

# Property Amenities

## Property & Setting

- 10 private acres in Upper Ojai
- Located on an exclusive private road with community security gate
- Secondary private gated entry to the estate
- Sweeping 360-degree unobstructed views
- Exceptionally private setting approx 20 minutes from town
- Additional pasture located across the road
- Ranch-style perimeter fencing

## Residence

- 4-bedroom residence plus loft used as 5th bedroom
- Ensuite bathrooms for loft and all upstairs and bedrooms
- Walk-in closets
- Open-concept indoor/outdoor living design
- Wraparound porch with mountain views
- Wood-burning fireplaces
- Venetian plaster fireplace finishes
- French limestone fireplace hearths
- French white oak flooring throughout
- Custom Roman shades throughout
- Custom doors and screens throughout
- Picture-frame televisions installed in every bedroom with concealed wiring and boxed components
- Custom black walnut live-edge entry bench
- Seagrass carpet on loft stairs
- Custom white oak railings
- Limestone, marble, quartzite, and natural stone finishes throughout
- Rocky Mountain Hardware throughout including door hardware, hinges, and knobs
- Hand-crafted architectural detailing throughout the residence
- Designed interiors by C Square Designs

## Kitchen & Culinary Features

- Professional 48" Wolf range
- 48" Wolf chimney ventilation hood
- Custom white oak cabinetry and interiors

- Italian limestone perimeter countertops
- French limestone island countertop
- Unlacquered brass Perrin & Rowe fixtures
- Shaw farmhouse sinks (main + prep)
- True refrigeration package including:
  - Glass-front Refrigerator
  - Ice maker
  - Beverage refrigeration
- Wine refrigerator
- Custom appliance pantry with concealed outlets behind shelving
- Chicken wire cabinet fronts with toggle latches
- White oak live edge floating shelves
- Built-in breakfast nook with live-edge bench
- Spice drawers
- Soft-close doors and drawers
- Kitchen island hardware by Armac Martin (brass pulls)
- Perimeter cabinetry hardware by Ashley Norton

## **Bathrooms**

### **Primary Bathroom**

- Primary suite with clawfoot soaking tub
- Carrara marble primary vanity

### **First Level Bath Details**

- Sonoma Forge fixtures
- Native Trails stone sink
- Reclaimed wood vanity crafted from original Ojai Playhouse Theater
- Toto toilet
- Zellige tile
- Limestone countertop

### **Upstairs Loft Bathroom Details**

- Custom beechwood vanity with glass knobs
- Quartzite countertop
- Marble flooring
- Seamless glass shower enclosure
- Linear trough drain

## **Outdoor Living**

- Resort-style pool and spa overlooking the Topa Topas
- Outdoor kitchen designed for entertaining
- Soapstone island countertop with hand-chiseled rock island base sourced from Mountain Lion Ranch
- Cement countertops with dedicated grill hookups
- True outdoor refrigeration
- Beer cask dispenser
- Pizza oven
- Big Green Egg smoker / barbecue
- Fire pit lounge area
- Outdoor shower with hand-chiseled Mountain Lion Ranch stone detailing
- TimberTech decking & railing system (engineered fire-resistant material)
- Smart exterior lighting & irrigation controls
- Mature landscaping by Element Landscaping
- Chicken Coop
- Dog Run

## **Garage, Utility & Infrastructure**

- Garage rebuilt in 2018
- Separate electrical panel for garage
- Gym above garage
- Tile flooring throughout garage
- Full RV hookups
- Utility sink
- Outdoor shower
- Dual HVAC systems
- Two propane tanks
- Electric front gate
- Secondary manual rear gate
- Barbed-wire ranch fencing surrounding property
- Sisar water shares

## **Other Recent Upgrades & Improvements**

- Brand-new roof installed on main residence (2024)
- Septic system pumped and serviced (2024)
- Two new propane tanks:
  - Dedicated pool tank
  - Dedicated house tank

- New pool equipment (2025)
- Extensive custom millwork and built-ins throughout
- Outdoor entertaining spaces expanded and upgraded
- Resort-style pool and spa enhancements
- Custom outdoor kitchen installation
- Upgraded luxury fixtures and hardware throughout
- Tile flooring installed throughout garage
- Security enhancements including double-gated access

## **Exclusions**

- Dining room chandelier excluded from sale.