A Grand Mediterranean Estate in Prestigious South Fairbanks Ranch

Seller updates since purchase.

2009

-All hardwood floors are new since 2009.

2010

-Beams on ceilings and faux painting all added post 2010.
-Both garage doors were replaced with 700lb custom wood doors post 2010.

2013

-Kitchen completely remodeled.

2014

-Every interior door and 3 exterior doors were replaced.

2016

-Seven bathrooms completely remodeled.
- Pool remodeled and resurfaced.
-Attached garage flooring added.

2017

- All furnaces and A/C replaced since 2017.

2020

-Fiberoptic cables, panoramic gigaplex WiFi added during Covid shutdown (the hill has WiFi too).

2023

-Stone was added to the kitchen.
-All appliances except the Subzero refrigerator and freezer replaced.
-Toilets replaced in 2023 in 6 bathrooms.
-Master bath completely remodeled.
-Bedroom 1 (top left of the stairs) shower updated.
-All stone work on property added 2012-2023.
-3 of 4 fireplaces completely replaced with custom made Cantera stone.
-Theater.
-New roof.

-New Santa Barbara stucco.
-All concrete replaced with pavers.
-$30k Cesar Mendez designed front door.
-Floor medallions added.
-Upstairs skylights added.
-Landscape lighting and extensive drip irrigation system added.
-Entry gate, stone wall, pedestrian entry, all ring cameras added.
-All new copper gutters.
-All underground drainage was replaced in the backyard (patio + hill).
-Pavillion on hill/bocce ball court added.
-All benches/fountains and a custom 30’ waterfall added.
-Water treatment system added in 2023.

-All stone work on property added from 2010-2023.
-All iron work on property added 2011-2023.
-All plants and trees on property other than queen palms, coral trees, large pepper trees, and pine trees planted over the last 10 years.

2009-2016 (approx $1.4M in actual spend).

Property Description

The subject is a Tuscan style residence with a mission tile roof, stucco and stone exterior walls, and wood casement windows. The residence was extensively remodeled/updated from 2009 through 2016; all the baths and kitchen were remodeled and the interior was repainted. Additional improvements during that time included new interior and exterior stone finishes, new alder wood doors, new carpet and hardwood flooring, new custom iron stair rail, new stained wood garage doors, and new custom fireplace finishes. From 2019 through 2020 additional improvements include custom entry doors, 4 new furnaces, 3 new air conditioning units, 6 new toilets, repainted window frames, and resurfaced stone floors. Flooring includes hardwood in the living room, master bedroom, den, bonus room, stairs and second level hallway. There is carpet in the secondary bedrooms and stone flooring in the remaining rooms. The foyer has a barrel stone ceiling, stone wall accents, archways to hall, and double custom entry doors. The kitchen has slab granite counters, 2 islands, stone back splash, stained wood cabinets, carved stone farm house sink, and upgraded stainless steel and cabinet-front appliances (the counters, sink and appliances were replaced during the 2009-2016 remodel). The breakfast nook has an octagon ceiling with beams. The family room has heavy flat ceiling beams, a fireplace, and bar with slab granite counter, ice maker, small refrigerator, and copper sink. The living room has a 19' ceiling with beams, stone arches, and a fireplace. The dining room has columns and a coffered ceiling with beams. The den has an arched wood entry door, hardwood flooring, 2 story ceiling, fireplace, paneled walls, and a hidden room accessed via a rotating bookcase. A circular iron staircase provides access to the second level of the den; the second level mezzanine looks down onto the first level and also has a small room with built-in desk and closet. The master bedroom has an octagon hallway with atrium ceiling at the entrance; the bedroom has a

fireplace, dropped ceiling, stone fireplace, sitting area with skylights, and exercise room with wet bar and mirrored wall. The master bath has double vessel sinks, a spa tub, separate steam shower with multiple heads, bidet, skylights, and two walk-in closets with built-ins and skylights. The secondary baths have stone or ceramic tile finishes. Additional features include arched windows, decorative iron stair railing, niches, central vacuum, built-ins, speakers in some rooms, 4 total fireplaces, and retractable exterior screens on the windows of the family room, dining room and living room. 2023 Improvements $1,630,000. Exterior Improvements:- Entire exterior of home completely resurfaced with Santa Barbara Stucco with burn marks (old was stucco with rough sand finish that had to be sand blasted off of home).- Entire roof replaced with high end blended tri-color Spanish clay tile with 3 and 2 level risers and concrete buffers in between tiles (much higher quality & cost above typical spanish style roof).- Steel gutters completely replaced with high end copper gutters at twice the diameter of typical gutters/drains.- New copper exterior gutter drains added.- New stone (including new walls and walkways), brick, and iron pedestrian entry ingress/egress onto property added with retreats, extensive landscaping and lighting, built in fountain, electronic iron gate, electronic gate entry system and security.- Stone added to 4 exterior chimneys + copper custom made chimney caps.- Custom Mexican cantera stone surrounds on all exterior arched windows.- All exterior door thresholds replaced with quartz stone.- All pavers repaired, replaced, cleaned and/or sealed.- 30 foot natural stone waterfall in backyard with bridge. - Paver and stone wall two level large entertainment area with fire pit, palapa hut, bocce ball court, and sound system with Wi-fi access installed on hill with pastoral views.- Exterior surveillance system with 20 cameras, wi-fi, and motion monitoring. Additional French and basin drainage system added throughout property.- Enclosure for pool equipment.- Extensive additional landscaping added throughout property (from January 2021 August 2023) including approximately 3,000 plants, trees and fire resistant tan bark. - Completed extensive drip water efficient irrigation system. - Installed Cantera stone surrounds around both garage doors and resurfaced garage doors.- Extensive additional exterior lighting added with automatic controls.- Fiber optic data communications, including internet and phone with panoramic Wi-fi covering entire property, including satellite stations. Interior Improvements- Extensive additional Tuscan stone work (family room, breakfast nook, stairwell, upstairs, master bath, master bedroom , living room, kitchen, octagon hallway).- Installed 3 new custom made 15 foot tall Mexican cantera stone fireplaces.- High end remodel of master bath with new tile, stone, shower, stone bathtub, flooring, medallions, brushed bronze fixtures, sinks).- Installed 4 new large stone medallions at entry, octagon, side entry, and kitchen area.- Replaced fixtures in all remaining bathrooms with brushed bronze.- Partial remodel of one upstairs bathroom and one downstairs bathroom.- Remodeled theater room with high end commercial theater style installation to convert to full high end home theater.- Replaced 3 water heaters with energy and water efficient models- Replaced additional 2 air conditioning units with energy efficient models.- Added 6 new skylights (4 upstairs, 2 in master bath) and replaced remaining skylights.- Replaced hardware for 40 doors with brushed bronze. - Replaced 7 toilets with higher end Toto units (added Toto urinal to main bath - Added interior sconce lighting throughout home.