*Property Summary:*

*This extraordinary property in Palos Verdes Estates is designed to evoke the feeling of being “10 miles west of Versailles.” A unique combination of luxury and comfort, grandeur and intimacy, this estate can host large formal events, casual gatherings, or easily entertain one or two guests, while still being at its heart a warm family home.*

*This grand estate of approximately 10,000 sq. ft. sits atop a beautifully landscaped nearly full-acre lot and features 7 bedrooms, 11 bathrooms, 7 fireplaces, elegant formal living and dining rooms, gourmet French country kitchen, spacious family/great room, office, library, gym, game room and bar, children’s playroom, theatre, wine cellar, plus an outdoor kitchen, covered living room, numerous view balconies and a sparkling pool and spa. Two-story glass French doors and windows and soaring 18-foot ceilings in the living room, the entry foyer and the family room highlight peaceful ocean, bay and treetop views beyond.*

*Exquisite custom finishes, unique features, dramatic and intimate lighting, and clever details make this a once in a lifetime opportunity. Considered a landmark property in Palos Verdes Estates, this recently updated contemporary classic home is a perfect reflection of this special community.*

*From a grand chateau to family home:*

*The original 1983 design inspiration of the then-named “Chateau La Cresta” was to combine old world charm with modern convenience. The goal in updating the property has been to appreciate and respect the special impact and grandeur of the house while, through state-of-the-art interior architecture and design and property expansion, create an increasingly modern, intimate and comfortable ambiance within the home.*

*Entering through the bronze and glass front doors, the sweeping staircase and the finely detailed moldings of the foyer reflect the elegance and luxury of the exterior. Yet the warm, contemporary colors, the whimsical chandelier and art, and glimpses of the inviting family room and relaxed country kitchen hint at a property that is more than an estate, but a true homestead.*

*The Living Room, with its spectacular floor to ceiling windows front and back, is the showcase of the home, and incorporates many luxurious and elegant finishes and custom elements. But it is made more casual through the accent colors, the informal pattern of the curtains, and the soft cushioning of the furniture. The opulent lighting, including a stunning 30-light custom chandelier, antique sconces and table lamps, and the ambiance of ever present music, highlighted by the custom plaster medallions of musical instruments adorning the lambrequin walls, combine to create one of the most unique and remarkable settings on the Peninsula.*

Recent Upgrades and Improvements:

* New bronze and glass front doors (approved by PVHA)
* Repaired and refinished all wood floors on first floor
* New wall and ceiling paint entire first floor, upstairs mezzanine, guest bedroom/bathroom, master bathroom.
* Refinished cabinets/woodwork in hers master bath and master closet, downstairs office, as well as kitchen island and display shelving
* Renovated office (paint, trim, doors, floors. hardware, lighting)
* New carpet in master bedroom, front stairway, and second floor mezzanine, halls, library and guest bedroom
* New chandelier in main foyer
* New chandelier in dining room
* Installed pendant light in family room above pool table, operated by Lutron wireless system (previously in front hall).
* Installed new moldings in family room
* Upgraded/replaced recessed lights and trims with LED
* Installed new movie projector and screen in theatre
* Installed smart network TV’s in Loggia, Kitchen, Family Room, Office, and Master Bedroom
* Installed Google wireless mesh Wi-Fi system
* Installed 220-volt charge port in garage for electric vehicles
* Upgraded older switches to Decora style
* Upgraded and repaired exterior lighting

House History

*Over $6 million of upgrades and investments since purchase in September 2000.*

**1983-1985:** Land purchased, home construction completed

**1986:** House featured as 1986 Sandpipers Design House

**2000:** Home purchased by current owners. House unmodified since 1986

**2000-2004:**

* Home systems (electrical, plumbing, lighting, irrigation, HVAC) all repaired, renovated and upgraded as needed

**2005- 2006:**

* Living room remodeled
* Backyard drainage and below house air circulation upgraded
* Installation of new hedge and plantings throughout property

**2007-2008:**

* Addition/kids’ wing construction completed
* Pool renovated
* Mudroom, powder room and library addition completed
* Outdoor kitchen completed and and backyard hardscape renovated
* All doors and windows in the house replaced
* All dormers and gutters replaced with copper
* Replaced exterior plaster trim, thresholds and keys with limestone
* Replaced upper casement windows with new French balconies
* Re-stuccoed the house
* Installed new paver driveway

**2009:**

* Guest bedroom and bathroom remodeled.
* Electrical service upgraded, AC installed throughout original house

**2010:**

* Kitchen remodeled
* Master bedroom, closets and bathrooms remodeled

**2011:**

* Family Room, back hall and exercise bath remodeled
* Front Hall and Mezzanine remodeled

**2015:**

* Re-painted addition bedrooms

House Description and Features

* Approximately 10,000 square feet, with 6,500 SF completed in 1985 and 3,500 SF completed in 2008.
* 7 bedrooms
* 8 Full baths and 3 half baths
* Separate Family Room, Living Room, Dining Room, Library, Office, Exercise Room, Pub/Game Room, Kids’ Play Room, Theater, Wine Cellar
* Outdoor Kitchen, Outdoor Living Room with heated floor and wood fireplace
* Pool, oversize spa
* 2 large front balconies, 2 small front balconies, 2 rear balconies, 5 French balconies (3 in master bedroom), covered back patio outside living room
* 7 fireplaces throughout home, all burn both gas and wood
* 3 tankless water heating systems (2 in addition, 1 services Ladies’ Master Bath), plus 100-gallon hot water tank in garage.
* 4 HVAC zones
* Munchkin 2 zone floor heating system (only one being used)
* 2 central vacuum systems
* 400-amp electrical service
* Wired Alarm system
* Gated entry with intercom
* Whole house intercom system
* 2 new irrigation systems with over 20 zones

Appliances/Electronics:

* Dual Fuel Wolf 60” Range with French burner
* 27” Integrated Subzero Refrigerator
* 27” Integrated Subzero Freezer
* 30” Wolf Warming Drawer
* Wolf Drawer Microwave
* 2 Kitchenaid dishwashers (Kitchen)
* 2 Fisher Paykel dish drawers (Pub/Game Room)
* Integrated GE Monogram Refrigerator/Freezer (Mudroom)
* Subzero wine fridge (in Pub/Game Room)
* Subzero Beverage Center (Pub/Game Room))
* Subzero ice maker (Pub/Game Room)
* Kitchenaid Beverage Fridge (Family Room Bar)
* Viking Beverage Fridge (Outdoor Kitchen)
* Viking 40” Gas Grill with Viking Hood (Outdoor Kitchen)
* 3 Garbage disposals (2 in Kitchen, on in Outdoor Kitchen)
* 2 sets of Whirlpool Duet stacked washers and dryers (Laundry Room)
* Seven wall-mounted televisions, including 5 networked smart TV’s
* Wall mounted 120” Movie Screen and HD ceiling-mounted projector
* Panasonic whole-house telephone system

Unique/Custom Home Features

* State of the art chef’s ***French Country Kitchen*** includes large 6” solid Maple Butcher Block island, Wolf and Subzero appliances, oversized split hammered copper sink, dual dishwashers, custom designed cabinets, shelving and lighting in wood and antiqued painted finishes, a separate built in china cabinet, a walk-in pantry with a second butcher block area, and a large breakfast nook with French doors to the backyard and pool area.
* ***Master Suite*** includes double French door entry, separate lady’s and gentleman’s master baths, closets and changing areas, custom gas/wood fireplace mantle, built in bookshelves and audio/video cabinetry, paneled molding walls, three French balconies to front and back of house, and a queen’s necklace view.
* ***Ladies Master Bath*** includes steam shower, whirlpool tub, vaulted ceiling with antique chandelier, private sun balcony overlooking the pool, separate makeup area with all custom cabinetry, and custom designed marble flooring and tiles. Hers master closet and changing area incorporates dormer as skylight.
* Extraordinary ***Custom Living Room*** (See living room details)
* Covered ***Outdoor Living Room*** with wood and gas burning custom limestone fireplace with an integrated television nook, as well as surround sound, Mahogany wood ceiling, radiant heated floor, and fully opening Lowen door system to the Pub/Game Room.
* Oversized ***Laundry/Service Room*** one second floor in kids’ wing with double washers and dryers, utility sink, folding counters and abundant storage. Separate washer/dryer connections installed in the first floor in the garage.
* Fully wired two-level ***Home Theatre*** with A/V control closet
* 1,000-bottle temperature controlled ***Wine Cellar*** with circular stairs, in ceiling speakers, built-in cabinets, travertine floors and terra cotta counters
* Unique ***Sports Bar/Pub Room*** with door wall system opening to outdoor living room. Custom burled walnut cabinetry, marble and wood counters an d bar, and custom wood coffered ceiling. Bar includes dishwasher doors, dual wine and beverage fridge, ice maker, two television with separate A/V cabinet.
* ***First Floor Guest Suite*** with walk-in closet, full bath and separate entrance.
* Double height custom ***Wrought Iron Circular Staircase***. Dormer window incorporated into stairwell to provide additional natural light. Stairwell envisioned to accommodate the future installation of an elevator, if desired.
* ***18’ Ceilings*** in Living Room, Foyer and Family room.
* Reclaimed ***Antique French Terra Cotta*** tile outside, in Kitchen, Mudroom and Wine Cellar, with back stamping showing origin.
* ***Custom Moldings*** including Roman Emperor inset medallion and inset Doves panel in front hall, custom instrument medallions in living room, and gold leaf trim molding in front hall
* ***Hidden Bookcase Door*** entrance to office/exercise area.
* ***Fully Finished Basement*** with high ceilings accessible from kids’ wing and from Pub/Game Room. Basement includes large kids’ playroom, half bath, storage/utility room, and separate dual level Theater Room with A/V control closet. Separate stairs/access to back yard from Basement.
* Custom made wood doors with custom glass panels at entry to living room and off breakfast room. All glass panels created by Rose Art Glass.
* Solid travertine exterior door thresholds throughout house
* Whole house wired for video, audio and Internet. 40 in-ceiling, in-wall or wall mounted speakers.
* Radiant floor heating system is two zones; separate zone for master bath not installed in floor but available.
* Unique wrought iron “bridge” installed from addition balcony to rear yard.

Living Room Details

* Designed by John Fleming Interiors
* All plaster and wood moldings provided by ***J.P. Weaver***
	+ Custom round musical instrument medallions formed from English antique square panels.
	+ Custom plaster acanthus leaves applied to reed wood molding.
	+ Solid plaster ceiling crown molding
* Entry columns by Moonlight Molds
* Hand painted panels and acanthus leaf molding by Roger Woods Design
* Custom designed fireplace in limestone by ***Impressions*** (including power outlet on mantle for lamps and special occasion lighting)
* Travertine balconies with antique French terracotta inserts and travertine door thresholds
* Wood “lambrequin” walls with antique sconces installed to both hide curtains and to provide room for crown molding
* Window Coverings: 150 yards of silk taffeta plaid lined fabric custom curtains hung under lambrequins, hardware for crossing sheers installed underneath
* Custom round upper windows
* Back Terrace coffered ceiling with custom designed molding, separate speakers and 3 custom curved glass Italian lanterns from Foundry
* Wired for both whole home and hi-end in room audio within hidden audio/video closet.
	+ 4 B&W audiophile ceiling speakers inside, two on terrace
	+ Separate wiring for floor standing speakers as well as an amplifier/ subwoofer with wall-mounted connections on either side of fireplace
	+ Turntable shelf with cabinet lighting
	+ 2 power circuits with hospital grade outlets

Lighting Summary

* + 10 chandeliers
		- Living Room: custom Versailles 30 Light Chandelier
		- Balcony: 3 x Italian 5 Light Brass and Curved Glass Lanterns “Lumieres a Versailles” from Foundry/Vidari
		- Master Bath: antique Italian crystal chandelier made for a Danish Villa
		- Dining Room: dramatic mid-century crystal bowl chandelier
		- Kitchen: eclectic sconce and antique crystal and antique brass 8-light chandelier
		- Front Hall: Italian Glass Crystal 12-light Chandelier
		- Family Room: oversized 12-light pendant lamp
		- Antique chandelier above circular stairs
	+ Over 30 interior sconces
		- Family room: 2 x Louis XV wall lanterns with etched glass
		- Dining room: 3 x 22k burnished gold leaf mirror back sconces
		- Living room: 4 x French Rococo style Louis XV antique brass 4 light wall sconces with sleeves hand dipped in wax.
		- Pub/Game Room sconces: 4 x custom brass hanging 2-light wall sconces
		- Master Bedroom: 2 x 18th Century reproduction wreath and Lion motif wall sconces
		- Theater Sconces: 4 x antique Brass two-light sconces with metal shades
		- Plus many other unique fixtures throughout house in bedrooms, bathrooms, halls, stairwell
	+ Extensive exterior lighting
		- 60 low voltage accent lights on timers, including lit stairs near pool.
		- Over 20 exterior sconces and post lights
		- Under eave lighting in garage/motor court area
		- Motion detecting lighting in pool equipment and storage area, motor court and rear service alley behind addition
		- Numerous exterior power outlets including at fountain, sides of front stairs (switched at front door), and around exterior perimeter of house.