

The property is in the vicinity of some of the largest estates in the exclusive Hope Ranch Park. This seaside residential neighborhood of approximately 724 homes on spacious lots has the only private-access-controlled beach in Santa Barbara County. The beach becomes the focal point for the community during the summer when palm frond cabanas, volleyball courts, lifeguard stands, a snack bar and a raft are erected. Access to Hope Ranch passes the incomparably beautiful Laguna Blanca Lake surrounded by the greens of the La Cumbre Country Club. Hope Ranch has its own security patrol, water company and also offers tennis courts and over 22 miles of maintained equestrian trails.

THE EXCLUSIVE HOPE RANCH COMMUNITY





## 4347 Marina Drive Hope Ranch, California

Extremely rare opportunity to purchase an incredible ocean blufftop estate property and a home designed by one of California's best-known architects, Wallace Neff. This sophisticated home, built for the Strauss family in 1969-70, has been often published as it features many of the classic Neff interpretations of the hacienda style with clean dramatic lines, white brick, voluminous ceiling heights, tiled roofs, and an enormous central fireplace. This home is particularly known for its dramatic entrance. Through a series of architectural features one enters the living room and is swept away by the panoramic ocean views. The home features 5 bedrooms, 5 baths, and a 3+ car garage. The entirely usable level 1.5-acre oceanfront property creates a great estate setting with mature vegetation, sweeping lawns, a pool, and a spacious terrace.

The floorplan of the home is built in an "H" design with an atrium front entry courtyard and a back courtyard surrounded by the main living areas of the home. The huge and versatile living room features a characteristic oversize Neff fireplace, Mexican tile floors, floor-to-ceiling wall of ocean-view windows, and voluminous ceiling height. An adjacent room with its own fireplace could serve as the dining room or a den. The kitchen was remodeled in the 1990's and has granite counters, slate floors, two dishwashers, two sinks, and a subzero refrigerator, double oven and gas cooktop. The master wing features a bedroom with a coved fireplace overlooking the pool and encompassing spectacular ocean views, a bathroom and closet remodeled in 1990, and a library/sitting area. There are four additional bedrooms and four additional baths.

The front yard with its ample motor court was designed by the noted landscape architect Isabelle Greene. The mostly level property rolls gently toward the ocean with a spacious lawn and mature vegetation on either side of the property. Blufftop properties with this amount of usable area are very rare. A large pool is located on the ocean side of the home. The property line stops at the blufftop offering over 150 feet of frontage and the bluff to the ocean below is terraced creating a buffer from the erosive wave action. The beach can be accessed by car or foot at the nearby private-gated Hope Ranch beach.

\* Neff designed numerous estates for film stars and the well to do in Pasadena, San Marino and Beverly Hills from the 1920's through 1970, but only three homes in Santa Barbara.

*Offered at \$8,250,000*

This unique property can be shown by appointment with:

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