

QUAIL H RANCH

HAPPY CANYON · SANTA YNEZ VALLEY · CALIFORNIA







RANCH AND VALLEY OVERVIEW

The tradition of the grand cattle ranches of the early 20th Century lives on in classic style at Quail H Ranch.

This ~296 acres of rolling grasslands spotted with mature Valley oaks and hillside oak tree forests is in the heart of the Happy Canyon AVA (American Viticulture Area). There is ideal terroir, and the water, for growing premium Rhone varietal wine grapes.

The Santa Ynez Valley, in California's Central Coast, is internationally known for its pastoral landscape, horse farms, premium vineyards and wineries. Quaint towns throughout the Valley offer many fine dining experiences, refined amenities and convenient access to services. The ranch is less than an hour from the "American Riviera" city of Santa Barbara and a 10 minute drive to the Santa Ynez Valley Airport which accommodates smaller Citation jets. The Valley enjoys a moderate, or "Mediterranean," climate perfect for enjoying outdoor activities. Annual rainfall averages about 16-17 inches per year.

A country lifestyle along with ease of access and sophisticated amenities makes Quail H Ranch the best of all worlds.

At the ranch headquarters, there are a quaint 1920s 2 bedroom, 1 bath house and a 2 bedroom, 1 bath "bunk house." A charming turn-of-the-20th century barn has been completely restored and now has 3 horse stalls and equipment storage bays. It also features an entertainment and dining facility with a bar that opens to lawns dominated by a gigantic historic oak. The setting is idyllic, scenic and perfect for family get-togethers, picnics or events. A tree house (not permitted!) overlooks the area from a nearby hill.

Additional ranch improvements include fencing and cross fencing, irrigated paddocks, watered roping and dressage arenas, a Eurociser and a complete equine facilities. The horse barn has four stalls, tack and feed rooms and wash rack.

MAIN RESIDENCE

A blend of captivating early 20th Century gentrified ranch house design with modern amenities, the ~8000 square foot main residence hosts elegant formal living and dining rooms, a library with a bar and refrigerated wine room, and a kitchen and family room. All flow to a covered porch featuring outdoor dining areas and a cozy living space surrounding a fireplace.

Charming upscale accoutrements include weathered plank oak floors, five fireplaces, subtle yet luxurious draperies, fine finishes such as the faux finished cabinets with antiqued silver detailing in the library and the rich patina of a mahogany bar top. For guests there are 3 powder rooms and a full bath off the mud room.

Windows and French doors extend the length of the home, creating a gallery bathed in light softened by limestone floors. The gallery's light warms the living and dining rooms, library and bar. Through the French doors, Fruitless Mulberry trees form an arbor over an outdoor dining area. The gallery centers the home and is the inviting focal point for family, grand scale entertaining or a sunny spot for coffee on a chilly morning.

The kitchen and family room are ideal for comfortable living. The kitchen hosts a walnut center island and spacious windows over the farm sink looking out across the ranch. Gourmet culinary features include a professional Sub Zero refrigerator, a Wolf 6 burner and double oven range and other top end Wolf and Meile appliances. An adjoining caterer's kitchen has stainless steel counter tops, prep areas, dry goods storage, a powder room, 2 Wolf warming drawers and a Wolf microwave. The butler's pantry is completely fitted with cabinets for serving ware and has a room for linens, dishes and dry goods. The family room, centered on a fireplace, is wrapped in cabinets with antique glass-paneled doors and comfy window seats. The breakfast room is cheerful and bright.

The master suite opens to the covered porch via French doors. The luxurious bathroom offers a vintage ambience with two elegant marble-topped vanities, a soaking tub set in a windowed alcove, a shower and two walk-in closets with built-in shelving and cabinetry, and access to a private study and a south facing sunning porch.

A guest wing provides two bedrooms with bathrooms en suite. Guests have access to the pool and spa via a sun porch; an ideal spot to gather in the afternoon to play board games. There is an additional charming guest area with a bathroom, sitting room and loft bedroom. The mud room is adjacent to the laundry room and accesses the oversized garage via covered porch.

The quality of this ranch speaks for itself. It is a premium location to experience the finest of country living

























































































SAN LUIS OBISPO COUNTY

To San Francisco

Guadalupe

Santa Maria

SANTA BARBARA COUNTY

VANDEMBERG AIR FORCE BASE

Vandenberg

Mission Hills

Lompoc

VANDEMBERG AIR FORCE BASE

Point Arguello

Buellton

Santa Ynez

QUAIL H

Solvang

SANTA YNEZ VALLEY

Lake Cachuma

LOS PADRES NATIONAL FOREST

Point Conception

QUAIL H RANCH AREA MAP

PACIFIC OCEAN

Isia Vista

Goleta

Hope Ranch

Goleta Beach

Santa Barbara Mission

Santa Barbara

Montecito

Carpinteria

To Los Angeles

VENTURA COUNTY



DETAILS AND AMENITIES

Address	1156 Alisos Road Santa Ynez, CA 93460
County	Santa Barbara
Location	Happy Canyon at Alisos Road, Santa Ynez Valley, California
Viticulture Area	Happy Canyon AVA/Appellation
Acres	296+/- Acres
Legal Parcels	(Subject to Lot Line Adjustment finalization) - 103.72+/- Acres - 192.71+/- Acres
APNs	141-250-027 141-250-026
Water	Well #1 Permit Date: 10/24/05 Depth: 430 feet Internal Casing: 8 inches Estimated Yield: 200+/- G.P.M. Well #2 Permit Date: 12/04/07 Depth: 410 feet Cased Outside Diameter: 16 inches Estimated Yield: 600 – 1000 G.P.M. (per owner’s recollection)

Main Residence

Amenities include

- Limestone, oak, carpet and tile floors
- 5 fireplaces (Family & Dining Rooms, Library, Gallery, Porch)
- 3 Powder Rooms
- 4 Full Bathrooms

Living Areas and Rooms

Gallery

- Bathed in light by windows and French doors
- Opens to;
 - Public rooms
 - Courtyard with a Fruitless Mulberry tree arbor dining area
- Sitting area around fireplace

Covered Back Porch

- French door access from Kitchen, Breakfast Room, Living Room, Library and Master Bedroom
- Fireplace and living area
- Dining areas
- Vistas looking over ranch's rolling oak tree spotted land

Interior Courtyard

- Fruitless Mulberry arbor covered outdoor dining area
- Pool and spa

Formal Living Room

Library

- Fireplace

Bar

- Mahogany counters
- Sink
- 2 Refrigerator Drawers
- Wine Storage;
 - Adjacent to Bar
 - Fitted for ~1000 bottle capacity

Epicurean Area

Kitchen

Open to the Family Room

Walnut Center Island

Appliances

Wolf Range-6 burners, griddle, double oven

Wolf Built in oven, convection microwave, warming drawer

Sub Zero Professional refrigerator and freezer

Meile Dishwasher

Adjacent Caterer's Kitchen

Double Sink

Stainless Steel Counters

Meile Dishwasher

Wolf Double Warming Drawer

Wolf Microwave

Dry Goods Pantry

Powder Room

Butler's Pantry

Additional storage room;

Linens

Serving Ware

Dry Goods

Formal Dining Room

Fireplace

Breakfast Room

Fitted cabinetry

Sun filled morning light

Master Suite

French doors to porch
Two fitted walk-in closets
Bathroom with;

Master Bath

Two vanities
Shower
Tub
Tile and marble finishes
Fully fitted separate "His" and "Hers" walk-in closets
Vestibule with linen storage

Study

South facing Sunning Porch

Guest Wing

Sunroom – Gallery
Overlooks pool and courtyard
Two en suite bedrooms

Additional In-house Guest Suite

Media Room, bedroom, adjacent bathroom

Mud & Laundry Rooms

Access to raised bed "kitchen" garden
Storage for pool supplies and towels
Covered porch for garage access
3 bays with 10' tall automatically controlled roll up doors

Additional Residential Structures

2nd Residence

Living room with fireplace
Porch via French doors
Dining Room
Kitchen with breakfast nook
Two bedrooms
One bathroom

"Bunk House"

Living room
Kitchenette (microwave and sink only)
Two bedrooms
One bathroom

Facilities

"Old Hay Barn" - Events Area

Dining and Ball Room Finished Center Corridor
Bar with sliding door opening to lawns and historic oak for outdoor entertaining
Three horse stalls
Equipment storage bays

Center-isle Horse Barn

Four stalls with turn outs
Feed and tack rooms
Wash rack

Eurociser

Arena

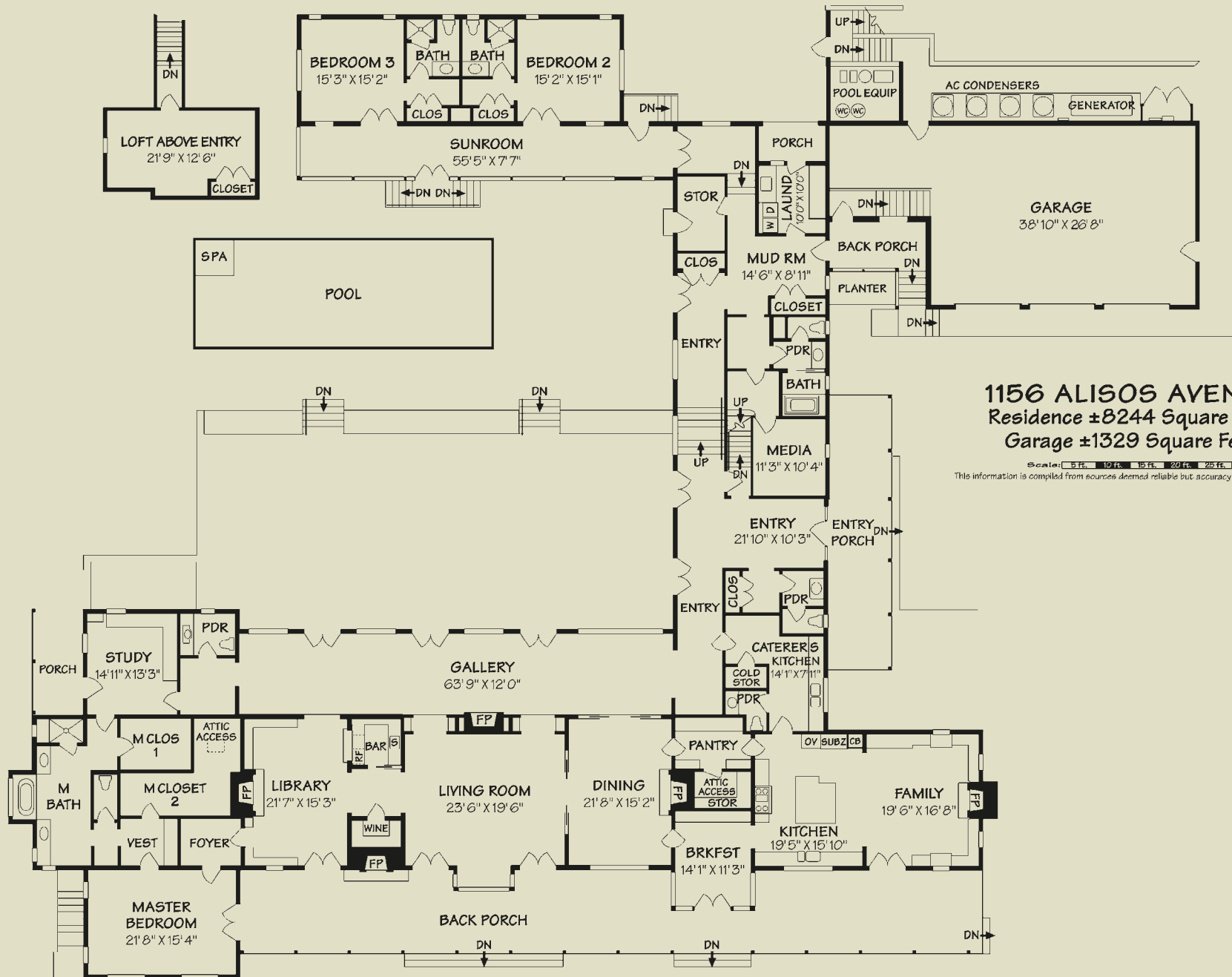
250' x 125'
Sprinkled

Roping Arena with complete setup

300' x 100'
Sprinkled

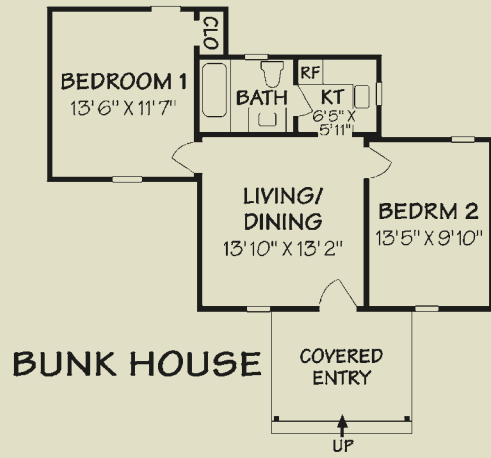
Three Irrigated Horse Pastures

Fenced and cross fenced pastureland

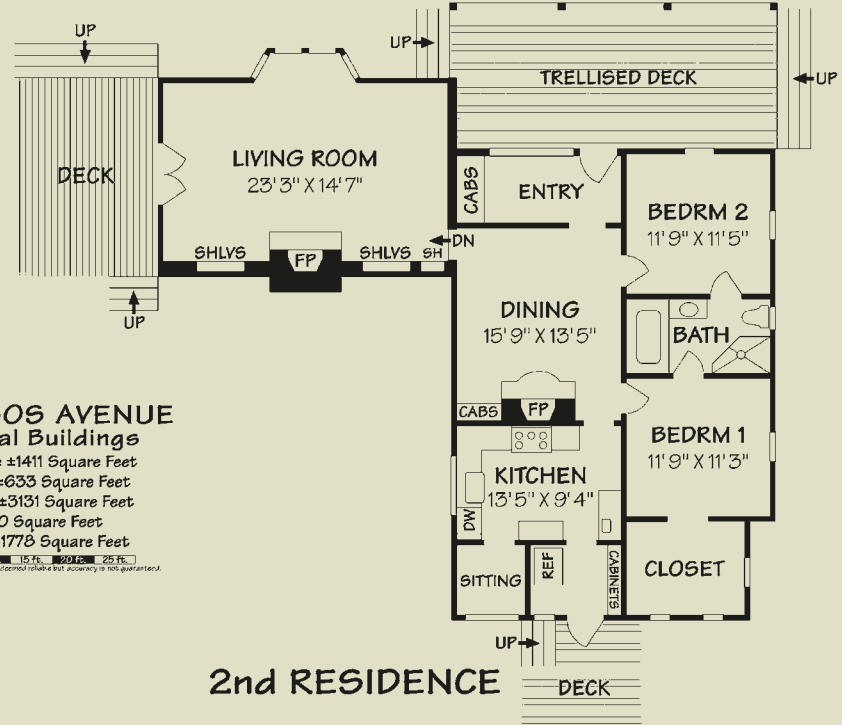


1156 ALISOS AVENUE
 Residence ±8244 Square Feet
 Garage ±1329 Square Feet

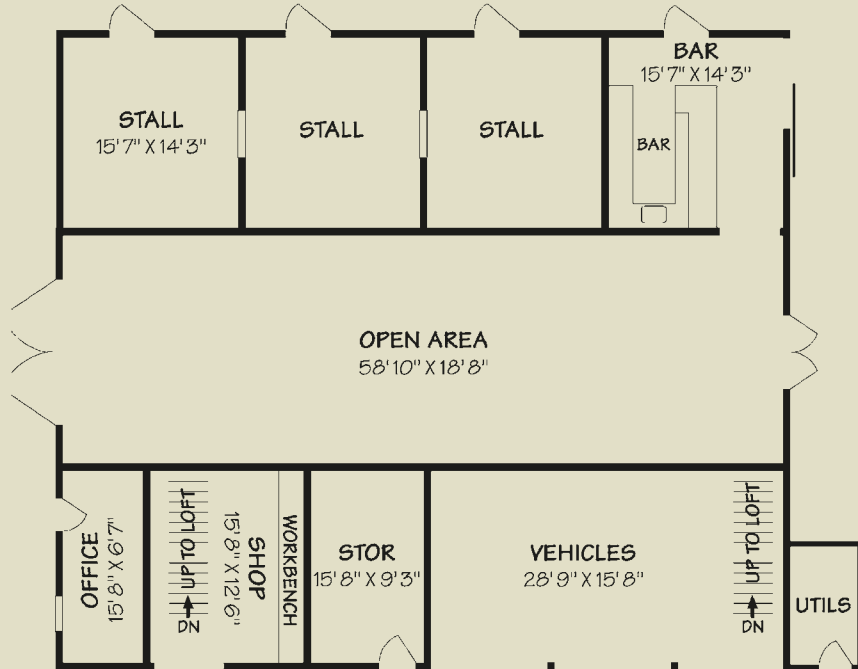
Scale: 5 ft. 10 ft. 15 ft. 20 ft. 25 ft.
 This information is compiled from sources deemed reliable but accuracy is not guaranteed.



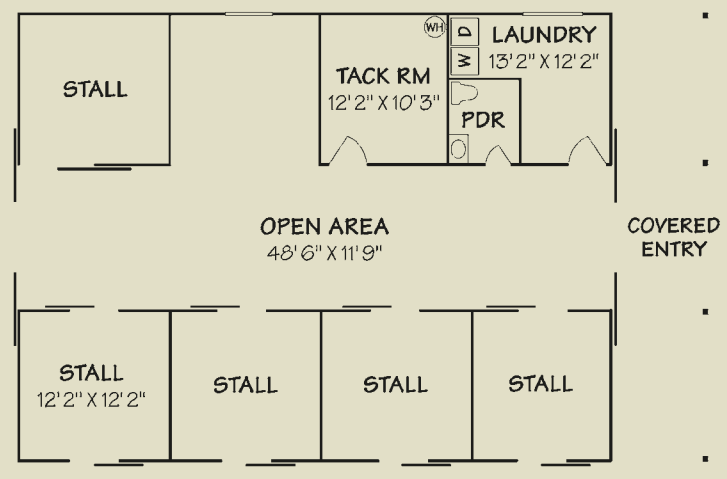
1156 ALISOS AVENUE
Additional Buildings
 2nd Residence ±1411 Square Feet
 Bunk House ±633 Square Feet
 Vintage Barn ±3131 Square Feet
 Loft ±1190 Square Feet
 Horse Barn ±1778 Square Feet
 Scale: 1/8" = 5 ft. 1/4" = 10 ft. 1/2" = 20 ft. 3/4" = 25 ft.
This information is extracted from records obtained from the county recorder's office. Accuracy is not guaranteed.



VINTAGE BARN



HORSE BARN



HAPPY CANYON ROAD

Lot #1
APN 141-250-126
±103.45 Acres

ALISOS ROAD

Roping
Arena

Lot #2
APN 141-250-127
±192.71 Acres

Arena

Stable

Barn

Guest #1

Guest #2

Main Residence

ALISOS ROAD



1156 Alisos Avenue
QUAIL H RANCH
Site Plan • ±296.16 acres



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THE QUALITY OF QUAIL H RANCH SPEAKS FOR ITSELF. IT IS A PREMIUM LOCATION TO EXPERIENCE THE FINEST OF COUNTRY LIVING.

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