

AMENITIES HIGHLIGHTS

- Three oceanfront lots create private, nearly one acre site with private beach cove access
- One of a handful of landmark “trophy” homes, noteworthy seascape-inspired design
- Tremendous ocean, whitewater, Catalina and coastline views – from nearly every room
- 22,000 square foot residence built with commercial strength post and beam construction
- Additional 8,000 square feet of covered terraces and garaging
- 8 bedrooms
- 10 baths, 5 half baths
- Garaging for 16 cars (4 up, 12 down, with lift)
- Smart Home entirely automated at the touch of a button with every technological amenity for privacy, security, convenience, comfort and entertainment (including commercial elevator)
- 2,000 square-foot master suite with 2 bedrooms, 2 baths
- 2-bedroom, 2 bath guest suite with sitting room and mini kitchen suite
- Separate guest casita
- Three-story central seascape grotto featuring 2 saltwater swimming pools, 2 spas, tunnel waterslide, waterfall features, barbeque area and bathroom
- Grand-scale living areas, including main level living room, dining room, family room and pool house lounge
- State-of-the-art open kitchen
- Full fitness facilities, including professional cardio and weight equipment, Pilates reformer, steam room, bathroom and locker room
- Executive office with oceanfront views, burl wood cabinetry, leather floors and walls
- Custom furnishings and exquisite rare and exotic finishes throughout
- Lavish entertainment level designed as a town’s Main Street, featuring:
 - State-of-the-art movie theater with marquee, powder rooms, stage and ticket booth
 - Working mini-diner with kitchen, soda/milkshake fountain, bar and seating areas
 - Jewelry “store” ideal for the display of family heirlooms
 - Media room with large screen television, billiards table
 - 2-lane regulation bowling alley with shoe and ball “rental” area
 - Automotive museum including climate/pressure control and lighting to display up to 12 collectible cars, full automotive service shop, office and car lift

Amenities

Portabello

ROOM BY ROOM HIGHLIGHTS

Entry

- Spectacular custom art quality stainless steel door
- Enter via open-air courtyard with view of central grotto
- Water features
- Glass door entry to residence – experience immediate, breathtaking ocean view
- Limestone flooring set in sea-inspired swirl pattern – throughout exterior

Foyer

- Stunning, one-story granite “nautilus” sculpture by renowned Jesus Morales creates center of residence, venue for spiral staircase to lower level
- Large central skylight inspired by nautical compass
- Limestone floors set in sea-inspired swirl pattern – throughout house

Living Room

- Grand-scale living room with walls of glass affording views of the central grotto and majestic oceanfront
- Disappearing glass doors open to oceanfront terrace, lawn
- Soaring ceilings
- Freestanding sculpted stone fireplace by noted sculptor Jesus Morales
- Custom furniture including large leather banquette sofa
- Limestone floors
- Motorized draperies

Pool House Lounge

- Full kitchen with rare blue marble slab counters
- Swim-up bar (from adjacent large spa), accessed via disappearing motorized glass doors
- Seating area with plasma television
- Anagre wood paneling
- Powder room

Dining Room

- Fabulous ocean views
- Custom table, seating and buffet
- Motorized art-glass “screens” to create private dining ambiance
- Motorized draperies

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Kitchen

- Beautiful slab granite counters (heated for comfort) and backsplashes
- Professional-grade stainless steel appliances – dual sets of each
- Appliance storage in backsplash with motorized, disappearing granite door
- Large center island with range and custom art-quality stainless steel hood suspended from large nautical compass-inspired skylight
- Disappearing, motorized in-counter art glass privacy screens to separate kitchen from dining and living areas
- Motorized large plate glass window to create pass-through to terrace and grotto area
- Gorgeous Anagre wood cabinetry including built-in plasma TV cabinet with motorized door
- Large butler's pantry
- Home Management center – fully equipped office adjoining kitchen – clad in Anagre wood and granite, with motorized art glass privacy screens
- Cork flooring

Family Room

- Large granite fireplace with sit-at hearth
- Anagre wood cabinetry – built-in media center with large TV, bookcases
- Custom-designed furnishings
- Custom wool carpeting
- Adjacent powder room

Executive Office

- Magnificent ocean view
- Custom burl wood veneer desk and built-in cabinetry
- Doors to covered oceanfront terrace
- Woven suede wall coverings
- Inlaid leather flooring
- Motorized draperies

Master Suite

- Private foyer leads to 2,000 square feet of luxurious oceanfront living
- 2 bedrooms, 2 bathrooms
- Main bedroom with handmade silk wall coverings and silk upholstered “nautilus” ceiling
- Custom leather upholstered platform bed

- Fireplace clad in rare honey onyx
- Pop-up plasma television
- Private terrace accessed via Weiland lift and slide doors
- Wet bar clad in honey onyx with blond Anagre wood cabinetry
- Main bathroom showcasing honey onyx floors, slab counter, deep soaking tub, dual vanities, sandblasted circular glass shower, private oceanview terrace with motorized disappearing privacy screen
- Expansive his and hers closets and dressing rooms in honey onyx, blond Anagre wood and glass
- Luggage, trunk and fur storage room
- Separate bed/bath master retreat with private courtyard – could serve as nursery
- Retreat bath clad in limestone with steam shower
- Motorized draperies

Two Additional Bedroom Suites

- Situated on main level
- Both with ocean views
- Each with ensuite baths finished in exotic marble
- Birds-eye Maple built-in cabinetry and desks
- Walk-in closets
- Custom carpeting, furnishings, wall coverings and motorized draperies

Two Laundry Rooms, Craft Room

- Large-size rooms with abundant work and storage space
- Maple cabinetry

Theater

- State-of-the-art, director's quality theater by famed TK Theaters
- Ticket booth, lighted marquee
- 12 custom velvet lounges in stadium configuration
- Lit stage with backstage area to allow for on-stage performances
- Ladies, Gentlemen's powder rooms in fabulous Art Deco finishes
- "Walk of Fame" flooring at entry
- Walls paneled in dramatic Japanese Elm
- Motorized velvet draperies
- Fiber optic lighting

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Café

- Blossom Dairy Café – small-scale working “diner”
- Adjoins theater for concessions
- Counter, table and banquette seating
- Kitchen with fountain, milkshake machine
- Honey onyx countertops, glass concessions display cases

Bowling Alley

- Two-lane regulation bowling facility
- Whimsical blend of 50’s and contemporary décor
- Sit-at bar
- Full range of custom bowling shoes and balls showcased in “rental” facility
- View of central grotto

Fitness Facilities

- Fully equipped professional-quality gym
- Gym-quality cardiovascular equipment and weights
- Steam room
- Locker room

Media/Billiards Room

- Spacious room with stone fireplace
- Extensive built-in blonde Anigre wood cabinetry
- Custom lounge sofa
- Billiards area/table
- Doors open to covered terrace with suspended “bubble” water feature and grotto area

Jewelry Storefront

- “Kay’s Jewelers”
- Small-scale jewelry store with built-in display cases
- Ideal for display of family heirlooms, collectibles

Automotive Facilities

- “Frank’s Motorcars,” designed as an auto museum, workshop
- Climate- and pressure-controlled display and storage for 12 collectible cars

- Full automotive workshop, service facilities and equipment
- Car lift to accommodate vehicles up to 6,000 pounds – leads to upper level four car garage area
- Museum-quality lighting
- Automated fume extraction

Two-Bedroom Guest Suite

- Lower level guest suite can be configured in various ways to accommodate the needs of different guests
- Two bedrooms, two full bathrooms
- Living room
- Entertainment center
- Wet bar
- Private courtyard, pool views

Guest Casita

- Pilates reformer
- Wet bar
- Full bathroom
- Freestanding guest suite located off entry
- Spacious bedroom and bath with spectacular grotto and ocean views

Staff Quarters

- Lower level bedroom and bath with office

EXTERIOR HIGHLIGHTS

Central Grotto

- Dramatic three-story grotto modeled after Portabello's oceanfront landscape
- Two saltwater swimming pools, one with beach entry
- Two large spas
- Tunnel-style waterslide
- Many water features, including large-scale waterfall
- Full bathroom hidden behind grotto
- Barbeque area
- Lush plantings

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Oceanfront Grounds

- Portabello fronts a spectacular nearly-private cove with dramatic rock formations, tide pools and beach
- Grand oceanfront lawn bordered by lush landscaping and hardscape in Texas fossil shell stone
- Numerous oceanfront terraces (covered and alfresco)
- Two firepits
- Private path to beach

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