

Aloha Ranch

In one of those rare, *over the rainbow* moments, the impressive gates of **Aloha Ranch** open to reveal a world-class agricultural estate sprawling over 140 acres of prime coastal farmland. The long, graceful drive culminates on a commanding sundrenched knoll. Here, the dream continues to unfold with the stunning yet warm welcome of **Aloha House**. Looking as if it were lifted from the lush Island of Maui, this contemporary oasis embraces over 18,000 square feet of luxury living space. While the entry and architecture greet with all the amenities reminiscent of a tropical resort, once inside, **Aloha House** wraps all who enter with the soothing comforts of home.

A sophisticated yet casual elegance is achieved with the poetic fusion of clean, contemporary design with the rich textures of stone, marble and Brazilian rosewood. Still other design elements relate to the home's peaceful ocean vistas, with tiles, frosted glass, and smooth hardware suggesting the calming properties of water. Quality and craftsmanship are unsurpassed. The sleek aesthetic of **Aloha House** is also warmed with a palette of colors evocative of sand, seawater, and magnificent sailing vessels.

Inspired by the mild climate and peaceful panoramic views, large walls of retractable glass open in many locations to encourage the seamless transition to outdoor living. Framed by swaying palms, spectacular views from inside and out dance across green undulating hills of avocado and citrus orchards, giving way to a tapestry of growing fields woven with blueberries, strawberries, and raspberries. This splendid view extends to the waters of the blue Pacific and the Channel Islands in the distance.

The spirit of *Aloha* lives here infusing the easy pace of life and influencing a respectful marriage of the striking architecture to its honorable setting. There is a peaceful flow of energy between natural and man-made beauty. All of the modern, state-of-the-art conveniences one would expect in a world-class estate are gently tempered with a friendly and comfortable ambiance.

A welcome retreat to a lifestyle of casual enjoyment, the Ranch is just far enough from the bustle of Los Angeles and just near enough to the beaches of Malibu and the cultural offerings of Santa Barbara to be perfectly sited for a world-apart existence. If one is compelled to work, this is perhaps the perfect "work from home" environment. Or consider the option of easy motor commutes or even the fact that there is plenty of room for a helicopter pad. No matter one's current pursuit, **Aloha Ranch** presents a host of imaginative opportunities. The surrounding area has

attracted other like-minded individuals who have retreated to exclusive enclaves, seeking the good life that often involves golf and equestrian activities.

Nestled in one of the most fertile growing regions in the United States, and benefitting from its elevation and proximity to the Pacific Ocean, warm summer like mornings at **Aloha Ranch** give way to afternoons cooled with coastal breezes nurturing the 100-year-old agricultural legacy of the original homestead.

At sunrise or sunset, amidst rain showers or rainbows, the rare beauty and quality of this special offering is not only seen with the eyes, but felt with the heart. And if home is where the heart is...*Aloha*.

Entry

The sweep of the long drive culminates with the welcoming waters of a gorgeous fountain and an elegant porte-cochère. The clean contemporary lines accented with stone, plaster and those amazing blue-green glazed roof tiles, are softened with a lush canopy of palms and other tropical specimens. That first impression of arrival at a secret 5 star resort, quickly gives way to the warm arms of Aloha hospitality as the home's frosted glass doors open to welcome friends and family. The sea green of the marble floors suggests a pool of warm tropical waters, while the dramatic hand blown chandelier is evocative of a rare tropical flower. The grand proportions of this estate are suitable for large scale entertaining but are revealed in such subtle layers that every space can be personally enjoyed whether the gathering is of two or two hundred.

Formal Living Spaces

The formal yet friendly spaces of Aloha House include two rooms peacefully positioned on opposite sides of the wide entry hall in an open-flow design. On one side is the **Salon** with its exquisite details tastefully delivered in the style of understated elegance. Its impressive companion is the very gracious **Dining Room**. This handsome couple is richly appointed with both stone and rosewood details as well as the signature domed ceilings found throughout **Aloha House**.

Casual Living Spaces

At Aloha House, casual and comfortable are fluently spoken but always with a soft accent of sophisticated elegance. The **Great Room** is a perfect example and serves as the *heart* of the home. A wonderful place to gather friends and family, or to sit comfortably alone enjoying the fire or the views, there is an effortless transition from here to the delightful **Breakfast Room** and the dream Kitchen beyond. The **Kitchen** is a functional beauty with surfaces and amenities that are sleek but practical. Just out of view, is another prep area and **Butler's Pantry**. Flowing in the opposite direction from the kitchen is the **Game Room**. Join family and guests in a game of pool or cards, or for a round of refreshments at the gorgeous bar. On a moment's notice, the glass walls of this entire living space can be made to disappear as it becomes one with the great outdoors. The transitions are made even more seamless by the extension of the interior floor surfaces to the outside terraces.

Theater & Music

If you find that all of the 14 large screen TVs placed throughout the house are spoken for, steal away to the state-of-the-art screening room. Eight roomy leather chairs are waiting to ensconce home moviegoers in luxurious comfort. Sound and video are delivered throughout the entire house from a central server room with its movie and CD library. Tuners and iPod docking systems throughout the living spaces and in each bedroom as well as Blue Ray DVD players deliver top quality sight and sound experiences with the touch of a button.

Library/Office

If one must break away for an important business call or desire retreat to a good book, the **Library** is the perfect escape. Here the very classic design and proportions of a stately private library have been infused with contemporary overtones. Outfitted with stunning bookcases, an abundance of storage detailed with cherry and rattan panels, and all the technical amenities one would expect, this space is also well suited for a fully functioning home **Office**.

Master Retreat

In a wing of its own, the Master Retreat is 1,600 square feet of luxury. A serene ambiance infuses the **Master Bedroom** as erasable walls of glass invite inspirational views. Retract the walls and retreat to the terrace for sunbathing or stargazing. Or light the fireplace and cocoon inside while watching a movie on the drop-down screen. Further relaxation and rejuvenation await in the expansive spa like **Master Bath** with room for two in the jetted tub and the fabulous dual head steam-shower wrapped in glass tiles suffused with iridescent watery hues. Because two are often better than one, there are dual sinks, vanities, toilets, and bidets as well as dual dressing rooms and closets. Heated floors, heated towel racks and a cozy fireplace complete the amenities of this spa like sanctuary.

Pool & Spa Pavilion

For more spa and water amusements, descend the dramatic staircase to the two story open **Pool Pavilion**. One look at the pool with its stunning orchid motif, might cause you to think you took a wrong turn and ended up at a tropical resort...except it is all yours to enjoy in complete privacy or to share with friends and family. A separate, very large jetted spa is the perfect place to indulge in more liquid pampering. After a workout in the wonderful **Exercise Gym**, you can also choose to retreat to the **Steam Shower** or **Dry Sauna**.

Wine Cellar

Just steps from the Pool Pavilion, is the 1,500 bottle **Wine Cellar**. Glass walls and doors seem to frame the vast collection as art. The space of this beautiful room is generous enough to accommodate a large table for guests to gather for wine tasting or an intimate dinner. For the indulgent, there is also a nearby **Smoking Salon** where tobacco can be enjoyed without interfering with the delicate bouquets of the wine. Both the Wine Cellar and the Smoking Salon are also connected to the main living floor by private staircase. One hundred years ago, the original homestead included a family vineyard and the temptation often lingers to bring that vineyard back to life at **Aloha Ranch**.

Entertaining Kitchens

Turning out fabulous food and refreshments for large gatherings is a breeze at Aloha House. On the terrace of the Pool Pavilion, a fully appointed **Outdoor Kitchen** and **BBQ** with sit-at bar is one choice. Back inside is the luxury of an amazing **Catering Kitchen** with all the bells and whistles that would make any chef's heart sing. When the opportunity to share good food and the rich bounty of **Aloha Ranch** with family and friends outgrows the capacity of the family kitchen, these **Entertaining Kitchens** are delightful options.

Secondary Bedrooms

In addition to a **Housekeeper's Suite** with bed and bath located on the second level, there is also an entire wing devoted to four delightful **Family or Guest Suites**, each with their own spa like baths. There is also a separate **Laundry Room** to service this wing. This laundry room is in addition to the **Primary Laundry Room** that boasts dual washers and dryers and the separate laundry room for the guesthouse. Absolutely no chance that fresh linens and towels will ever be in short supply. In addition to the six suite bathrooms associated with the sleeping wings, there are four other bathrooms in the main house for a total of ten.

Guest House

In addition to the four generous en suite bedrooms of the main house, just steps beyond, the hospitality of **Aloha House** extends to separate guest quarters. The fine and spacious accommodations of the private **Guest House** include a living room, kitchen, two bedrooms and two baths. The same attention to detail and the fine finishes of the main house are repeated here, as well as the conveniences of its very own laundry and garage.

Operations Facility

The **Ag Building** spans almost 3,600 square feet and provides office and shop space to support the agricultural pursuits at **Aloha Ranch**. It is also well suited for auto storage...20 fleet...or add an eclectic mix of boats, RVs and motorcycles. Compressed air, vacuum and vehicle exhaust systems offer support for the car

enthusiast. Additionally, there are footings for a 2-post lift and beams will support a 4,000 lb. hoist. Whatever the hobby or project, gas infrared heaters will quickly warm up the entire space, even on the coolest of days. Alternatively, if the wine enthusiast emerges to reestablish the homestead vineyard, the 20-foot ceiling is ample to accommodate the stainless steel tanks and the wine barrel racks for your own private label.

Ranching Operation Structures

In addition to **Equipment Barns** totaling 4,200 square feet, there are also two recently remodeled ocean-view **Ranch Houses** that serve as comfortable homes for ranch management. The smaller home is 1,400 square feet and the larger home is 2,200 square feet.

Ranching Operations

At just over 140 acres, **Aloha Ranch** is located in one of the most fertile growing regions in the United States. It is considered “frost free” due to its elevation and close proximity to the Pacific Ocean. The land is sandy loam with all south-facing 5% slopes for ideal sun exposure and drainage. Its acreage will support almost any crop capable of being grown in climate Zone 22 or 23 in year around growing conditions. Currently planted in **Avocados**, **Strawberries**, **Raspberries** and **Blueberries**, and as currently structured, the Ranch is expected to generate gross income of \$5 to 7 million annually as the plantings reach full maturity. The Ranch is fortunate to have one of the finest **Water Systems** in the region. There are two highly rated wells. The **Production Well** is used daily and there is a **Back-up Well** for emergencies. The Ranch also owns **Local Mutual Water Company Shares** that allow it to source another 182 acre-feet of water. Five above ground **Water Tanks** have a storage capacity of approximately 500,000 gallons. The tanks are automatically filled during off-peak hours and the pumping system is state-of-the-art.

Offered at \$20,950,000