

THE RANCH



THE RANCH

"Only the Best"

112 ACRE ESTATE IN BRENTWOOD

The road bends and a first glimpse of white corral fence can be seen.

The road continues and now hundreds of yards of white corral fence come into view encircling acres of softly rolling lawn.

This is THE RANCH.

Here is a world with no compromise—from its legendary comforts, to its brilliant sense of design and proportion, to its sophisticated technology, to the most recently applied fresh exterior paint—everything at THE RANCH is “only the best.”

Seven buildings comprise this estate, with 70 rooms and over 20,000 sq. ft. of space.

Eight full security systems provide protection, in addition to remotely controlled exterior security shutters.

All roofs are installed with sprinklers for fire defense.

The most recent advances in audio/video and telephone systems are in use throughout the estate and grounds.

THE RANCH

with all its furnishings is now offered for sale.

BRENTWOOD

In early California history, Brentwood was part of a Mexican Land Grant
and was known as “the place called San Vicente.”

Today, Brentwood is an exclusive residential community located in the upscale Westside of Los Angeles.

It is adjacent to Beverly Hills, Bel Air and Pacific Palisades.

Renowned for its cool ocean breezes and beautiful homes on tree-lined streets,
Brentwood retains its atmosphere of a small sophisticated village.



MAIN RESIDENCE

Consisting of approximately 11,726 sq. ft. with 34 rooms, including: Master Suite plus 5 Bedrooms, 5 Baths, Staff Wing with 3 separate Apartments, Guest Wing, 2 Powder Rooms, 4 Fireplaces, Bar, Wine Cellar, Screening Room, Casino/Game Room, Den, Formal Dining Room, Living Room and Kitchen.



ENTRANCE - MAIN RESIDENCE

Gleaming accents of brass, mirror, leaded glass and polished hardwood create an ambience of sophisticated comfort.



BAR - MAIN RESIDENCE

Adjacent to the living room, this professionally equipped wet bar also has a wine closet and pantry.



LIVING ROOM



FORMAL DINING ROOM



KITCHEN

Looking toward the breakfast area, the center island kitchen has extraordinary storage and cabinet space.



DEN/MUSIC ROOM

State-of-the-art technology is adapted for home use in the centrally located audio system with control access throughout the entire residence.



SCREENING ROOM

This extraordinary room includes remotely controlled motion picture and video screens, a Projection Room pre-wired for 35 mm. projector, seating for 40 people, and a fully equipped Kitchen and Wet Bar.



SCREENING ROOM IN USE



MASTER SUITE

The incomparable Master Wing of approximately 1,500 sq. ft. includes Sitting Area, Fireplace, his and her Baths, his and her Walk-In Closets, Exercise Room, Steam Room, Jacuzzi Room, Study, Kitchenette, finely crafted built-in oak cabinetry, remotely controlled screen, lights and audio/video systems. Enhanced protection is assured with remotely controlled security shutters.



MASTER SUITE SITTING & BREAKFAST AREA



JACUZZI ROOM IN MASTER SUITE



GUEST BEDROOM - MAIN RESIDENCE



CASINO/GAMEROOM



POOL AND SPA AREA

The richly landscaped pool area includes a cabana, fully equipped separate kitchen/snack bar and barbecue area with sink, warmer and refrigerator



POOL CABANA



NORTH/SOUTH LIGHTED CHAMPIONSHIP TENNIS COURT WITH THE OFFICE/RECREATIONAL COMPLEX IN THE BACKGROUND



OFFICE/RECREATIONAL COMPLEX

Consisting of approximately 4,044 sq. ft., this completely separate facility includes Reception Area, Powder Room, 4 Offices, Conference Room, Computer Room, File Room, Supply Room, Snack Bar/fully equipped Kitchen, Changing Room with Baths, 1-Bedroom Caretaker Apartment and 1-Bedroom Guest Apartment. Enhanced security is assured with remotely controlled security shutters.



RECEPTION AREA - OFFICE/RECREATIONAL COMPLEX



EXECUTIVE OFFICE - OFFICE/RECREATIONAL COMPLEX



GUEST HOUSE COMPLEX

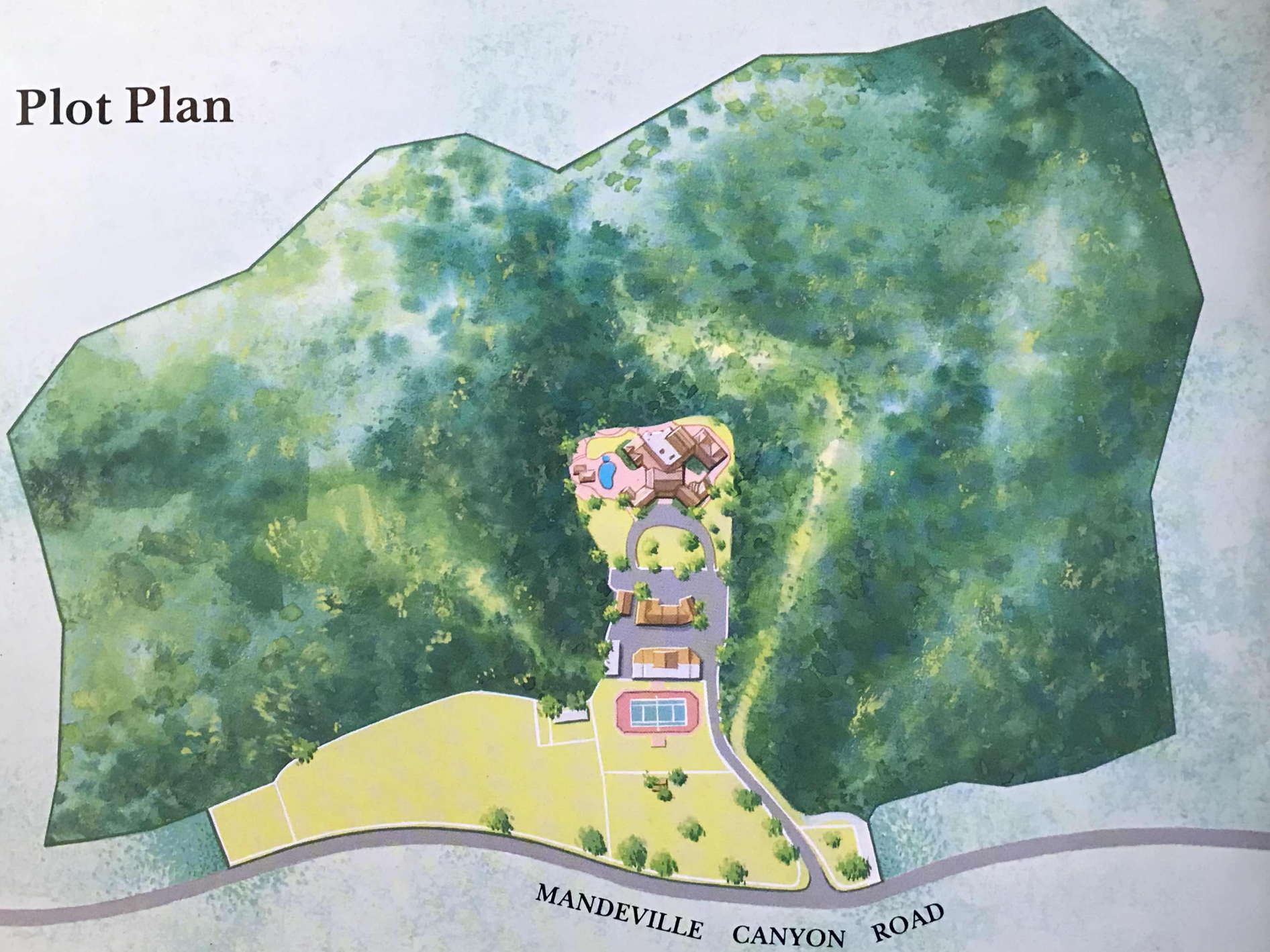
Four separate full-service suites with approximately 3,160 sq. ft. include 5 Bedrooms and 4 Baths.

MAIN RESIDENCE ROOM LEGEND

- | | | | |
|---------------------------------------|-----------------------------|-----------------------|-----------------------------|
| 1 ENTRANCE HALL | 19 EXERCISE ROOM | • IN LAW QUARTERS | • SERVANTS QUARTERS |
| 2 GLAZED GALLERY | 20 JACUZZI ROOM | 37 GLAZED GALLERY | 47 LAUNDRY |
| 3 BAR | 21 MASTER BATH #1 | 38 BEDROOM | 48 BEDROOM |
| 4 WINE STORAGE | 22 MASTER WALK-IN CLOSET #1 | 39 BATHROOM | 49 BATHROOM |
| 5 LIVING ROOM WITH STONE FIREPLACE | 23 MASTER WALK-IN CLOSET #2 | 40 LIVING-DINING ROOM | 50 LIVING ROOM |
| 6 POWDER ROOM | 24 MASTER BATH #2 | 41 KITCHEN | 51 ENTRY |
| 7 POOLSIDE KITCHEN | 25 SAUNA | 42 BEDROOM | 52 KITCHEN |
| 8 LIBRARY WITH FIREPLACE | 26 SCREENING ROOM | 43 BEDROOM | 53 BEDROOM |
| 9 DINING ROOM WITH FIREPLACE | 27 PROJECTION ROOM (35mm) | 44 BATHROOM | 54 BATHROOM |
| 10 GOURMET KITCHEN | 28 BAR | 45 GARDEN PATIO | 55 LIVING ROOM WITH KITCHEN |
| 11 BREAKFAST AREA | 29 POWDER ROOM | 46 SOLARIUM | |
| 12 HALLWAY | 30 CASINO PLAYROOM | | |
| 13 MECHANICAL ROOM | 31 ATRIUM | | |
| 14 BATH | 32 BEDROOM | | |
| 15 STUDY | 33 BATHROOM | | |
| 16 ATRIUM | 34 BEDROOM | | |
| 17 MASTER BEDROOM WITH KIVA FIREPLACE | 35 BATHROOM | | |
| 17a SITTING AREA | 36 ATRIUM | | |
| 18 KITCHENETTE | | | |



Plot Plan





EXIT FROM THE RANCH TO MANDEVILLE CANYON FRAMED BY LUSH ROLLING PASTURES



112 ACRE ESTATE