

Elegantly Constructed, Brand New Single-Level Santa Barbara Style Home in ANZA Vineyard Estates

506 Bella Terra Court, San Luis Obispo, CA

AMENITIES

- Custom built single-level estate offers elegant wine country living just minutes from downtown Pismo Beach and Edna Valley wine region
- Four bedrooms, four-full and one-half bathrooms in a spectacular open floor plan
- Great room with 13' tall ultra-custom tray ceiling with 2-directional box beams; gas fireplace with cast stone surround, hearth, and over-mantle; built-in solid rift-cut furniture-grade oak cabinetry; and abundant natural light pours in from the oversized bi-folding steel wrought iron doors
- Sweeping valley and hillside views from the living areas, kitchen, and bedrooms
- Owner's retreat with a gas fireplace with marble mosaic surround, spa-like en suite bathroom, and French door access to the backyard
- Wine cellar featuring a vineyard mural statement wall, Barrel ceiling with brick façade, Quartzite countertop, and a racking system with capacity for approximately 299 bottles plus storage for approximately 24 cases
- Twenty-two-acre property with dreamy landscaping, expansive porcelain tile patios, a covered outdoor living space with a fireplace and kitchen, built-in fire pit, lawn area with artificial grass, and a garden area with raised planter beds

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FRONT ENTRY / FOYER

- Large-format porcelain tile patio located off the front entry and dining room
- Green venetian plaster cathedral ceiling entry way with chandelier light fixture
- 10' tall steel wrought iron arched door by Architectural Ironworks with moveable glass and one foot transom surround

GREAT ROOM

- 13' tall ultra-custom tray ceiling with 2-directional box beams
- Gas fireplace with cast stone surround, hearth, and over-mantle
- Built-in solid rift-cut furniture-grade oak cabinetry in alcoves on both sides of the fireplace
- Abundant natural light pours in from the oversized bi-folding steel wrought iron doors by Architectural Ironworks
- Magnificent, sweeping valley and hillside views

KITCHEN

- Magnificent, sweeping valley and hillside views
- Custom furniture-grade painted wood cabinetry with soft-close hinges and drawers
- Luxurious natural quartzite slab countertops with marble mosaic tile backsplash
- Oversized center island with storage, countertop seating, and chandelier light fixture
- Two clay-fired farmhouse sinks by Shaws
- Wolf six-burner freestanding gas range
- Pot filler
- Large vent hood insert with furniture-grade painted wood cabinetry surround
- Built-in Wolf convection microwave
- Secondary built-in Wolf plumbed steam oven
- SubZero refrigerator and freezer
- Bosch stainless-steel dishwasher
- Landmark stainless-steel wine refrigerator at the center island
- Generous breakfast nook with chandelier light fixture and French doors that lead to the backyard patio with outdoor kitchen
- 12' tall ceilings

DINING ROOM

- Spacious dining area with painted wood wainscoting
- Double crown molding tray ceiling treatment
- Arched-top steel wrought iron glass French doors by Architectural Ironworks
- Direct access to the front patio
- Oversized chandelier light fixture

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BUTLER'S PANTRY

- Abundant furniture-grade painted wood cabinetry, including large cabinet doors with pull-out drawers for pantry storage
- Natural quartzite countertops with marble mosaic tile backsplash
- Clay-fired farmhouse sink by Shaws
- Bosch stainless-steel dishwasher
- Direct door access to the outdoor kitchen

WINE CELLAR

- Vineyard mural statement wall with floating natural cherry wood shelving
- Barrel ceiling with brick facade
- Natural quartzite countertop with single-basin Kohler sink
- Chandelier light fixture
- Natural cherry wood racking system has capacity for approximately 299 bottles plus storage for approximately 24 cases
- Direct door access to backyard outdoor kitchen and dining area

POWDER BATHROOM

- Furniture-grade painted wood vanity with natural quartzite countertop, Native Trails porcelain vessel sink, and marble mosaic tile backsplash
- Custom back-lit mirror
- Kohler toilet

BACKYARD

- Magnificent, sweeping valley and hillside views
- Generous porcelain tile patio with built-in gas firepit with cast stone surround
- Covered outdoor living space complete with an outdoor kitchen (600± SF) with quartzite countertops, Napoleon stainless steel barbeque, under-counter refrigerator, icemaker, and Shaws clay-fired sink
- Outdoor gas fireplace featuring stone columns and surround
- Lawn area featuring artificial grass
- Abundant trees and plantings, including a variety of fruit trees
- Garden area with raised planter beds
- Extensive stucco retaining walls

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GUEST SUITE (BEDROOM 1)

- French doors lead to a covered patio (240± SF) with large-format porcelain tile
- Ceiling fan light fixture
- Wardrobe closet with custom built-in bars, drawers, and shelving
- En suite bathroom with natural stone tile flooring, generous wood vanity with natural quartzite countertop, custom back-lit mirror, tile backsplash, Kohler toilet, and tiled shower with toiletry niche, strip drains, and glass enclosure

LAUNDRY ROOM

- Abundant furniture-grade painted wood cabinetry and natural quartzite countertops and backsplash
- Deep single-basin Kohler sink
- Water connection for washing machine
- Gas connection for dryer
- Large-format porcelain tile flooring
- Direct door access to one-car covered carport

GARAGE

- Detached oversized three-car garage with natural wood garage doors
- Finished walls, ceilings and epoxy flooring
- Built-in garage cabinetry offering a clean, tailored, and highly functional storage solution

TWO GUEST SUITES (BEDROOMS 2 & 3)

- Walk-in closets with wardrobe bars, shelving and drawers
- Ceiling fan light fixtures
- En suite bathrooms with marble tile flooring, furniture-grade painted wood vanity with natural quartzite countertop, tile backsplash, custom back-lit mirror, built-in medicine cabinet, Kohler toilet, and tile shower with toiletry niche, strip drains, and glass enclosure

OWNER'S RETREAT (BEDROOM 4)

- Magnificent, sweeping valley and hillside views
- Tall tray ceiling with box beams
- Chandelier light fixture
- Gas fireplace with marble mosaic surround and painted wood mantle
- French door leads to the backyard patio
- Sitting area to enjoy the gorgeous hillside views
- Generous walk-in closet with a furniture-grade storage island, natural cherry wood built-in shelving, drawers, and wardrobe bars

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OWNER'S EN SUITE BATHROOM

- Oversized furniture-grade painted wood vanity with natural quartzite countertop, two sinks, center tower cabinet, and quartzite backsplash
- Additional seated painted wood vanity with natural quartzite countertop and lighted make-up mirror
- Frameless back-lit mirrors and custom light fixtures
- Tile wainscoting and marble mosaic tile flooring
- Large free-standing tub with a chandelier light fixture overhead
- Oversized walk-in tile steam shower with glass enclosure, generous toiletry niche, strip drains, and dual shower heads
- Kohler toilet with privacy door
- Skylight offers additional natural light

INTERIOR DETAILS

- Built in 2024 by Greg Nester Construction & Development
- Nearly 4,000 SF of interior living space
- Rift-cut quarter sawn oak wood plank finished in place flooring in living areas, hallways, bedrooms, and powder room, tile flooring in bathrooms and laundry room
- 7.5" baseboards and 7.5" crown molding throughout
- Abundant storage throughout including built-in custom furniture-grade wood cabinetry, corner shelf with glass shelving, and a coat closet in the hallway
- Oversized solid core arched interior doors with custom handmade casings
- Jeld-Wen aluminum clad wood windows with custom handmade casings
- Kohler plumbing fixtures throughout; polished nickel finish in the bathroom suites and oil-rubbed bronze finish in the kitchen, powder room, and butler's pantry
- Recessed lighting
- Tall ceilings throughout the home
- Whole-home security system
- Fully integrated Sonos audio system throughout the interior and exterior, complemented by a comprehensive security system and smart TVs
- Designer window coverings throughout the home, fully automated and app-controlled for seamless convenience and ambiance
- NCPA 13 Fire sprinkler system
- Two recirculating tankless gas water heaters that serve the home with soft water loop

EXTERIOR DETAILS

- Authentic Santa Barbara design with cast stone architectural features
- 2,600± SF of outdoor living space
 - 600± SF covered kitchen and living area
 - 240± SF covered patio located off the guest suite
- Clay tile roof with stain-grade overhang with detailed rafter tails
- Steel-troweled cementitious Santa Barbara style smooth stucco finish
- Half-round gutter and downspouts with decorative leader heads
- Gated entry leads to a paver driveway with an expansive water feature
- Backyard features a generous porcelain tile patio with built-in gas firepit, covered outdoor living space, outdoor kitchen, gas fireplace, abundant trees and plantings, garden area with raised planter beds
- Custom in-ground spa featuring a designer tile interior and elevated, resort-style finishes
- Expansive hillside installation of premium pet-grade synthetic turf, thoughtfully designed for beauty and durability
- Twenty-two-acre property with dreamy landscaping and hardscaping
- Home is nestled among the oak trees offering ultimate privacy and serenity
- Zoning allows for additional residences and outbuildings to be constructed