

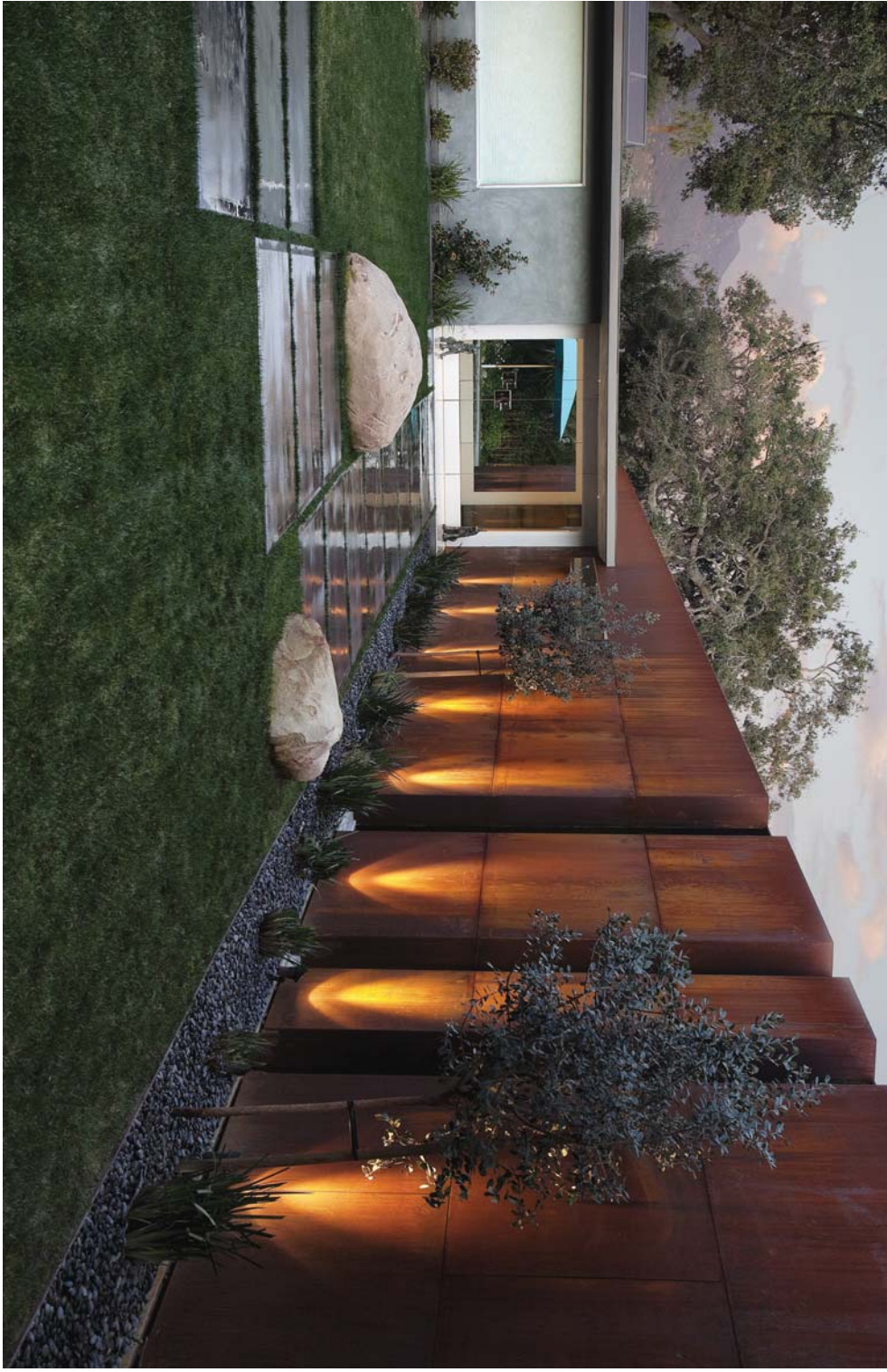
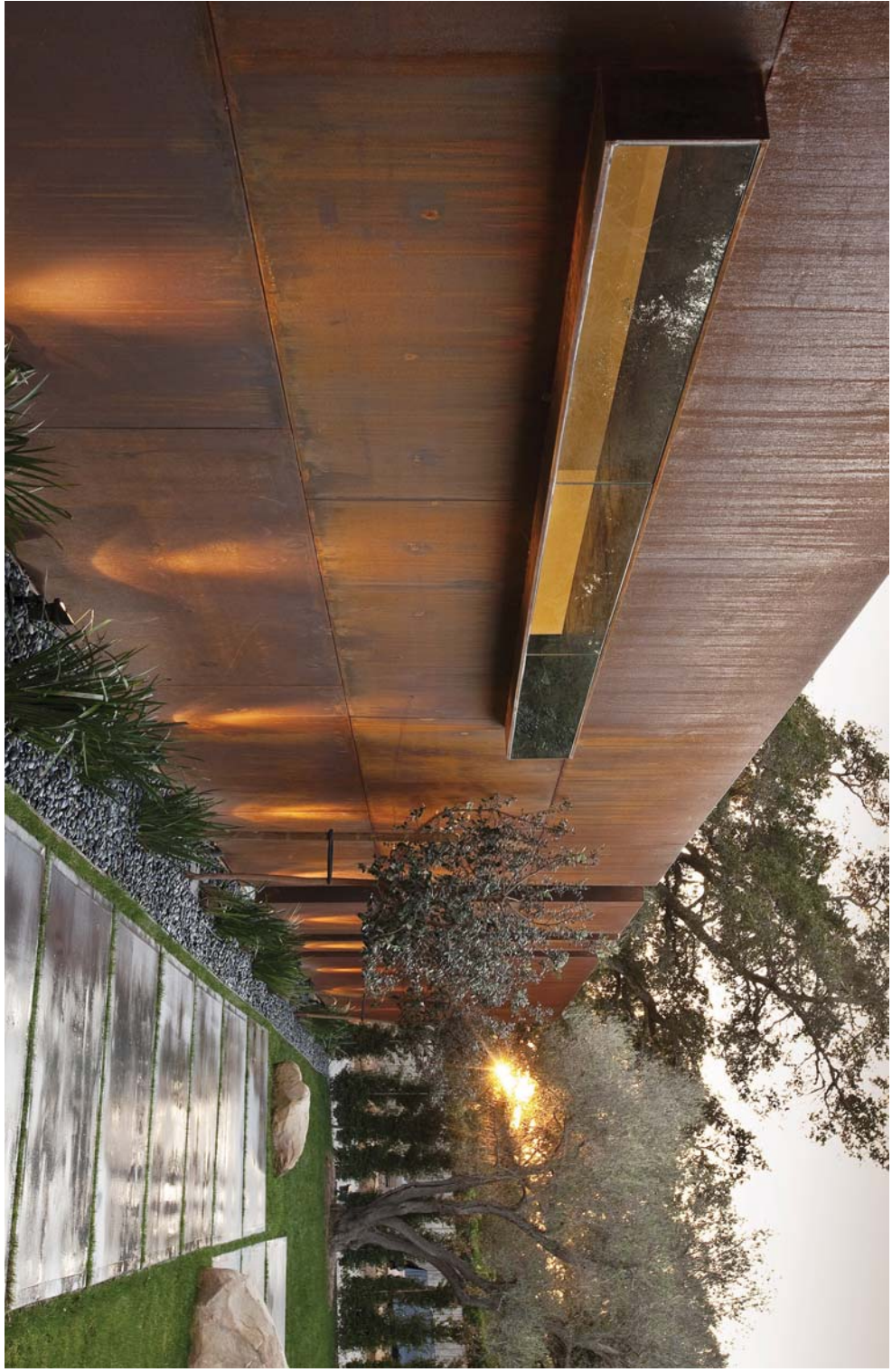


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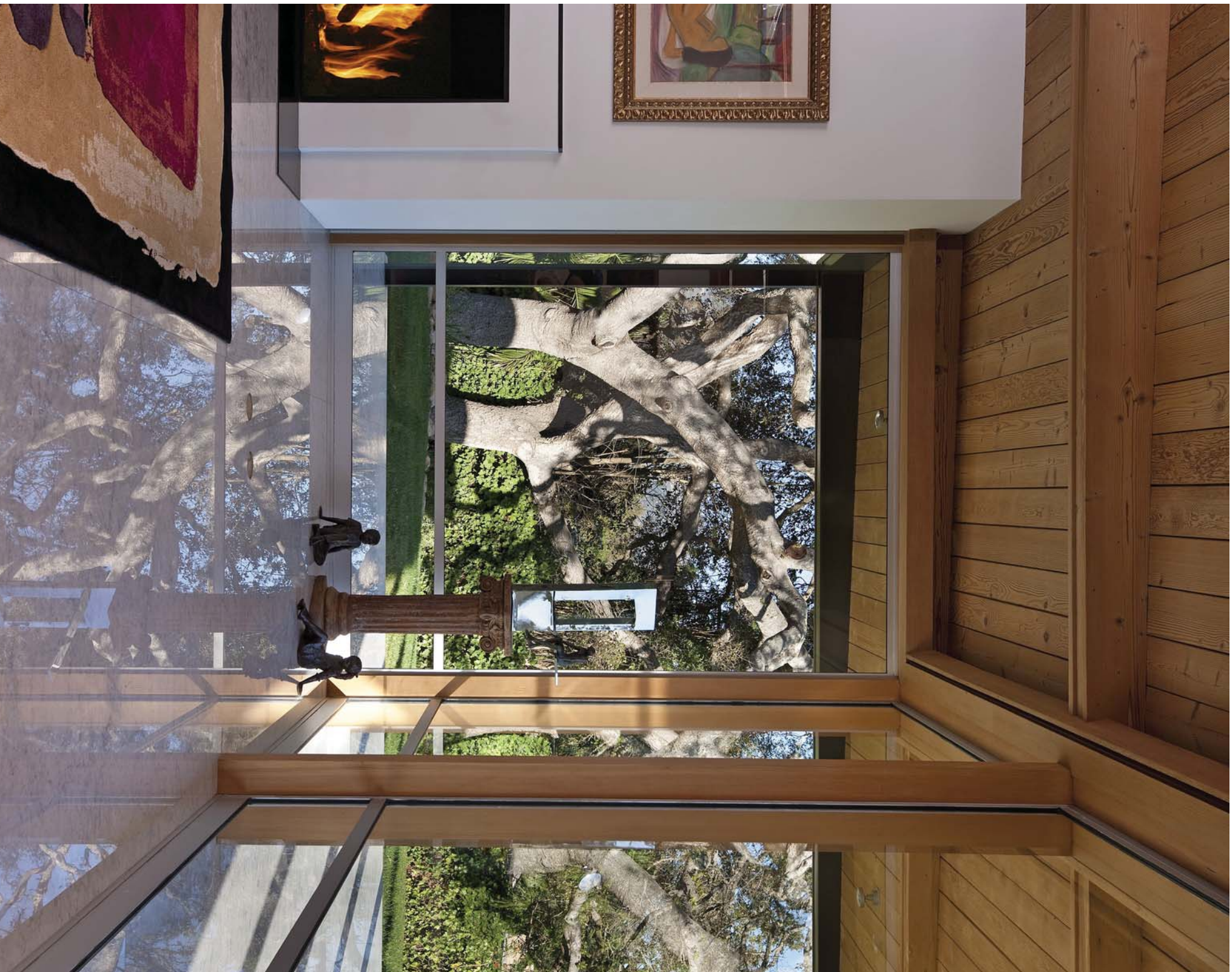
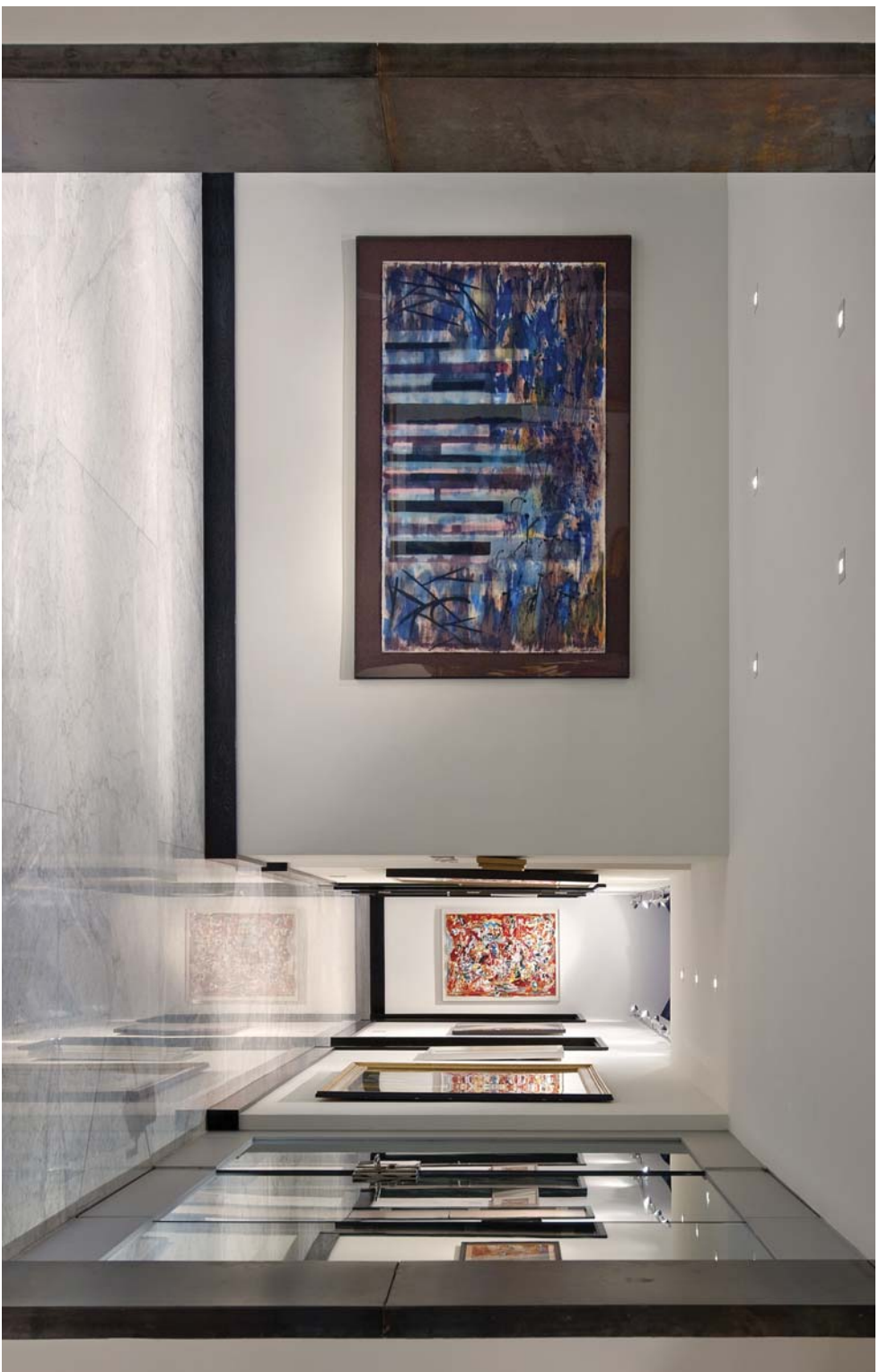


Montecito Lutah Riggs Estate

















## 616 Hot Springs Road Montecito, California

A long gated entry drive leads you through a magnificent canopy of mature oak trees to the unique rusted steel entry walls of the home. Traveling down the driveway sets the tone for this very private, magical contemporary estate originally designed by the famed architect, Lutha Maria Riggs. Situated on approximately 1.3 private acres, this beautiful, private setting is enhanced by inspiring, oak framed ocean and mountain views.

The artistic, light and bright five bedroom, five bath, single level, contemporary home has been tastefully and impeccably designed for the comfort of the most active to those with mobility impairments. Quality details include radiant heated floors of Carrara marble slabs, high ceilings, gallery hallway with custom designed glass skylight (manufactured to minimize heat transfer and UV protection), and floor to ceiling windows and sliding doors which graciously open to a marble terrace, swimming pool and inviting gardens. The open kitchen/family room features a floating kitchen island and custom cabinets and appliances.

Additionally, the estate includes a wonderful separate guesthouse/library with full bath. Quality features are found throughout the estate home including birch interior doors, Sonos sound system, steam shower, custom lighting, zinc gutters and 50-year roof.

Lovingly and meticulously renovated, the essence of Lutha Riggs vision and floor plan remain. Recent adaptations have allowed this dramatic home to add the amenities that are desired for today's lifestyle.

\*Seller leaseback after sale requested



