



RANCHO LATIGO


heaven is under our feet as well as over our heads

SANTA YNEZ









The finest ranch estate on the West Coast, Rancho Latigo encompasses nearly ~4,600 pristine acres in California's spectacular Santa Ynez Valley. Miles of horse trails and views of untrammelled mountains are given a human scale by the pristine equine landscape – in which paddocks, riding arenas and shady arbors with fieldstone watering pools celebrate the unique relationship between man and horse.

Approximately one-half hour from the Pacific Ocean and Santa Barbara, the American Riviera, this magnificent property hosts a ~12,000 square foot home featured in the October 2009 edition of Architectural Digest as well as guest and manager residences and superlative equine facilities.

Add a temperate year-round climate, privacy and security, ease of access in a prime location in combination with close proximity to fine dining and upscale amenities and Rancho Latigo is unsurpassed.

SANTA YNEZ VALLEY

OVERVIEW

Classic equestrian ranches set amidst verdant meadows and rolling hills, seas of vineyards and spring wildflowers, five quaint towns and a legacy of cattle ranching dating back to the 1800's Land Grant era is the Santa Ynez Valley. It's a national treasure prized by locals and visitors alike for its rural-agricultural heritage combined with its sophisticated "wine and horse country" ambience.

A scenic half-hour drive from Santa Barbara, the valley rests between the Santa Ynez and San Rafael Mountains, and has gained fame for its renowned horse ranches and, more recently, exceptional wines produced from its premium vineyards.

The Santa Ynez Valley hosts a vast array of opportunities for the active lifestyle. Golf, tennis, biking, hiking and, of course, horseback riding are all easily accessible, as is fishing at nearby Lake Cachuma. The area's rich past comes alive at its history museums and the 1804 Mission Santa Ines. The Valley's vibrant cultural calendar is always brimming with choices.

HISTORY

Native Americans of the Chumash tribe were the earliest and presumably the longest inhabitants of the Santa Ynez Valley, followed by the Spanish in 1769, and subsequently Mexican elite and military families receiving vast land grants. Rancho Latigo is a portion of the original 48,000 acre "Rancho La Laguna," dating from 1845.

Over the years, the Valley has hosted cattle and horse ranching, dairy farming, numerous agricultural crops and, until 1910, the stagecoach route starting at historic Mattei's Tavern was the sole link connecting the City of Santa Barbara to areas north in California. Today, California's Central Coast has gained recognition and has attracted elite and discerning residents because of its climate and scenic beauty as well as its country, yet sophisticated, lifestyle.

POPULATION

Approximately 20,000 people live in the Santa Ynez Valley. The list of past and present residents sharing a bond with this special place includes former president Ronald Reagan, Michael Jackson, Fess Parker, Brooks Firestone, Monty Roberts (popularly known as "The Horse Whisperer"), Bo Derek and numerous other notable business, entertainment and international personalities. Current residents include personalities and entertainers; able to live a friendly country life out of the glare of notoriety and paparazzi. The area's quaint towns of Solvang, Santa Ynez, Ballard and Los Olivos attract an interesting, eclectic assortment of residents and visitors.

CLIMATE

The Valley enjoys one of California's mildest, most "Mediterranean" climates, with predominately west-northwesterly breezes supplying clean, cooling Pacific Ocean air. Winter daytime temperatures average in the 60's (F.); with 30's and 40's (F.) at night. Summer brings daytime averages into the 80's, with refreshingly cool nighttime temperatures. Historic rainfall averages 16-17 inches a year and occurs mainly between November and April; turning the Valley and its hills into a virtual sea of green.

ACCESS

Convenient to the Santa Barbara International and Santa Maria Airports, the Valley is comfortably accessible from any major city in the world. In addition, the local Santa Ynez Valley Airport can accommodate smaller Citation jets.

U.M. Callis © Justin Goux JF Santa Barbara Misson I Jose' De La Guerra E Juan Pico H Juan Rodriguez R
 Jose' Lugo A Juan Cordero M Octaviano Gutierrez A Narciso Fabrigat M



Dr. R. S. Den D Jos. Chapman X Thos. W. More M
 Jose' Ortega A Patricio Cota A **EARLY CATTLE BRANDS OF SANTA BARBARA** Chas. Fernald E John Nidever M
 BY WALKER TOMPKINS

Juan Camarillo Jo Refugio Carrillo F Luis Frellanes JF W.M. Hollister JH
 Nicolas A. Den AD Luis Burton P Augustin Janssens O Rita Oniveros S Wm. Foxen S

Russel Heath R
 Thompson T
 A.B. Thompson
 Jack Powers M
 Thomas Hope H
 Francisco Badillo A
 Thos. Robbins E
 Antonio Ruiz A
 Daniel Hill H







Main Residence

Horse Barn

Guest House/Equipment Barn

Managers' House

Arena

























RANCHO LATIGO

David L. Leavengood, considered one of the country's foremost authorities on ranch architecture, oversaw land planning, architectural design and construction at Rancho Latigo.

Through the security gates and past the gate house, fieldstone water trough and shade arbor, the Rancho's rolling grassland peppered with oaks provides the feeling that time stood still a century ago on this vast expanse of undeveloped classic rural California. There are no intrusions from civilization. No traffic noise. Bounded by ranches of comparable size, the Los Padres National Forest and a 5,000 acre nature preserve, the Sedgewick Ranch, there are no distractions nor sense of urgency; just tranquil meadows and hillsides of native oaks and piñon. In the springtime, explosions of orange California poppies and blue lupine carpet the hills. Seasonal streams form riparian corridors while dramatic rock outcroppings grace the higher elevations. Indigenous wildlife include deer, foxes, eagles, quail and wild turkeys. In the distance, the San Rafael Mountain Range and Figueroa Mountain stand as majestic sentinels.

THE RESIDENCE

Inspired by the 18th. and 19th. century Spanish colonial styles of South America, the nearly 12,000 square foot residence incorporates elegant, refined elements with the "Alta California" heritage of the early Land Grant adobe homes and the grand style of country ranch estates built in the 1920's and 30s by wealthy business and publishing barons. The home is impressive, yet offers an ambiance of relaxed luxury.

The main entry is via a spacious porte cochere or, literally and more appropriately, the covered vagón puerta. Once inside, one is immersed in the finest craftsmanship and attention to detail. Vintage structural timbers, rich walnut paneling and floors, wainscoting and lintels of South Carolina fieldstone hand-selected by the owner and his master stonemason, extensive hand-wrought ironwork, hand-carved French limestone fireplace mantels and hand-painted Spanish tile are just a few of the exquisite details embellishing the home.

From the over 700 square-foot great room with its hand-carved fireplace and extensive west facing wall of windows, sunsets are dramatic. French doors open to an outdoor living space centered by a massive hand-chiseled fieldstone rock fireplace.

The home wraps a cooling and restful interior courtyard accessed through French doors from all public spaces. From within the residence this gracious central courtyard, lushly landscaped and embellished by a charming fountain, provides cooling air and soft natural light.

An intimate study features a warming fireplace, walnut paneling and custom built-in bookcases.

THE KITCHEN, EPICUREAN AND LIFESTYLE FEATURES

A wonderful kitchen makes a house a home. At Rancho Latigo, the spacious open kitchen and family room create a comfortable, nurturing haven. A fieldstone woodburning fireplace sets the mood, while the built-in gas-fired pizza oven and Lacanche "Sully 1800," the crème de la crème of professional-grade French ranges, imported from the Côte d'Or, transcend the practical to create culinary perfection. The adjacent butler's pantry with its additional full kitchen offers Wolf and Sub-Zero appliances, a 46-bottle wine cooler and a substantial amount of cabinetry.

The formal dining room features a large fireplace with hand-carved walnut surround and mantle, and an extraordinary chandelier: Paul Ferrante's "Apollo."

An elevator off of the grand central foyer descends to the spacious 10,000 bottle, temperature-controlled wine cellar offering custom lighting and an intimate tasting area. This lower level is completed by a paneled fully state-of-the-art theater for an evening's entertainment and a dramatic open lounge for enjoyment of a gentlemanly game of billiards.

THE MASTER SUITE AND ADDITIONAL EN SUITE BEDROOMS

The lavish master wing presents a suite of appropriate privacy and comfort. Its bedroom features a hand-carved French limestone fireplace and private, covered balcony providing dramatic vistas of the Rancho and beyond to Figueroa Mountain.

Dual bathrooms – one with solid Carrera marble soaking tub, Waterworks mosaic tile shower and a elegantly-appointed closet/dressing room with cloisonné sink and "Degournay" silk wall coverings, and the second with "Emprador" dark marble counters, walk-in shower and custom-designed walnut cabinetry -- grace the suite.

The residence provides five additional bedrooms bathrooms en suite; all luxurious and all offering spectacular views.

EXTERIOR AMENITIES

Extensive porches, porticos and balconies embellish the home's exterior. An intimate entertaining and dining space hosting a large fieldstone fireplace with al fresco cooking facilities nearby is a few steps from the sparkling pool and spa. The water features include a lap swimming lane plus lounging areas and boulders for diving. The exterior elevations of the home open out to the ranch's incredible natural landscape and provide additional light that pleasingly changes throughout the day and over the seasons.

The tennis court, pool and in-pool spa -- with unparalleled views across the Rancho's vast landscape -- are complemented by a cabaña offering a sauna, full bath and exercise or yoga studio, along with an attached 1,700 square-foot multiple-car garage.

Hiking, horseback riding and other recreational exploration of Rancho Latigo is possible via approximately 8 miles of trails accessing most areas of the ranch.

EQUINE FACILITIES

Few horse barns in California's equestrian country surpass the design, workmanship, and attention to detail and materials found in Rancho Latigo's classic ~10,000 square foot equine residence. The beautiful 130' by 80' structure houses eleven spacious stalls featuring sliding interior doors and Dutch door access to the covered breezeway. Intersecting center aisles and an automated, dual transom window system spanning the length of the barn offer superior ventilation and light. In addition, the barn contains an office, tack room, medical room, bathroom, feed room, laundry and wash stall.

A covered, free-span ~20,000 square-foot arena is flanked by 16' roof extensions running the length of each side of the building. An open arena and six 24' by 48' paddocks are nearby, as are irrigated four-rail wood-fenced pastures.

GUEST AND MANAGER'S RESIDENCES

The guest residence features two bedrooms, a small office or possible third bedroom and a Great Room with full kitchen, fireplace, views and proximity to the equine facilities. The very private manager's home offers three bedrooms and two baths.

Maintenance Facilities

Ranch maintenance facilities include an ~1100 square-foot extended bay and multi-vehicle equipment barn with extensive storage. A nearly 600 square-foot shop and two-vehicle garage features a bathroom with shower, as well as an additional storage room.

MAINTENANCE FACILITIES

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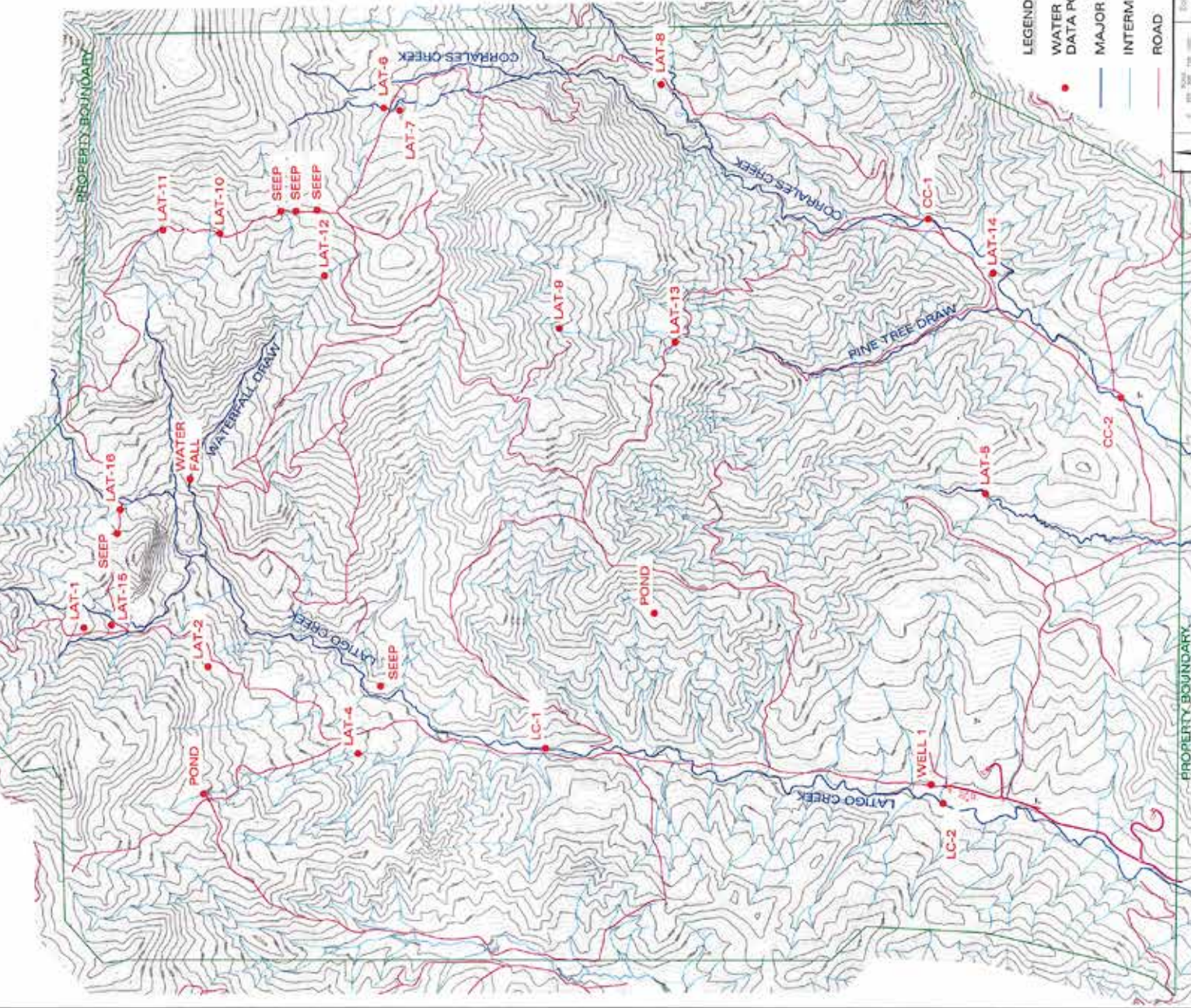




Scale	May, 2000
Title	RANCHO LATIGO DRAINAGE BASIN
Client	RANCHO LATIGO
Fig. No.	Figure 1 - 30/Jan 17/2

- LEGEND**
- WATER FEATURE/
DATA POINT
 - MAJOR DRAINAGE
 - INTERMITTENT DRAINAGE
 - ROAD

NOTES:
 1. BASE MAP FROM AERIAL PHOTOGRAPHY, 1990
 2. LOCATIONS APPROXIMATE, NOT SURVEYED
 3. 10' CONTOUR INTERVAL



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Latigo Ranch
Approx Property Lines

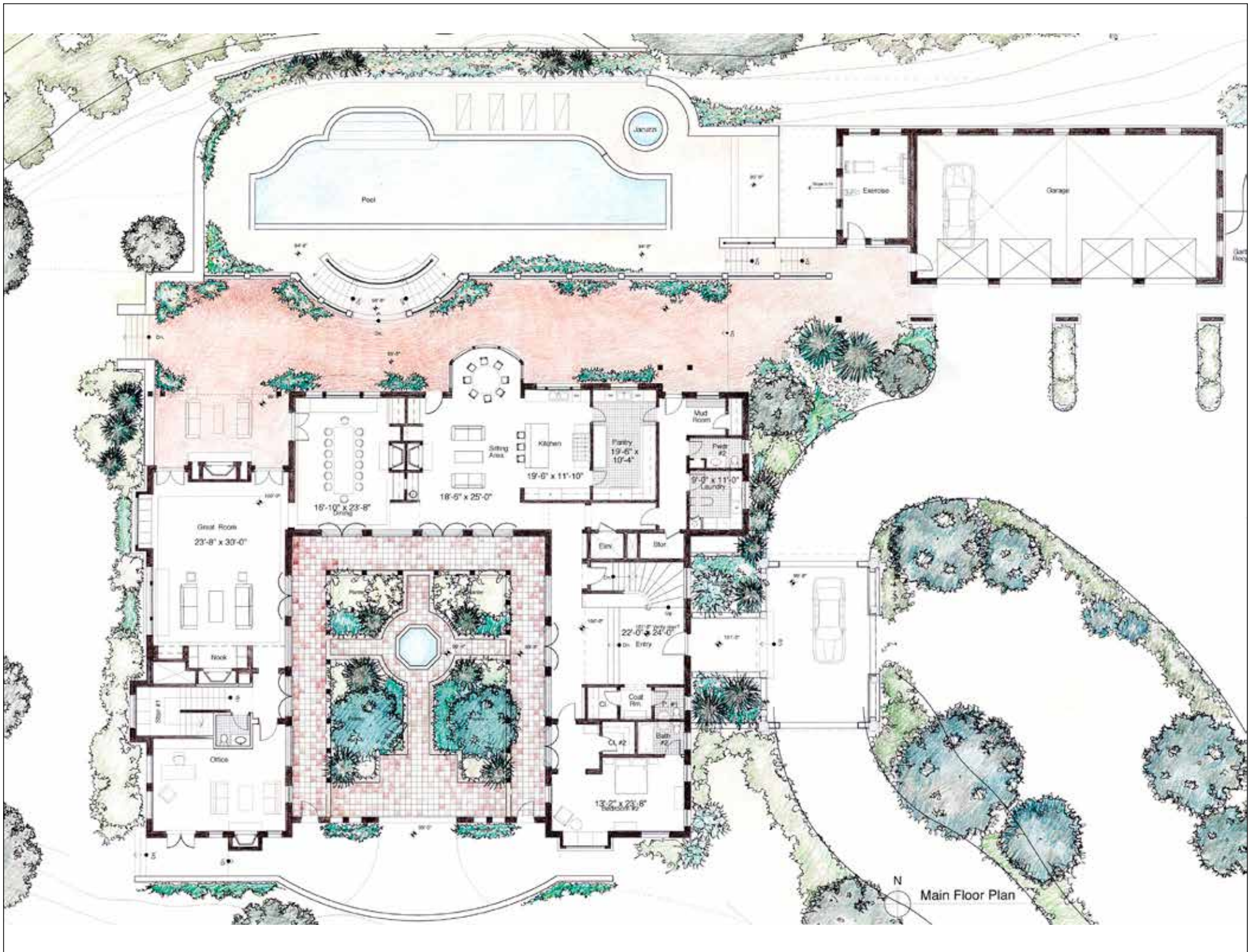
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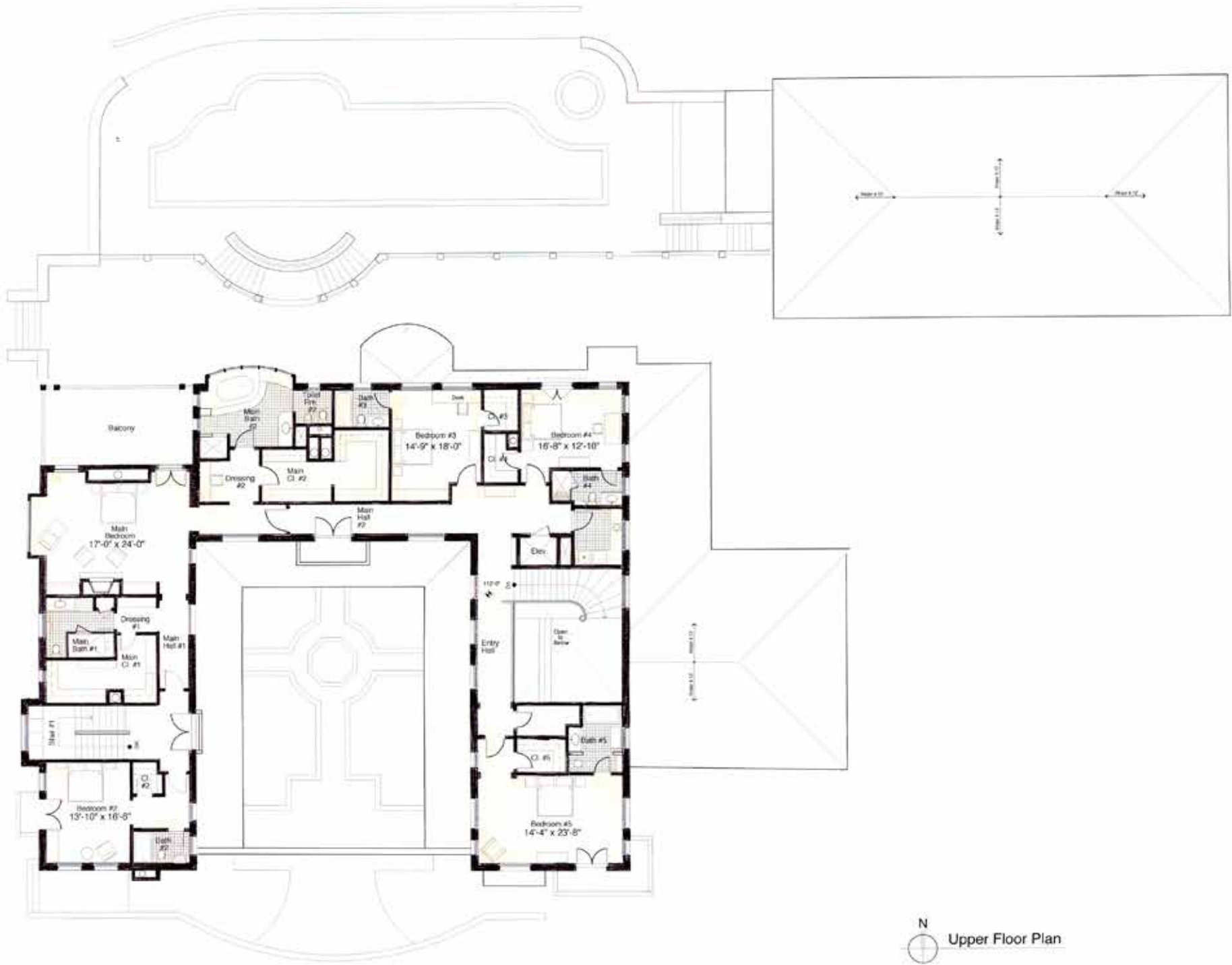
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 Approx. Property Boundary

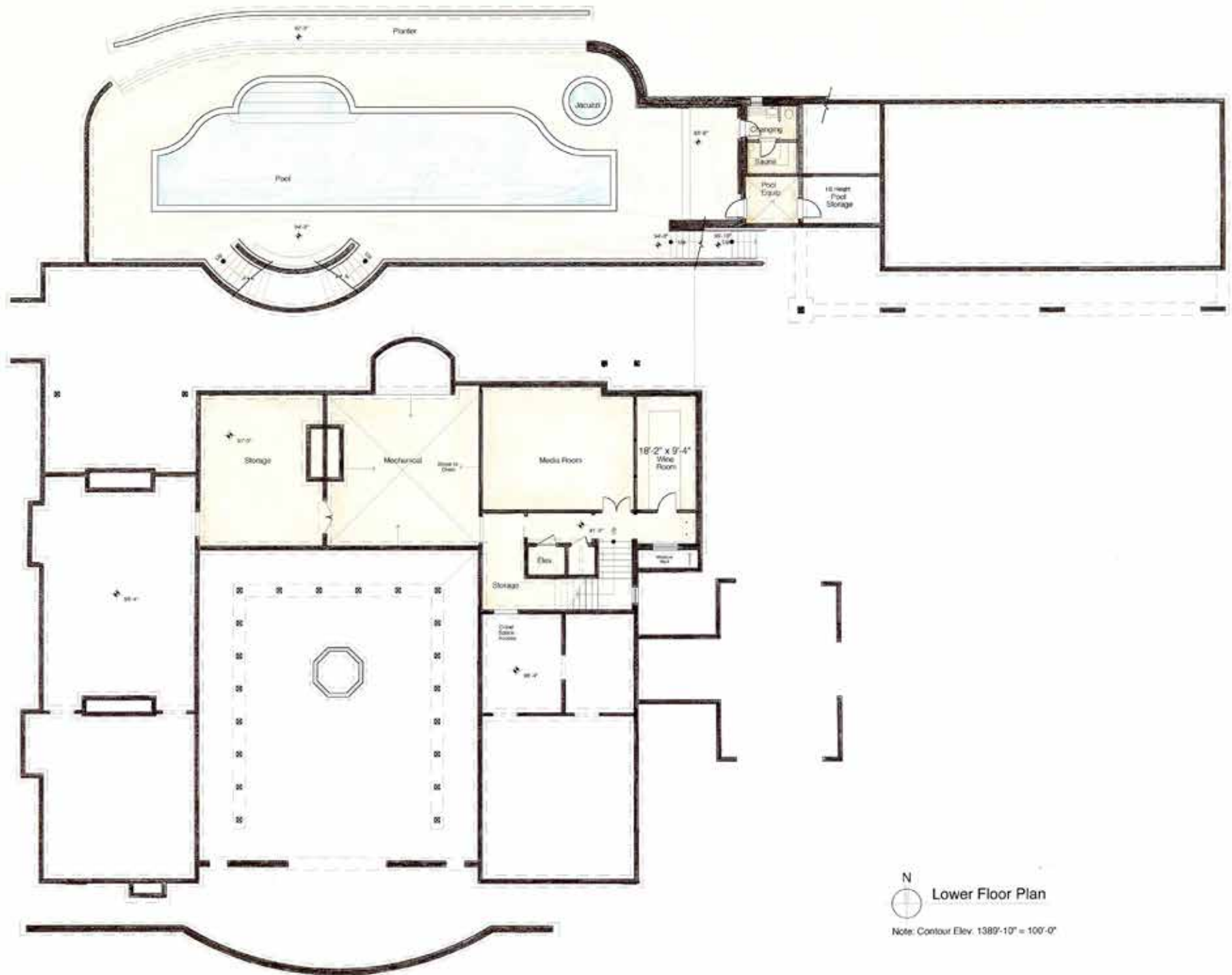


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January 6th, 2009





N
 Upper Floor Plan



N
 Lower Floor Plan
 Note: Contour Elev. 1389'-10" = 100'-0"





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