

WHAT YOU GET

\$4 Million Homes in California

A Spanish-style retreat in Santa Barbara, a grand 1933 home in the Hollywood Hills and a Mediterranean-style house in Long Beach.

By Angela Serratore

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Santa Barbara | \$3.95 Million

An updated 1925 Spanish-style house with four bedrooms and three and a half bathrooms, on a 0.4-acre lot

The recent renovation of this house was inspired by traditional Spanish-style construction and by the site, where 100-year-old oaks and drought-tolerant plants grow.

The property is near cultural attractions like the Santa Barbara Museum of Natural History and the historic Mission Rose Garden. Driving to the beach takes about 15 minutes. The Santa Barbara Bowl, a popular outdoor concert venue, is 10 minutes away.

Size: 2,096 square feet

Price per square foot: \$1,885

Indoors: The house is set back from the street, with a long path flanked by rocks leading to the front door.

Across the threshold is a living room with white oak floors, a fireplace, tall windows and high ceilings that continue into the open dining area. A guest room with space for a queen-size bed is directly off the dining area; next to it is a full bathroom.

Between the dining area and the adjoining kitchen is a glass-paneled door that opens to the side patio. The kitchen has a center island, stainless steel appliances and a backsplash made from 19th-century French terra-cotta tile.

The primary suite is also on this side of the house. The bedroom has glass-paneled doors that offer outdoor access and face the property's detached studio; the bathroom has a walk-in shower lined with turquoise tile from Morocco.

The extension to the house, added during the renovation, is reached from stairs in the kitchen and has an exterior entrance as well, so it could be used as a separate guest apartment. It includes a living room with a kitchen along one wall and two bedrooms (one with an en suite bathroom and the other currently used as a home office).

A powder room sits next to the stairs connecting the two halves of the house.

Outdoor space: The property, which is landscaped with mature trees and drought-tolerant succulents, includes a detached building added during the renovation, intended to serve as an art studio or a writer's retreat. There is also a rooftop patio with an outdoor kitchen and mountain views, accessible by an exterior staircase.

Taxes: \$49,380 (estimated)

Contact: Maureen McDermut, Sotheby's International Realty, Montecito-Coast Village Road Brokerage, 805-570-5545; sothebysrealty.com



Preview First

Los Angeles | \$3.999 Million

A 1933 house with five bedrooms and five and a half bathrooms, on a 0.2-acre lot

This house was designed by Robert DeWitt, an architect who was responsible for several others on the same street. It is in Outpost Estates, a secluded enclave of well-preserved Spanish- and Mediterranean Revival-style homes in the Hollywood Hills, developed in the 1920s. The neighborhood has long been prized not only for its architecture, but for its proximity to nightlife and film and TV studios.

The property is less than half a mile from the Magic Castle, a private magicians' club with an invitation-only dining room, and Yamashiro, a Japanese restaurant and garden complex housed in a 1914 villa. The Hollywood and Highland Metro stop is five minutes away by car, as is Runyon Canyon Dog Park, at the base of a popular hiking trail.

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Size: 4,000 square feet

Price per square foot: \$1,000

Indoors: From the street, a gate surrounded by a privacy fence opens to the front yard, where a brick path leads to the entry.

The front door opens into a foyer with hardwood floors, high ceilings, a wide staircase, a chandelier and an adjacent powder room. To the right is a living room with a fireplace surrounded by an ornate mantel and French doors that open to a covered patio. Hardwood floors continue from the living room into a den with built-in bookshelves.

To the left of the foyer is a formal dining room with a chandelier, candelabra-style sconces and more French doors opening to the patio. Off the dining room are a breakfast room and a kitchen with a stainless steel Wolf range and Italian tile floors.

A hallway leads from the kitchen to the guest wing, where there are two bedrooms with en suite bathrooms.

The primary suite and two more bedrooms are on the second floor, off a wide landing with hardwood floors. The primary suite has a Juliet balcony on one side of the bedroom and a long porch on the other, as well as a closet with a built-in dressing table and a bathroom with a tub, a separate shower and the original pink-and-green tiling. The two guest rooms, at the other end of the hall, also have en suite bathrooms.

Outdoor space: The covered brick patio behind the house has a ceiling fan to keep the space cool. Steps lead down to a swimming pool surrounded by brick. A path runs from there to a quiet side yard, landscaped with grass and framed by flowering hedges and tall trees. The attached garage holds three cars, with room for more in the driveway.

Taxes: \$49,992 (estimated)

Contact: Stefanie Novik and Alan Long, Avenue 8, 818-731-6140; avenue8.com



Peter McMenamin

Long Beach | \$3.995 Million

A 1924 Mediterranean-style house with four bedrooms and four and a half bathrooms

This house was designed by Cecil Schilling, an architect whose firm was responsible for a number of projects in Southern California, including theaters and public buildings. It sits above street level, giving it a sense of privacy despite its proximity to beaches and businesses.

The property is close to two well-ranked public schools, Lowell Elementary School and Will Rogers Middle School, and to Marine Stadium, a waterfront venue that regularly holds boat races and other aquatic events. Downtown Long Beach is a 10-minute drive. Heading north to Los Angeles International Airport takes about half an hour.

Size: 4,340 square feet

Price per square foot: \$921

Indoors: From the street, steps lead up to a patio framed by palm trees. The front door opens into a long foyer. The living room, to the left, has several sets of doors that open to the patio and a fireplace flanked by original built-in shelves.

Across the foyer is a large dining room with a wide doorway that faces an open kitchen and family room, which has a sitting area around a fireplace and folding doors that open to the backyard and pool area. The kitchen is equipped with a center island and stainless steel appliances, including a built-in Miele coffee maker.

One guest room with an en suite bathroom is on this level, at the far end of the foyer, along with a powder room.

Three more bedrooms and bathrooms are on the second level. The primary suite, at the far end of the upstairs hall, has a bedroom with a private terrace and a spa-inspired bathroom with a sleek glass shower, a deep soaking tub and floors inlaid with mother-of-pearl. The other two bedrooms have room to accommodate king-size beds and each has an en suite bathroom.

An updated laundry room is also on this level, with plenty of cabinet space and a sink.

The lowest level of the house has a game room, a mudroom and a wine cellar with storage for a large collection of bottles.

Outdoor space: This home is on a double lot, with a good-sized backyard and a swimming pool framed in brick. The outdoor space is surrounded by a privacy wall and mature trees, with an outdoor kitchen and dining setups in sun and shade. The attached garage, at street level, has two parking spots.

Taxes: \$50,736 (estimated)

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