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& ASSOCIATES

RANCHO VERDE | 1460 CALZADA AVE | SANTA YNEZ, CA PROPERTY FEATURES & IMPROVEMENTS

BASIC DETAILS:

Total Bedrooms:	4
Total Bathrooms:	4 (3 full and 1 half)
Property Size:	3,923 sf
Total Lot Size:	9.78 acres

GENERAL:

- Entrance
 - Installed front gate entry keypad and camera with remote (phone app) opening capability.
 - Installed Rancho Verde & address signage.
 - Installed wrought iron gates at front and rear of home for child pool safety.
- Full solar power system covers nearly all electricity costs for the property's everyday use.
- Installed monitored security system in main house, guest house and theatre.
- Installed Wi-Fi router and repeaters for main house, guest house and theatre.
- Installed (built-in) natural gas Hestan BBQ with lighting and stone tabletop.
 - BBQ has rotisserie and sear burners.
- Installed water conditioners in both main house and guest house.
- Replaced all skylights in house with UV protected double pane glass skylights.
- Installed tankless water heaters in both main house and guest house.
- Installed 48KW natural gas-powered generator.
 - Automatically switches on to provide electricity to property in case of power failure.
- Installed screened copper gutters and downspouts at north and east of house that feed into recently installed underground drainage system.
- Theatre Details
 - Newly constructed custom 627 sf theatre featuring a 150" screen
 - Full surround sound including 4 built-in subwoofers
 - Sound deadening and light blocking draperies
 - Bar cabinet with Sub Zero refrigerator and freezer drawers
- Water is supplied through both a shared well and a meter from the Santa Ynez River Water Dist. #1.

- Replaced main valves to property used to switch between city water and well water.
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MAIN HOUSE:

- Kitchen Details
 - Replaced island with farm-style sink with spigot and garbage disposal.
 - Island has Sub Zero ice maker, refrigerator drawer, and freezer drawer.
 - Ice maker is supplied with reverse osmosis purified water.
 - Replaced all counter tops with new stone.
 - Replaced all lighting with LED spotlights in kitchen and pantry.
 - Installed tile backsplash.
 - Installed pot filler spigot over stove.
 - Installed new plumbing fixtures throughout kitchen.
 - Installed Wolf 6-burner range with griddle and double oven.
 - Installed Miele dishwasher.
 - Installed Wolf food warmer.
 - Installed Wolf microwave.
 - Installed large farm style main sink with built-in soap dispenser, instant hot and cold water which is supplied with reverse osmosis purified water.
- Office Details
 - Installed large custom built-in double-sided desk with wrap around credenza on both sides with Corian desktop.
 - Desk and credenzas have custom made cabinet quality soft-close drawers.
 - Desk has 8 built in outlets.
 - Installed two 3-drawer custom painted built-in filing cabinets.
 - Installed custom made cabinet quality shelving cabinets above filing cabinets.
- Primary Bathroom Details
 - Installed custom tile steam shower with bench seat, two varied-height shower heads, and linear drain. Extra thick glass shower door, side panel, and pivoting shower vent.
 - New soaking bathtub.
 - Installed all new plumbing fixtures.
 - Installed double-sink custom cabinet stone countertop.
 - Each end of cabinets has a “tower” of shelves with built-in electric outlets.
 - Cabinet has built-in laundry hamper drawers.
 - Installed hickory flooring.
 - Installed fully automated bidet toilet with heated seat and heated water wash.
 - Installed new exhaust fans in the shower and water closet.
 - Installed LED recessed can lights.
- Primary #2 Bathroom Details
 - Installed custom tile shower with linear drain.
 - New tile flooring.
 - Installed frosted glass window.
 - Installed all new plumbing fixtures throughout bathroom.
 - Extra thick glass shower enclosure.
 - Custom cabinet with one “tower” of shelves and built-in electric outlets.
- Pool & Spa Details

- Installed new pool pump, pool filter and two electric heat pumps.
 - Installed Hot Springs hot tub on top of new concrete pad, along with motion activated floodlights, landscaping, and flagstone hardscape and walkway.
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GUEST HOUSE:

Total Bedrooms: 2 + office
Total Bathrooms: 1 full bath
Improvements: Installed tankless water heater and re-circulating pump.
Installed (3) motion-activated LED floodlights near guest house, barn and wash rack.
Installed LED ceiling spotlights and window blinds in guest house.

BARN & EQUESTRIAN

- 6-stall barn
 - Installed new barn lighting and fans.
 - Installed new fire suppression sprinklers in barn and barn perimeter.
 - Installed new rubber flooring in barn and wash rack.
 - Installed new tankless water heater servicing the barn and horse wash rack.
- 5 large grass pastures
 - Installed front four pastures fencing with CertainTeed vinyl fencing and 8' metal gates.
- Installed 125' by 290' arena
 - Installed 15.5' by 10.5' raised metal viewing stand with Trex flooring.
 - Metal roofs match the dry pen and shed roofs.
 - Installed automated arena irrigation system.
 - Installed CertainTeed vinyl fencing on two sides of the arena with two metal gates.
- Second Arena: 66' by 132' "short court" dressage arena.
 - Installed new irrigation and watering system for the dressage arena.
- Installed three 44' by 33' dry pens. Each has a 21.5' by 11' metal roof that matches the viewing stand and shed.
- Covered round pen
 - Installed CertainTeed vinyl fencing with 8' metal gate around the perimeter of the round pen.
 - Installed rubber safety panels at the bottom of the fencing to protect horse's legs and feet.
- Work Shed
 - Installed new roof and internal lighting on work shed. Restructured shed framing to improve structural integrity.
 - Installed new base in shed to provide level and solid flooring for improved storage capability.
- Workshop
 - Built carport behind workshop for tractor storage.
- Plenty of room for the maneuvering and storage of horse trailers.

GROUNDS, ORCHARD & GARDEN

- Property has many large “specimen” trees in addition to many “century” oaks creating a “park-like” environment.
 - This has an additive effect given that the neighbors to the north have similar “park-like” landscaping.
- Arborist inspected all major oak trees on property and determined they were healthy. Had three of the large oaks “cabled” to increase stability in high winds.
- All newly installed landscaping is on an automated drip irrigation system.
- Installed automated plant irrigation system for perimeter of the new arena.
- Installed 15 agave plants along west side of new arena, all on an automated irrigation system.
- Installed flagstone floor in the potting shed.
- Built the patio and walkway at front entrance of the home.
- Planted fruit and citrus orchard including multiple varieties of apples, pears, plums, pomegranates, apricots, peaches, figs, avocados, lemons, oranges.
 - All on automated “bubbler” watering system.
 - Total of 32 trees.
- Installed ten raised 4’ by 8’ redwood planters. (Wood is three inches thick.)
 - All planters are on automated drip system.
 - Planters are screened across the bottom so that animals cannot dig up into the planters.