

# 2 UPPER ROAD – ROSS, CALIFORNIA

## Classic Villa on Ross' Gold Coast

**History:** This elegant Italianate estate was inspired by a spectacular honeymoon spent in Italy in 1989. The owners, husband of Italian heritage and wife from England, had a keen sense of classic architecture that motivated them to purchase this incredible 1-acre site in Ross where they took down the former structure to build a brand new home. This spectacular parcel was chosen for its unique location convenient to open space trails as well as schools and the town. Also, they were drawn to the wonderful Ross weather, a welcome respite from the fog of San Francisco and chilly summers in Sausalito.

After interviewing many architects, the prominent firm of Graphic Design International of Dallas was commissioned to create this masterpiece. The owner and the architect worked diligently over the course of a year to create a floor plan that could accommodate a growing family and distant relatives coming from Europe for lengthy stays.

As a result, the ideal floor plan was created providing a subtle division between the owners' wing, children's wing, and guest wing all within the main residence. Having no stairs between the kitchen/family room and the gorgeous formal gardens creates an ideal indoor-outdoor flow beyond compare. The pool is easily accessible from the kitchen/family room, not common in homes of this size and stature. Children playing in the pool can easily be seen from the kitchen, and the colorful gardens are like a picture filling every room.

After walking through the home and analyzing the floor plan, it is evident that you rarely find such an ideal lay out. Entering the main hall is a joy with its grand staircase, marble floors, and artisan-built wrought iron and brass staircase, hand forged by master metal smith Dick Jensen. This dramatic foyer, with 25 ft. (approx.) ceilings has three beautifully arched portals framed with limestone columns. These arched portals lead to the family room, living room, and dining room, respectively. Therefore, when standing in the entry hall you can easily view the downstairs public rooms; this is a feature the seller especially enjoys when entertaining because one can take in a view of the guests enjoying the wonderful ambience. It provides a warmth and intimacy that is hard to find in homes of this grandeur. Therefore, due to the perfect scale of the rooms and the contemporary open floor plan, this home is equally comfortable for intimate family evenings as well as large-scale events.

- **Completed in 1990,** this 6-bedroom, 6.5 bath home with 3-car garage is in the "sweet spot" of Ross, just one block from the Lagunitas Tennis Club.
- **Neighborhood:** No car needed! This property is close in to the Ross School, Branson School and downtown. Natalie Coffin Green Park is "around the corner"; a gorgeous gateway to Mt. Tamalpais trails and lakes. Upper Rd, at the corner of Glenwood, is one of the most coveted locales in Ross, presenting all the best that Ross has to offer.
- **Exterior of the home:** Striking in its architectural authenticity, this residence has Palladian windows and authentic cut-limestone trim, a beautiful complement to the stucco exterior. Note the period details: Romeo balconies with hand wrought iron railings, and limestone columns. Specially selected for this estate, the limestone was quarried and milled in the mid-west, then shipped to Ross.
- **Roof:** The subtle color differentiation of the slate roof adds to the classic design of this elegant residence.
- **Family Room:** With approximately 12 ft. tall beamed ceilings, this light, bright room is the ultimate in comfort. Beautiful floor-to-ceiling built-in bookcases house the TV and media system. There's a gas-burning fireplace and three sets of French doors that seamlessly open to the outside patio and pool area—the ultimate in indoor-outdoor living. One of the best weather areas in Marin, Ross often enjoys "pool days" well into the fall.
- **Living Room:** Coffered ceilings, crown molding, herringbone patterned oak floors with walnut inlay, and real wood burning masonry fireplace. Doors open to the outside patio and lush formal gardens.
- **Dining Room:** This bright room has 12 ft. ceilings (approx.), lovely antique chandelier, gilded wainscoting, hardwood floors, and French doors that open to a gorgeous fountain clad in Italian tile. Floor-to-ceiling paned windows add elegance to this spacious room where once again the garden is just a step away.
- **Kitchen:** Very spacious with long breakfast bar, lovely black absolute granite counters, breakfast area, and a door to the outside pool patio. The kitchen boasts 12 ft. (approx.) ceilings, a built-in desk, and beautiful display cabinets. Well-designed in every way, even from the kitchen sink you can see the pool.
- **Butler's Pantry/Wet Bar:** Conveniently located between the Living Room and Dining Room, this is an ideal staging area for caterers or for serving drinks.
- **Master Bedroom Suite:** Spacious bedroom with fireplace, ample seating area and a wonderful Juliette balcony overlooking the pool and play areas. The dressing room is over-sized with a double vanity. The built-in make up table is well placed because the room is flooded with natural light. The large His & Hers closet is well organized, and don't miss the door at the back of each side to yet 2 more closets for out-of-season clothing or added storage.
- **Secondary Bedrooms:** All bedrooms are large and have full bathrooms attached. Each bedroom has a generously sized closet. Bedrooms are clustered in various areas. On the same floor as the Master Suite is the "children's wing".
- **Motor Court:** The gated motor court is reminiscent of Italy with its hand split porphyry cobblestones laid by hand in an elegant circular pattern.
- **Garage:** 3-car sheet garage with extra storage.
- **Wine Room:** The wine room, accessed from the first floor, has its own private staircase leading to an elegant arched doorway. The wine room is temperature controlled (refrigerated) and houses approximately 950 bottles; plus there is an extra storage area off the wine room that holds several cases.