatic northwesterly sunsets every night off back patio

Large Australian pines flank the entire back yard for complete privacy

Mature cypress trees line the brick side driveway

**Professional Stereo and Surround Sound Music Production and Playback Studio**

Private entrance (down side driveway)

18 x 22 room with isolation room (and full bath)

Built and wired from the ground up for professional stereo and surround mixing and mastering purposes

**Can also be used as professional-grade theater room**

Control room and separate isolation booth completely soundproofed

Double walls, double doors and double-double windows

Every inch between double walls have been treated with Auralex “Sheet Block” (10 x more acoustically dense than lead)

Underground conduits carry shielded and balanced audio wiring to 5 small patch bays that terminate into a master custom patch bay (which can be left with the house)

**Stereo, Dolby or DTS Digital 5.1 Mix and Mastering Room**

**Klipsch 7.1 dedicated speaker system built into ceilings (can – and should – be left in the house) for theatrical-quality Dolby and DTS true theatrical-quality playback**

All balanced audio connections: Mogami Gold-wired, point-to-point

Isolation room (within control room) is just large enough to fit a set of drums

Dedicated electrical panel, grounded to sound studio standards to cancel all ground hums

Second small isolation booth used for backup singers

2-car garage underneath house (adjacent to studio), wired underground for future live room use

Raised foundation under entire house, perfect for additions or lots of storage

All new plumbing

New furnace with electronic “Air Scrubber” purification system

3-station central air and heating (one dedicated to the music studio)