



4410 Via Esperanza

Hope Ranch

THIS EXTRAORDINARY SANTA BARBARA CONTEMPORARY ESTATE sits on a promontory 1.8 acres, within the highly desired Hope Ranch private beach enclave. Perfectly poised to enjoy inspiring ocean, island, and breathtaking mountain and city views, the home boasts 5 bedrooms and 7 bathrooms, all located on one level. The well-developed and thoughtful floor plan of approximately 8,100 square feet includes impressive yet comfortable spaces. The vast, wrap around veranda invites an indoor/outdoor lifestyle coupled with the richness of Balinese and Moroccan details. With 7 fireplaces in total, this newly built home enjoys state of the art amenities, tall ceilings, beautiful

glass pocket doors throughout, wide plank hickory floors, luxurious limestone bathrooms, and custom built cabinetry, all of which provide the home with a warm and inviting experience. Additionally, there are two large, finished downstairs spaces (30' x 30' each) and a full bath, that offer the opportunity to create your own media room, home gym or artist studio, among other uses. A large 60' x 20' lap pool, lounging terrace, covered lanai, fire pit, lush landscaping, and 4.5-car garage complete this spectacular gated estate.

Offered at \$11,500,000



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Listing Information Profile

ADDRESS 4410 Via Esperanza

LISTING AGENT Marsha Kotlyar & Michele White

APN# 063-022-007

WEBSITE QueenOfHopeRanch.com

HOA Hope Ranch Annual Fees: \$2,044.75

HOUSE SIZE Main Residence 8,151 sq ft; Garage 943 sq ft; Outside ; 3,387 sq ft Sub Areas

LOT SIZE 1.85 acres

YEAR BUILT 2014

TOTAL BEDROOMS & BATHROOMS 5bd/ 6 full, 2 half ba

Main Residence

FOYER A grand entrance with wood floors, tall ceilings, Moroccan chandelier, closet, open to the formal dining room & covered veranda with ocean & garden views.

FORMAL DINING

Adjacent to the kitchen with grand fireplace & large custom glass sliding doors that open to veranda with ocean views.

FAMILY ROOM With large fireplace, built in custom shelving, and large sliding glass doors that open to an entertaining veranda with built in barbeque and outdoor fireplace.

GOURMET KITCHEN With coffered ceiling, honed soapstone counters with top-of-the-line appliances: refrigerator/freezer, Viking 6 burner stove/oven, dual dishwashers & dual farm sinks, 2 warming drawers, wine refridgerators, prep sink in the island and open to the family room.

OFFICE Adjacent to kitchen with a powder bathroom & ocean views.

LAUNDRY ROOM

Built-ins, ample counter space, dual washer & dryers with an additional sink & ample storage.

LIVING ROOM Through an arched hallway on the SE corner of the home with mahogany wood ceiling, hickory floors, antique limestone fireplace, complete with large custom sliding glass doors that open to the veranda with dramatic mountain & some ocean views.

LIBRARY With a Javanese carved wood ceiling called the "joglo" and built-in shelving.

MASTER SUITE Spacious with coffered ceilings, French doors open to both the Southern & Northern verandas, with ocean & mountain views. Large walk-in dressing room and closet, and bright marble bath with his and hers water closets.

BEDROOM 2 Located off the grand hallway with large glass sliding doors to the covered veranda with mountain views. Ensuite with a large walk-in closet.

BEDROOM 3 Located off the grand hallway adjacent to bedroom 2 with large glass sliding doors to the covered veranda with mountain views. Ensuite with a large walk-in closet.

Main Level Guest Wing

GUEST MASTER/

BEDROOM 4 Covered entry, limestone fireplace, garden views, ensuite bath with double vanities, bathtub, large walk in shower and huge walk-in closet. Adjacent storage room.

BEDROOM 5 Down the hallway with laundry and custom built-in storage, is this additional guest room complete with its own ensuite bath and access to the gardens.

Lower Level

WEST Large open office space with large folding doors that open to the pool patio. The access to the pool equipment, large storage area and other utilities.

EAST With its own storage room & utility area, this room also has large folding doors that open to the pool patio. Currently set-up as an exercise room.

Additional Amenities

FIREPLACES 7 in total: Family Room, Living Room, Formal Dining, Master Bedroom, Guest Bedroom, Outside Dining Patio, Fire Pit

HEAT GFA, A/C 2- zones

SYSTEMS Crestron system, security system

SEPTIC/WATER La Cumbre Water; 2 septic systems each with 4 drywells.

SCHOOL Vieja Valley Elementary, La Colina Jr. High, San Marcos Sr. High.

GARAGE 3-car garage, stone motor court & separate 1.5 guest car garage.

GARDEN With a large lounging terrace and covered lanai the 60' x 20' lap pool is complete with a spa and Ozone system (no salt or chlorine). With attached full bath, & adjacent storage closet. Verandas, pergola, mature oaks, citrus trees, numerous fruit trees, magnolia tree, and courtyard fountain.

VIEWS Ocean, island, mountains & setting.

FOUNDATION Slab & raised