

Bougainvillea Estate

Event Lawn

Front Lawn: 75,000+ square foot manicured event space with numerous palm trees, citrus trees and flowering bougainvilleas. Cars enter down a 400 foot gravel driveway with 24 Brazilian Pepper Trees leading through a large wrought iron gate with bougainvillea covered walls to a beautiful picturesque courtyard fountain.

Main House

Entry Hall: Leaded glass French doors open to the grand entry hall with a fourteen-foot ceiling and an imported collection of masks and ethnic attire.

Great Room: The large main room is over fifty feet long with a fourteen-foot ceiling, seven-foot wide gas log fireplace, three sofas and two high back armchairs, opening through three pair of French doors to south facing front terrace overlooking one acre lake, also opening through three pair of French doors to dining room. Double wooden doors lead to the Master suite through adjacent bar/beverage alcove with wine cooler and beverage cooler, bar sink and counter with cabinets that can service great room events or master bedroom occupants.

Dining Room: (20x24) with a twelve-foot coffered wood ceiling and dining table seating 10-12. Dining room opens through eight-foot wooden pocket doors to the library featuring two leather armchairs facing a fireplace.

Kitchen/Family Room: The family room and the main kitchen share one large sociable open space. The state-of-the-art kitchen would accommodate even the most demanding chef, featuring three Wolf ovens, Sub Zero refrigerator and Sub-Zero freezer, two Kitchen-Aid dishwashers, two separate food prep areas, eight burner Wolf gas range, Wolf warming drawer, Wolf microwave, wine refrigerator and clear ice machine. The main family room features a 72" Roku HD television, large sofa and two armchairs, 10-foot antique French farm table with ten chairs.

South Terrace: The large (26x50) south facing terrace overlooking the one-acre lake is perhaps the most peaceful part of the estate. Surrounded by star jasmine vines and bougainvillea that seem always in bloom, the terrace is the perfect spot for cocktails before or after dinner on the backdrop of the Santa Rosa and San Jacinto Mountains to the south and west. Teak dining table and chairs, teak lounge chairs, and teak outdoor set-up bar.

North Terrace: North facing (18x36) covered terrace featuring a ten-foot mesquite dining table and benches seating twelve for outdoor dining, two sofas and chair, all overlooking inner courtyard with pool, spa, and wading area, twenty-foot granite counter bar and barbeque with eight bar chairs, 48"

stainless gas barbeque, all stainless appliances (refrigerator, ice chest, double sink, cabinets and drawers).

Master Bedroom Suite: 1000 sq ft master suite with king bed, sofa and wing chairs flanking a large gas log fireplace, 50" Roku HD TV, a small private office with its own fireplace, separate his and her bathrooms, and private south facing terrace overlooking the lake, and small north terrace facing the pool area.

Second Master Suite: King bed, library/sitting area with sofa, 50" Roku HD TV, antique dower chest and bookcases.

Pool and Spa: Salt-water pool (17x35), sheer descent water feature, exceptionally large spa (9x16) seating 10-14, children's wading pool (16x16), surrounded by terraces on all sides, pool bath with double painted Mexican sinks, and a large walk-in shower.

First Guesthouse

Kitchen: (13x15) Kitchen Aid appliances - range/oven, dishwasher, refrigerator/freezer, granite counters, open to family room and dining area.

Dining Area: (10x11) six-foot round table with six chairs.

Family Room: (16x19) fireplace, large sofa, 50" Roku HD TV and writing desk.

Master Bedroom: (18x19) queen bed, sofa, en suite bath, 50" Roku HD TV and 8' closet.

Second Master: (15x17) queen bed, sofa, en suite bath, and 50" Roku HD TV.

Third Master: (15x17) queen bed, armchair, en suite bath, and 50" Roku HD TV.

Bunkroom: (14x17) twin over full bunk beds, 42" Roku HD TV and full bath opposite.

Second Guesthouse

Master Suite: (19x25) room with king bed, en suite bath, sofa, large closet, and 50" Roku HD TV with DirecTV.

Lounging Area: (15x23) large sofa (convertible to two twin beds), 50" HD TV, cabinets, large leather chair, and bookshelves with built-in beverage cooler.

Second Master Suite: (19x25) room with king bed, en suite bath, sofa, large closet, and 50" Roku HD TV with DirecTV.

Entertainment/Game Wing

Courtyard Terrace: West facing (20x46) under roof with three massive wrought iron chandeliers, features large gas log fireplace overlooking spa and pool, sofas, and chairs seating 10-12.

Game Room: (28x56) great room with 18' ceiling with enormous wooden beams and large Spanish chandeliers. Includes a large U-shaped wet bar with granite counters, bar seating for 7, dishwasher, double beverage cooler, freezer, commercial Nugget clear ice-machine, beverage and glassware cabinets, pass-through windows to outdoor bar with granite counter seating 4-6, two large sofas and multiple arm chairs facing 48" stone gas fireplace, two 73" HD TV, game tables, Golden Tee Game, two pinball games, and two indoor arcade basketball hoops.

Movie Theater: (26x30) 18-seat theater with 12-foot screen, HD projector with DirecTV, popcorn machine, ten-foot conference table, and a massage chair.

Billiard Room: (14x17) pool table, three bar chairs, and drink rail.

Pickleball Courts: 60x120 regulation size North South court with two regulation (20x44) East West pickleball courts and a basketball hoop at the North end. Raised viewing East facing terrace (18x36) with tables and chairs seating 12-20.

Courtside Bedroom: (13x18) private entrance, Queen bed, 50" Roku HD TV, en suite bath, and large walk-in closet.

Parking Areas

Gravel drive circles property from the main gate around rear buildings and past pickleball courts exiting at the side gate. Total parking capacity on the property is approximately 20-24 cars. Additional parking may be secured through special arrangements.

Summary

Total Bedroom count: Ten bedrooms, including 1000 sq ft master suite with separate his and her bathrooms. Total sleeping capacity: 22 +/- consisting of: 4 king beds, 4 queen beds, one full bed, one over full combo in bunk room and two twin sleeper sofas in lounge room in second guesthouse.