

# FORTY SEVEN RANCH

1347 PALMS BLVD. VENICE, CALIFORNIA

## PROPERTY OVERVIEW

- Private architectural sanctuary set on nearly one-quarter acre in Venice, California. This exceptional luxury compound is a rare expression of design excellence, craftsmanship, and intention—where every line, texture, and material has been thoughtfully conceived and flawlessly executed. Created as a work of art, this extraordinary residence embodies strength, tranquility and refinement offering an elevated experience.

## ARCHITECTURE AND CONSTRUCTION

- Architectural design by W3 Architects
- Interior and landscape design by Lauren Ashley Atelier
- Extended use of awning and clerestory windows, including ten skylights to support passive cooling and abundant natural light while retaining privacy.
- Timeless design elements, curated handmade finishes and meticulous detailing of warm woods, concrete and steel, natural stone and smooth hand-troweled plaster.
- Expansive glass walls retract to create a seamless and harmonious connection between indoor and outdoor living.
- Tadao Ando signature style poured-in-place concrete walls.
- Vertical cedar siding wraps all sides of the main structure, each board hand-cut, milled, chamfered, and sanded by skilled artisans in a deliberately non-repeating pattern for a truly unique and unparalleled design detail.
- Exposed custom steel frameworks with beautifully aged rust patina, preserved with a hand-rubbed linseed oil application.
- Steel I-Beams provide structural integrity for corner glass, floor-to-ceiling sliding doors and clerestory throughout the residence.
- Sustainably green, exceeding LEED standard, including thermal and electric solar, recycled cotton denim insulation, FSC Certified sustainably harvested Western Red Cedar, premium low or zero VOC paint and building materials.

## **INTERIOR FEATURES**

- A relaxed and informal open floor plan, provides for optimal natural flow, welcoming light and ocean breezes, while also embracing warm and intimate spaces.
- The great room exhibits a textural and minimalist concrete wall backdrop, sweeping sliding glass pocket doors and twenty-foot ceilings, including a steel I-Beam floating effortlessly between sheets of glass.
- The ground-level primary suite offers two spacious walk-in closets, light-filled bathroom with custom book-matched cabinetry, dual Duravit sinks, wet room with rain shower and separate oversized bathtub, Carrera marble counter tops, linen closet, and twelve-foot ceilings.
- On the second level landing, connecting the ensuite bedroom, a cozy reading nook looks out to blue skies and tree top views,.
- The custom Western Red Cedar 900-bottle, climate-controlled wine storage room creates the perfect conditions for aging, for the most discerning palette.
- Large format Italian porcelain tile throughout the residence, an ideal foundation for people, pets and entertaining.
- Generous storage space including a dedicated drop-zone for recharging and storing everyday items.
- Automated Lutron shades offer diffused and gentle light.
- Custom interior doors fitted with Emtek crystal disk hardware.
- Luxury two-car garage with high ceilings, clerestory windows and storage cabinetry.

## **KITCHEN**

- Praised by culinary artists and known as the heart of the home, this meticulously designed kitchen achieves the perfect balance of form and function. Highlights include stainless steel appliances and hardware, Brazilian Macaubas Bianco quartzite countertops, and custom cabinetry with maple wood drawers and rollouts.

## **STUDIO 1**

- A versatile, light filled multifunctional space, continuing refined architectural details with high ceilings, subtle up-lighting anchored by a floating concrete picture window. A tranquil escape for art, wellness and reflection.

## **STUDIO 2**

- Built in 2022, the ADU offers polished concrete floors, large sliding glass doors, tankless water heater, anodized awning windows, sunlit bathroom with skylight and luscious handmade tiled shower. The custom kitchen is complete with porcelain countertops, accent lighting, induction cooktop and under-counter refrigerator.

## **OUTDOOR LIVING**

- Serene and private, the Mediterranean inspired outdoor living space bathed in natural pebbles embodies the Southern California lifestyle. A concrete fire table, outdoor shower and ambient landscape lighting offers a truly magical experience under the stars. A towering Podocarpus privacy hedge, Foxtail Agave and sixteen olive trees adorn the grounds in an intimate setting creating a feeling of well-being, and a sense of calm from the outside world.

## **LOCATION**

- Ideal East Venice location with easy access to Santa Monica, Beverly Hills, Culver City and DTLA. Moments from world famous Abbot Kinney Blvd and local neighborhood restaurant favorites Beethoven Market, Zinque, Superba, Blueys, Gjelina, Gjusta.

## **APPLIANCES • FIXTURES • HARDWARE**

- Sub Zero 48" refrigerator/freezer
- Wolf 48" 6-burner gas range with griddle and double oven
- Wolf 30" warming drawer
- Uline 24-bottle wine refrigerator
- Dacor 48" island downdraft
- Bosch dishwasher
- Duravit, Sonneman, Sonos, Toto, Grohe, Kohler, Emtek, Sonance, Kichler, Luminaire, Fleetwood, HeviLite, Nest

## **SYSTEMS**

- Thermal and Photovoltaic solar systems
- Viessmann high efficiency boiler system
- Hydronic radiant heated floors(5-zone)
- Wall unit cooling(6-zone, 3-condensor)
- Lutron automated shades
- Lutron RA2 lighting system
- Sonos system with integrated Sonance speakers