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PRESENTING



Rendering of the Approved Residence by The Warner Group Architects

# AN OCEANFRONT CONTEMPORARY

MONTECITO, CALIFORNIA



# WARNER GROUP ARCHITECTURE

1154 CHANNEL DRIVE | MONTECITO

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Enjoy Montecito's casual lifestyle from this Contemporary oceanfront estate set on a premier Channel Drive location with panoramic Pacific Ocean, Butterfly Beach, Santa Barbara Harbor, and mountain views. Enjoy the renowned Four Seasons Biltmore and Coral Casino Beach and Cabana Club located nearby.

The approved project, designed by Santa Barbara's award-winning The Warner Group Architects, is ready to break ground with plans for a timeless Industrial Contemporary paradise with concrete and steel aesthetics, and expansive walls of glass that allow for unparalleled views. The approx. 5,900 sq. ft. development will offer 4-bedrooms, 5 ½-baths, an all-glass cabana with a fireplace, a subterranean media room/gym, an oversized two-car garage, and a modern pool design. The project has approval from Santa Barbara County Planning Department, Montecito Board of Architectural Review, and California Coastal Commission.

The approved plans for the main residence of this unique home will offer concrete floors throughout that will flow to an outside covered dining/lounge area and spacious terraces overlooking the inviting pool and expansive lawn, all with views to the ocean and islands beyond. The gracious living room will open to a gourmet kitchen and family room complete with a pantry, a laundry room, a guest bathroom, and a convertible den/bedroom.

The beautiful staircase will lead upstairs to a luxurious 1,400 sq. ft. master suite with a fireplace, two ample dressing rooms, and two beautifully appointed baths. An additional bedroom upstairs can easily be converted to an office or den with panoramic mountain views. A commodious balcony allows for additional outdoor space while revealing unparalleled panoramic views of the ocean, Channel Islands, the Santa Barbara harbor, and mountain views. An adjacent "green roof" design above the living room will further integrate the home with the exquisite surroundings, enhance views from the master suite, and provide environmental and energy-savings benefits.

These approved plans provide a brilliant canvas perfect for adding personal touches of luxury and warmth. [www.wgarch.com](http://www.wgarch.com)









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Existing Residence





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