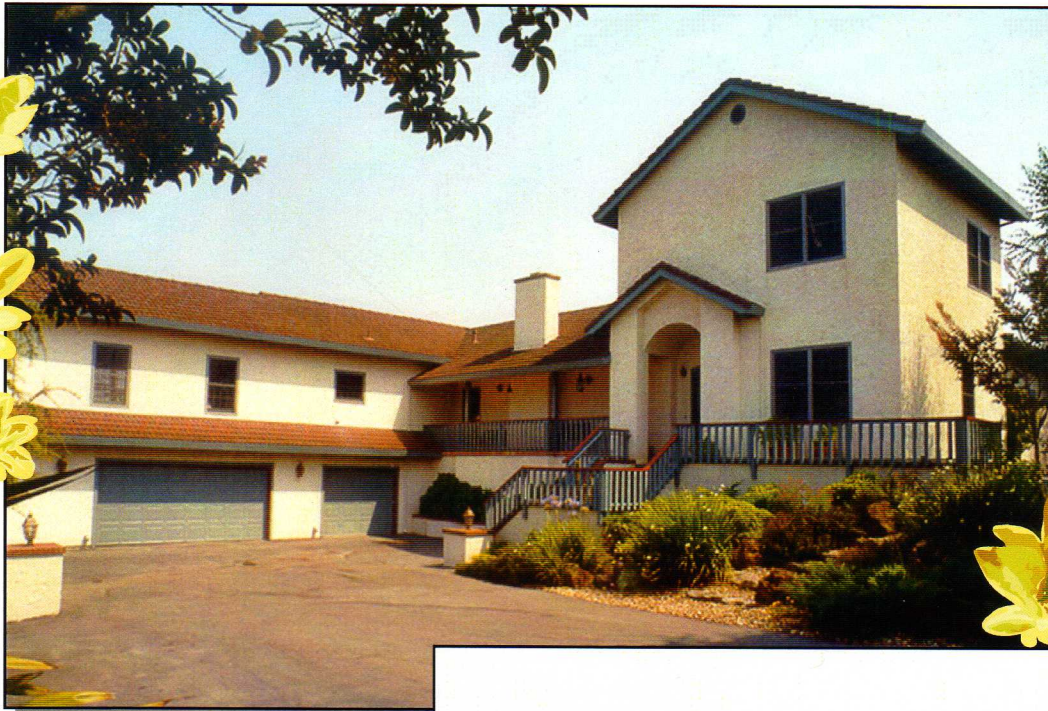


Tuscan Flavor and Views to Savor



*3145
Mariola Road
Sebastopol*



Like an elixir for the soul, the rural quiet that envelops this house and these grounds generates a bone-deep serenity. The peaceful sensation begins as you pass into privacy through the sentinel-style wrought iron gate. Mediterranean-like balconies and balustrades, bountiful hydrangea bushes and handsome brickwork immediately draw you in. The five fenced acres unfold into producing apple orchards, planted in the varieties for which Sebastopol has long been famous.

The spacious home of some 3,749 square feet has niches inside and out where solitude~and views~reign. The home, which embodies the best in Tuscan style, takes full advantage of the setting to capture panoramas of plains and hills through windows the size of waterfalls. Even the home's entry enjoys a direct line of sight the length of the house, through the living room and kitchen, to the eastern hills, their farmlands and towns. It's a view that calls to mind the Florence countryside.

Encompassing three bedrooms plus a master suite, three and half baths, a library-den, an expansive living room and a kitchen with an all-windows breakfast-sun room, the home is so large it seemingly creates its own "climate zone," with outside temperatures varying on each side. Tall, strong and practical in design, it's a home that, in Italy, might be called a farm chalet.



The outdoors-in style of Tuscany is transported throughout the home, in the glow of the hardwood floors, the ruggedness of the open beams, the earthiness of the French pavers and the several doors to and from long, tiled porches and decks.

The heart of the villa, a main-level living room flanked by arches both elegant and authentic, flows through French doors to a sun-soaked courtyard-style patio. Sheltered in-part by a lush maple, it curves into intimate, private spaces. The patio turns piazza when filled with guests. Call the barbecue into play, and soon drifts of fragrant wood smoke complete the sensory sensation of being in a Tuscan village eating barbecue from giarrosti stands.

Thoughts of Tuscan inevitably lead to savory visions of food and wine. Akin to the trattoria eateries of northern Italy, this kitchen is designed with meal preparation and casual entertaining in mind. Expansive enough to comfortably house a table-size butcher block island and a refectory-size dining table, it features a built-in hutch, tile counters, full-size pantry, commercial range and customized overhead lighting.





On the home's top level, bedroom windows gaze beyond orchard tops to spy a windmill and a horizon of hills. One room's view is "curtained" by a birch tree at right while another bedroom is lost in views overlooking the established, irrigated gardens. The master suite, with its step-up-and-sink-down tub, unobtrusive corner fireplace, high ceilings, dual shower heads and dual sinks, echoes the luxury-resort-side of Tuscany. Here, too, is the silence of an abbey.

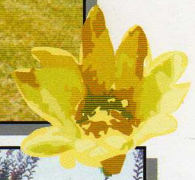
Down a flight of exterior brick stairs are amenities for spirited times and outdoor play. At the rear of the home is a children's play structure, a custom bocce ball court and a gated, lighted sports court, designed for year-round tennis and basketball. Possessing views of its own, the recreation area is bordered by a terraced garden with in-laid stone retaining walls~also doubling as observation benches~that flow in and out like waves.





place that embodies the best of the natural beauty found in northern California's coastal hills and the best of the architectural beauty found in northwestern Italy's countryside. Cloaked in calm, it is a place meant for living life to the fullest, right at home.

Offered At
\$1,295,000



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