

# HACIENDA LAS PALMAS

416 W. LAS PALMAS DR., FULLERTON, CA 92835

Designed by Richard Hofmeister, AIA a US Green Building Council member and graduate of Taliesin, the Frank Lloyd Wright School of Architecture, Hacienda Las Palmas was built to incorporate both passive and active green design methods, in the style of world

‘LIGHT BELONGS TO THE HEART AND SPIRIT. LIGHT ATTRACTS PEOPLE, IT SHOWS THE WAY, AND WHEN WE SEE IT IN THE DISTANCE, WE FOLLOW IT.’

*~Ricardo Legoretta*

renowned Mexican masters, Luis Barragan and Ricardo Legoretta. Constructed of Perform Wall, an environmentally sensitive insulated concrete building material, it is the first of its kind built in Orange County. The 14” insulated walls assist with climate control, resist sound, allergens, mold, and termites. Energy efficient aspects include courtyard design to allow

natural cross breeze ventilation, site orientation to maximize views, radiant floor heating and solar power.

Come experience Hacienda Las Palmas, a masterpiece in contemporary architecture and green design. Entering the front gate, you will be awestruck by the lush gardens that meander the 1.4-acre site. With 6,849 square feet of living space, the home surrounds a 1,200 sf courtyard with fireplace and koi pond for the ultimate indoor/outdoor lifestyle. The zaguan and outdoor dining room account for another 750 sf. of useable outdoor living space. The main house boasts 4 bedrooms with en-suite bathrooms, chef’s kitchen, study, office/craft room and exercise room. The casita includes a bedroom, bathroom with steam shower, living room with kitchenette and private patio. Wander the park like grounds for multiple entertaining areas, swimming pool with water features, pool pavilion with fireplace and barbecue. Zoned equestrian, the lot has a horse enclosure and connects to the bridle trails. With too many features to mention, this estate is a must for the discerning buyer.

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## Property Overview

### GENERAL FEATURES:

- 4 Bedroom/6 Bath Main House
- 1 Bedroom/1 Bath Guest House
- 1.4 Acre Flat Lot
- Zoned R1/20,000 – Horse Property
- Built in 2005
- 3 Car attached Garage
- 2 Car carport
- Multi-car parking driveway
- Private gated entries
- Privacy construction
- Lutron Homeworks system throughout (room and area lighting control and dimmers throughout)
- CAT-5 wiring throughout
- Speaker (multi-zone whole house sound) and paging system indoor and outdoor
- Solid Wood Doors
- Rocky Mountain Hardware – Solid Metal
- Blue eyed granite in master bathroom – rare
- Blue Granite (Bahia Azul) in kitchen – rare
- Textured Stainless steel featured in kitchen
- 3 separate storage rooms at carport
- Built-in storage throughout
- Gallery Hall with extensive built-in cabinetry and storage
- Cloak room at entry
- Formal Office

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### CHEF'S KITCHEN:

- 5 Built-in ovens
- Microwave
- 2 Full sinks
- 1 Prep sink
- 2 Dishwashers
- Bar Refrigerator
- Thermador Stainless appliances
- Walk-in pantry
- Extensive cabinetry and Storage
- Modern Milk Glass backsplash
- Rare Blue Granite Countertops
- Living Room
- Bath with walk-in steam shower
- Kitchenette
- Private covered patio
- Separate gated side patio

### LOFT/PLAYROOM/GYM/BONUS ROOM

- Surround sound
- Built-in cabinetry
- Cork Floors
- Access via two bedrooms or from exterior upstairs door.

### HOME OFFICE/CRAFT ROOM

- Abundant storage, cabinetry and counter space
- Artist storage space (for large pieces)

### FORMAL OFFICE/5<sup>TH</sup> BEDROOM

- Private office
- Custom wood paneled ceiling and built-in cabinetry

### LIVING/DINING ROOM

- Conditioned space/floor heater
- California Dining Room
- Completely retracting “disappearing” 18’ 6 panel glass wall to the courtyard for California indoor/outdoor living
- Fireplace
- Wood floors
- Alternate nook dining space

### BEDROOMS

- Walk-in closets
- Full baths
- Connecting to private patio or Loft/Bonus Room
- Built-in Desks and storage

### GUEST HOUSE

- 662 SF
- 1 Bedroom
- Walk-in closet

### LAUNDRY ROOM

- Built-in Storage
  - Attached unconditioned space for natural air drying
  - Drying room hot air feed from attic space above laundry room
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## Property Overview Continued

### MASTER BEDROOM AND BATH:

- Master Area retreat/artists loft
- Master Bedroom with Balcony
- Walk-in Closet
- Built-in Storage
- Master Bath with jacuzzi tub, separate walk-in 2 person shower and wash closet
- Access to upstairs outdoor patio overlooking courtyard
- Separate storage closet

### GARDEN:

- Landscape planned for shading providing better heat load reduction
- Sustainable metal trellises, fences, gates and doors
- Water efficient irrigation – subterranean water delivery system
- Gray water system ready for implementation
- Fruit trees planted for year-round harvest
- Fruit and Nut trees: Macadamia, Guava, Peach, Nectarine, Orange, Mandarin, Lime, Lemon, Mango, Pomegranate, Fig, Persimmon, Apricot, Calamondin, Avocado
- Kitchen Herb Garden
- Lavender Field
- Deciduous trees for fall color

- Orange Grove

### OUTDOOR LIVING SPACES

- Zaguán Entry
- Master mason hand-cut stone floor entry
- Succulent garden patio with waterspill feature
- Zen Garden with fountain
- Ornamental pear tree & gravel courtyard
- Pool house patio garden
- Bedroom Patio
- Master balcony sunset/sunrise patio
- Courtyard 1,200 sf
- 2 outdoor fireplaces
- Covered and sub-floor heated dining patio
- Kitchen patio adjacent to herb garden
- Koi Pond
- Pool area/Entertaining area
- Pool and Jacuzzi
- Waterfall and waterspill features at pool
- Shallow toddler area/sunbathing pool shelf
- Horse corral
- Tack Room
- Stable
- Chicken Coop (deluxe-stainless steel and mesquite structure)
- RV or extra parking – gate access from bridle trail

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## Property Overview Continued

### **GREEN FEATURES:**

#### **Construction**

- ICF Perform Wall Construction – an environmentally sensitive building material comprising of recycled Styrofoam and concrete chip matrix surrounding a steel and concrete horizontal/vertical column structural grid. (High R and extremely high K values).
- Main house is 14” thick ICF with external mesh and stucco and internal wallboard and Italian lime-based plaster/paint; overall thickness approx.. 16”.
- Weiland door wall is 36” thick including door pocket.
- Metal framed interior non-structural walls are insulated with recycled denim/cotton material.
- Ceiling beams are Paralam – made of recycled wood chips steam compressed with glue.
- Pool house is 10” thick ICF construction.
- Wood floors are mesquite – salvage wood from brush clearing scrap.
- Extensive exterior use of COR-TEN® metal trellis and fencing.

#### **Solar**

- Solar photovoltaic panels – plate rating 4.8 KW
- Solar hot water panels to feed domestic hot water (re-circulating loop), in-floor heating and pool heating.
- 12 Panels (8x4 ft.; 1,152 sf) with Munchkin small gas heater for top up.
- Excess heat from the roof in the summer is fed to the pool via a dedicated heat exchanger.
- There is an additional dedicated solar heating system for the pool on the pool house roof.

#### **Roof**

- Metal roof – highly reflective and does not retain heat.
- Vented insulated roof sheathing board – external soffit vent provides convection flow to ridgeline vent thus cooling the underside of the external roofing material.

#### **Windows and doors**

- ‘One room wide’ design for natural light and cross ventilation throughout.
- All spaces have natural light via skylights, solar tubes or glass block.
- All doors/windows are dual glazed, low e, solid wood structure with external aluminum cladding.

#### **Heating and Cooling**

- 16-zone\* in-floor hydronic heating – comfort is achieved at lower average air temperature.
- 6 cooling zones\* (including ductless mini-split systems)

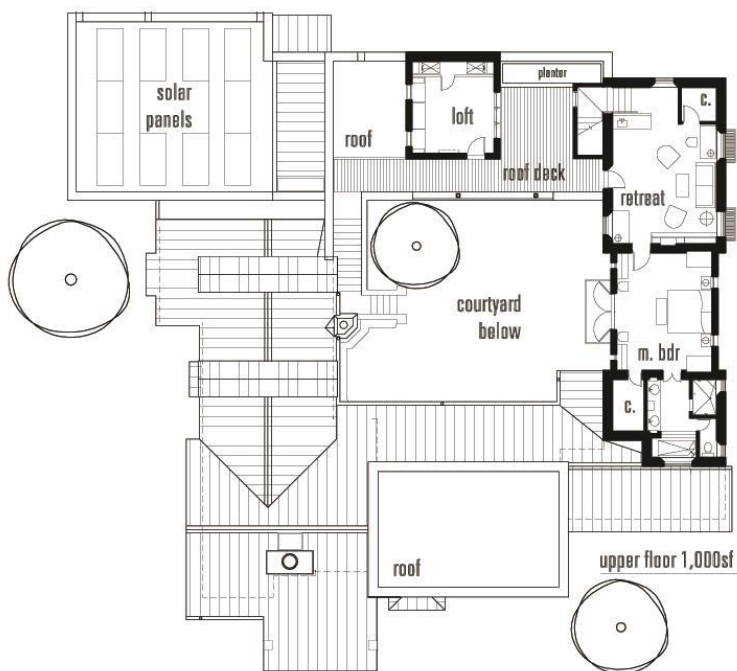
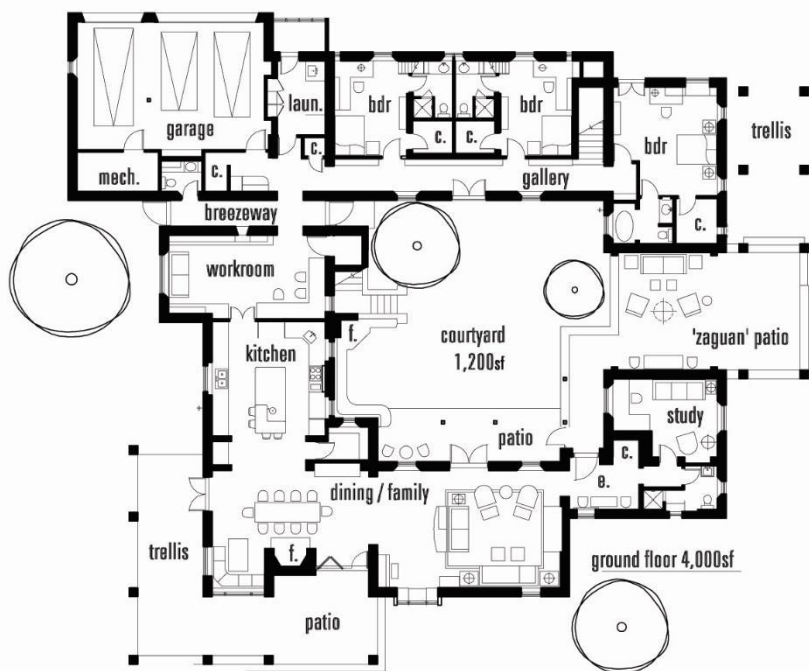
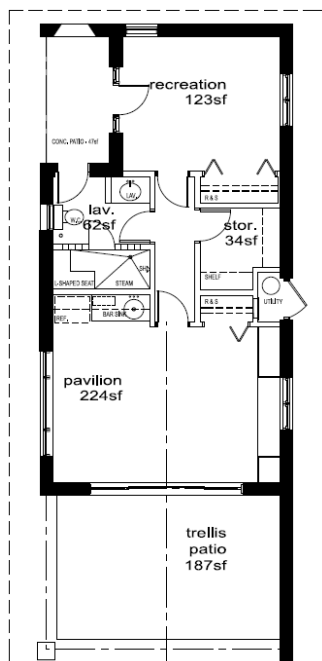
#### **Gray Water/Irrigation**

- Gray water plumbing throughout main house as far as house exit where it ties to the black line (ready for separation for approved gray water irrigation plan).
- Landscaping includes some sub-surface irrigation and extensive west face shading with trees.

#### **Laundry**

- Laundry room opens on west side to a glassed-in drying space. South facing roof above laundry room is not insulated, instead the ceiling of the room is insulated. Heat captured in the attic space can be drawn into the drying room with a fan.

\* Including Casita



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