



1815 Orlando Road
SAN MARINO

::: DESIGN STATEMENT :::

To live across from the Huntington Library and Gardens in San Marino, California is the ultimate in adjacency and landscape. It is like living across from Central Park in Manhattan with much better weather. Because of the Huntington property, the views from within this home are extended across endless trees and gardens in several directions.

The site planning of the home is clearly organized with the public and street façade to one side and the private and garden expanse to the other. Partly because of the adjacency of the Huntington Gardens there is an extensive landscape of pre existing Redwoods, Oaks, Camellias and Azaleas blended with substantial new gardens of Nandinas, Lavenders, Plum trees, Rosemary, Wistrenigia, Bermuda Grass and a Koi pond. By orienting the two story home to the required set back lines of the property on the north, west and south, it provided for a stunning family garden that runs the full length of the property from north to south. It is over 200 feet from a tree canopied seating group to the wood deck surrounding the serene infinity pool. This vista also includes two magnificent Oak trees that emanate from the wood deck.

This home is unique in San Marino in that it is designed to achieve the dignity of the surrounding neighborhood homes built during various periods of history. This is achieved through the overall massing of the building which is very similar to the George Washington Smith home at the corner of Lombardy and Allen. It also utilizes the colors and roof lines of the popular "Andulsian Revival" period of the 1920's made famous by Wallace Neff, whose own residence is two doors to the east. The design has accomplished this without mimicry or false pastiche of historical forms and materials. Built in the highest quality of construction techniques including the finest of modern technologies, this home is a thoroughbred and not just a façade. The detailing and materials are museum quality and the building systems are not only state of the art, but organized at a commercial level for access, maintenance and life safety.

The design is organized around the simple idea of family living enjoying both inside and outside spaces that can be made to seem as one by taking advantage of our benign weather. Accordingly the central family room and kitchen which is more than 50 feet in length is made to be completely opened to the garden by means of oversized sliding glass doors that disappear into the adjacent walls. This room is always the show stopper for visiting guests who marvel at the concept and the effect. The kitchen which is integral to the family room is all Bulthaup which is the finest kitchen system in the world. Made from light German Oak, Stainless Steel and aluminum, this kitchen and its complementary cabinets making up the pantry and the dish storage is featured in all the ultimate high end housing and architectural magazines from Asia to Europe. Within the cabinetry is not only a subzero refrigerator, but also an additional set of freezer drawers, and two sets of vegetable and soft drink refrigerator drawers. There is also a wine cooler and an aluminum roll top slider behind which is stored the coffee machines, toasters and rice makers. The nearby family breakfast area is within a glass enclosed two

story atrium that looks directly out to the swimming pool. As the doors slide away there is also an exterior dining table that sits on the travertine floor that extends inside and outside the house.

The formal living room and dining room is surrounded on three sides by glass extending views out to the adjacent garden. This room also features two sides of glass doors that disappear into the walls. The feature wall is expansive glass from ceiling to floor, as well as a full wall and hearth of Travertine surrounding a fireplace. The visual effect is that the floor of this room passes right through the glass and incorporates the garden plane of dwarf Nandinas beyond.

The entry is dominated by a back painted glass wall with 20 flower vases set in a grid. Each of these are available for either stems in water or holiday decorations and is a very unusual take on the customary flower vase at the front door.

The flooring throughout the house is a warm colored natural fissured Travertine. This stone was hand selected at the quarries and installed by the same craftsmen as did the downtown cathedral and the Getty villa.

Upstairs is a central "study hall" and office in the home about which each of the bedrooms and guest room encircle. Utilizing the finest Poliform cabinetry from Italy in each of the bathrooms, closets and the study hall has provided a consistency to each room on the upper floor. There are five locations in the house for flat screen TV's each are wired through the walls and floors for wire management.

Waking up in the master bedroom to the morning light coming through the trees to the East, one is reminded of why living within a garden and an architecture that provides for it, is so appropriate for California. The grace of light and details creates the luxury of the master bath and closet all of which flows together as one. With the subtle glass sliding doors available for occasional closure, this is a bedroom for the gods.

The childrens rooms and the larger guestroom/library is similar in finishes and functionality. Each bathroom is a glass shower and modern Poliform cabines in both the bath and closet. The Guestroom also provides access to a laundry room with Miehle washer and dryer, as well as a sink. As the guestroom is configured to be a "project room" this access to both the laundry for folding and the attic is available. The attic stair folds out of the way, but allows for direct walk up access to an attic of about 1500 sq. ft of additional storage. The attic also provides direct walk out access to the roof and the roof top mechanical equipment, drains, etc.

In summary, this house brings together the ability to live in a park like setting. Unlike the early 20's houses nearby, the large windows and substantial openings allow for indoor and outdoor use of the whole property. It is technically one of the best built houses in the area and quietly takes its place among the dignity of the past houses in the neighborhood.

1815 ORLANDO ROAD



House: 6,325 sqft
Lot: 33,976 sqft (assessor)

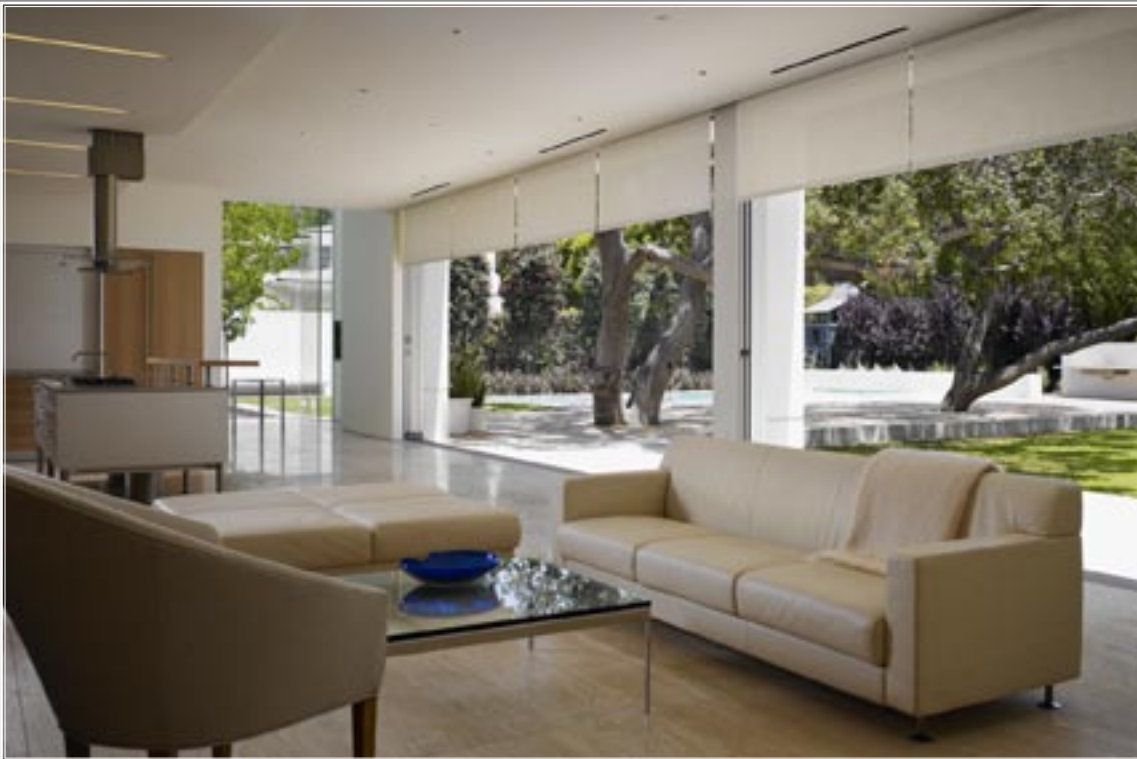
Year Built: 2008
Architect: Richard Keating

Offered at: \$6,995,000

A stunning contemporary "masterpiece" designed by noted architect Richard Keating and situated on 3/4 acres of "park like" grounds adjacent to the Huntington Library.

The residence features five bedroom suites each with their own bath, powder room, living room with fireplace, formal dining area, state of the art kitchen and family room, upper level children's or family room ... and much much more.

Walls of glass, the finest of materials and construction, detailing and craftsmanship together with the naturalistic landscaping, pool and spa, koi pond and outdoor spaces makes this residence truly a "work of art" a spectacular San Marino estate property.



::: ADDITIONAL FEATURES :::

- ✦ Commercial grade construction, detailing and materials.
- ✦ State of the Art Structural System and Seismic Design by Saiful Bouquet Engineers.
- ✦ State of the Art Mechanical, Electrical and Plumbing Systems.
- ✦ Forced air heating and cooling.
- ✦ Radiant heating in the floor slabs downstairs.
- ✦ Fully Sprinklered for fire safety.
- ✦ Fully Alarmed and hard wired to security company through the phone system.
- ✦ Insulated Glass and walls throughout for energy savings.
- ✦ Electrically operated mecho shade blind system throughout.
- ✦ In slab conduit for speaker wires & T-6 cabling in downstairs slab.
- ✦ Fireproof simulated slate roofing system.
- ✦ Copper plumbing.
- ✦ Solid Core doors.
- ✦ Commercial grade stainless and aluminum Hardware by Valli & Valli.
- ✦ Travertine Marble Floors throughout the house.
- ✦ Fleetwood sliding doors throughout the house.
- ✦ Poliform Cabinets throughout the house including all bathrooms, closets and bookshelves.
- ✦ Bulthaup Kitchen.
- ✦ 1500 sq. ft. Attic.
- ✦ Fully organized mechanical equipment to facilitate maintenance, filter changes etc. in attic.
- ✦ Walk out roof access for maintenance, house decorations, etc.
- ✦ Three car garage plus lift and exterior space allowing for 4 cars parked and a oversized driveway that doubles as a play yard and 1/2 court basketball area including regulation hoop.
- ✦ Laminated glass shower enclosures throughout.
- ✦ Electrically operated low flow designer toilets in master bath and powder room.
- ✦ Built in BBQ including sink and stainless steel drawers.
- ✦ Infinity edge swimming pool, spa and decorative fountains.
- ✦ Toy and garden equipment storage and exterior sink and toilet.
- ✦ External speakers.
- ✦ Automated Sprinklers.
- ✦ Automated pool and spa accessible from inside the house as well as outside.
- ✦ Professional greenhouse with sink.
- ✦ Koi pond.
- ✦ Professional landscaped park exterior with unique plants, boulders and site walls.
- ✦ Truck garden, vegetables and fruit trees.
- ✦ Childrens play house.
- ✦ Commercial grade Electronic security and gates including driveway gate and intercom system.





::: 1815OrlandoRoad.com :::



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