

# *7250 Domingos Road, Santa Rita Hills*

Drive onto this property and experience a quiet, more peaceful place to work, play or raise a family. Located in the heart of the Santa Rita Hills, in the greater Santa Ynez Valley, you will find this approximately 45 acre Ranch to be your piece of paradise.

## Entry

Saltillo tile courtyard, charming wood gates, lushly landscaped, central fountain, “Montecito Blue” door adjoining walled in tiled patio, perfect for entertaining, glass entry into Media Room.

## Kitchen

Viking six-burner gas range and oven, black with copper accents, wood-paneled SubZero refrigerator and drawer freezer, country sink, all in perfect working triangle. Large island with bar seating for 4, granite countertops, and benched bay window breakfast nook, overlooking exterior, built-in barbecue and surrounding vineyards. Kitchen leads to open dining room and family room. Built in bookshelves, wine storage and large walk in pantry, recessed lighting and rustic white oak floors throughout. Tremendous potential and space for entertaining, with 8 foot dining table and buffet open to cooking area.

## Family room

Mountain and expansive property views through 8 foot window. Italian plaster fireplace, double glass doors to entertainment courtyard, recessed and art lighting, casual living space open to kitchen and dining area, glass door to barbecue and vegetable garden.

## Living Room

Dramatic vaulted ceilings and rustic white-washed wood beams, three sets of glass doors open to back entertainment courtyard and views, floor-to-ceiling fireplace with pagoda detailing and black granite surround and hearth. Built-in glass shelving with recessed lighting on either side of fireplace, bar, temperature controlled wine storage, formal dining table, and French doors into kitchen.

## Outdoor Entertainment Patio

Saltillo tile patio, lush lawn, views of farmland, Santa Rita Hills and neighboring vineyards. Stairs lead to lower deck, surrounded by rolling lavender and meandering stone walkway through “California” landscaping.

## Media Room

Surround sound, 62-inch LCD television, built in “Nantucket Red” desk and cabinets, granite wet bar, recessed and art lighting, white oak floors, large windows and glass door to front courtyard and separate door to Saltillo breezeway and garage.

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## Bedroom 1

Double glass doors to private patio for access to organic vegetable garden, walk-in closet, full en-suite bath with stone floors and skylight.

## Bedroom 2

Currently being used as an office, floor-to-ceiling built-in wood cabinets and shelves, white oak floors, large mirrored closets and French doors to private, walled, courtyard.

## Master Bedroom

Expansive views of property, Santa Rita Hills and surrounding vineyards. Two walk in closets, one with laundry room. Double glass doors from bedroom to back courtyard and rose garden. Open sitting room with plaster fireplace, flat screen television, writing desk and rustic, white-washed wood beams. En suite bathroom with double sinks, circular, shower, second closet and White oak floors.

## Guest House

Approximately one hundred year old “original homestead,” three bedrooms, one bath. Large kitchen with rustic wood countertops and garden window. Bamboo floors, dining area open to living room with brick surrounded wood-burning stove and separate laundry room. Front door opens to large, covered porch overlooking small Granache Vineyard, landscaped garden and privacy hedges.

## Barn

Large three stall barn currently divided into art studio and storage for farm equipment. This structure has a bathroom, shower and finished loft. Large 10 x 10 walk-in cooler for storage of apples, grapes or any of the organic produce grown on this ranch.



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