

Ocean Front Manor

Coronado, California



Ocean Front Manor Table of Facts

LOCATION: 1015 Ocean Boulevard, in Coronado, California, a prestigious southern California resort community in San Diego County; 10 minutes from downtown San Diego; 15 minutes to the Mexican border; 2 hours south of Los Angeles; within minutes of several excellent golf courses. Shops and entertainment within walking distance

or across the bridge to San Diego or La Jolla. Excellent Coronado Unified School System as well as private schools available.

PROPERTY: .61 acre lot surrounded on three sides by brick and board walls for privacy to the estate. Rear entrance with original wrought iron gates, 1 car garage and car port-service area. Circular front drive provides additional 5 car parking. Front secured by low brick wall with wrought iron above, providing security and privacy without obstructing magnificent ocean view.

RESIDENCE: Three story English

Tudor of brick with stucco trim; 40 rooms (8 family bedrooms, 4 servants bedrooms, 5 guest bedrooms, 13 baths) nearly 20,000 sq. ft. constructed in 1902; renovated and added to in 1912; originally designed by Irving Gill; wood shingle roof; all copper plumbing; 2 furnace systems; hot water storage tank system; room unit air-conditioning; brass hardware throughout; oak floors; storm windows and insulation; complete burglar alarm and fire alarm system; basement with sauna, gym, large wine cellar, store room, and work shop; walk-in vault-safe; two verandas 22'x30' and 20'x40'; building in excellent condition.



TAXES: 1% based upon Proposition 13.

Creative financing available
Furnishings may be purchased separately

THIRD FLOOR:

The front staircase leads to SITTING ROOM (20'x16') with oak flooring; to the left a full bath, to the right an OCEAN VIEW BEDROOM (10'x14'). Through the French doors enter the MULTIPURPOSE ROOM (47'x24'), through the next set of French doors enter the BILLIARD ROOM (26'x19') and onto the CARD ROOM (17'x13'); STORAGE ROOM (17'x31'). To the rear hall, servants wing, including sitting room, bath and two bedrooms.

BASEMENT:

Wine cellar with racks for 750 bottles, space for 1,000 more, temperature controlled; sauna—seats 5; gym—includes 6-station Marcy equipment (Universal type); plus store rooms and carpentry or hobby shop.

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Here is a rare opportunity to purchase one of San Diego's truly regal homes in a location that many consider to be the most desirable in the city. Coronado is an exclusive community of stately homes and historic landmarks situated on an island in San Diego Harbor. From the island, which is connected to the mainland by the majestic Coronado Bay Bridge, residents have a commanding view of San Diego's modern skyline and the vast Pacific Ocean.

The view from this property is awe-inspiring, as one looks out on the sparkling white sand of Coronado's Silver Strand Beach and the pounding surf of the Pacific. The world famous Hotel del Coronado is just two blocks away.

The mansion itself sits on a 1.34-acre site covering ten very valuable residential lots. The beautifully landscaped grounds are surrounded by an eight-foot high brick wall and contain many large trees and mature shrubbery. On the grounds are a four-car garage, a gardener's building, a greenhouse and a gazebo.

The home, which was constructed about 1902 and added to in 1914, has significance because it was one of San Diego's first great mansions, and was designed by Irving Gill, a well-known architect responsible for some of the city's finest residences.

It is an imposing English style structure containing nearly 20,000 square feet of living space on three floors. The first floor has some 7,000 square feet encompassing a marble vestibule, living room, formal dining room, breakfast room, music room, two family bedrooms, four baths, a butler's pantry, kitchen, larder, laundry room and a servant's bedroom. Room sizes and arrangements are outstanding and provide ample space for large social gatherings.

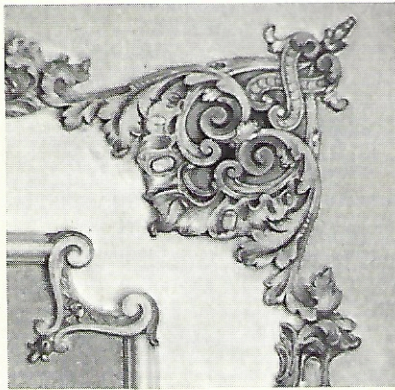
The second floor has six family bedrooms—each with a private bath—an office, linen room, press room, and a servants' wing with six small bedrooms and one bath. This floor has some 6,800 square feet.

The third floor is a finished attic containing a large multi-purpose room, billiards room, card room, three bedrooms, two baths and storage areas.

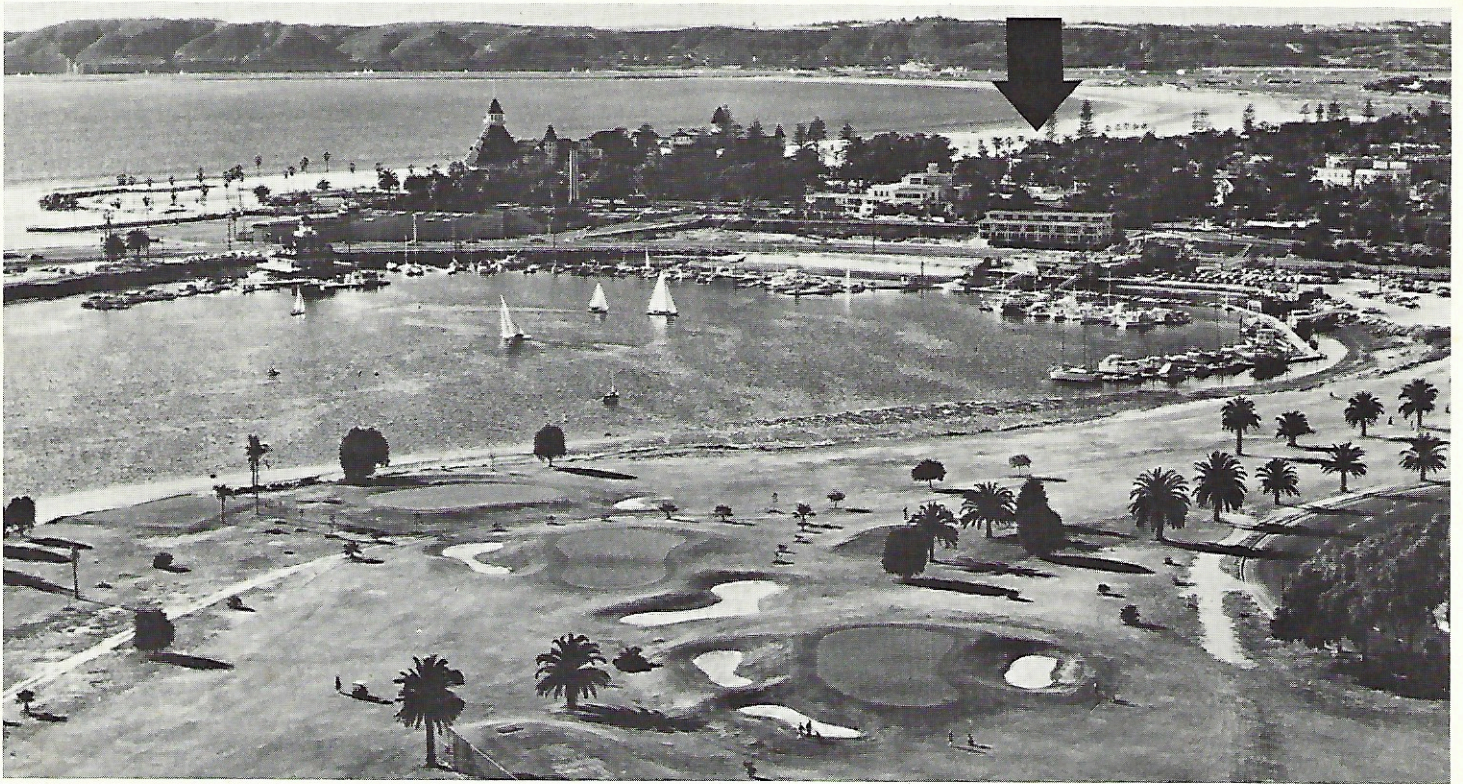
The home also has a basement containing the physical plant, storage rooms and a wine cellar. All three floors and the basement are served by an elevator.

The quality of workmanship and materials are no less than outstanding. Luxury details include polished marble floors, solid hardwood paneling and trim, ceilings finished in golf leaf, artistic parquet floor trim in different colored hardwoods, large fireplaces with marble hearths and facings, beautiful wall murals, fancy brass lighting fixtures, leaded plate glass windows, crystal chandeliers and many other remarkable features.

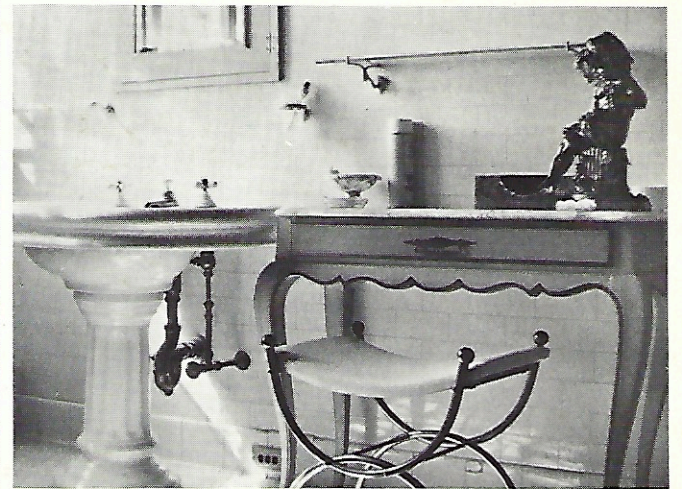
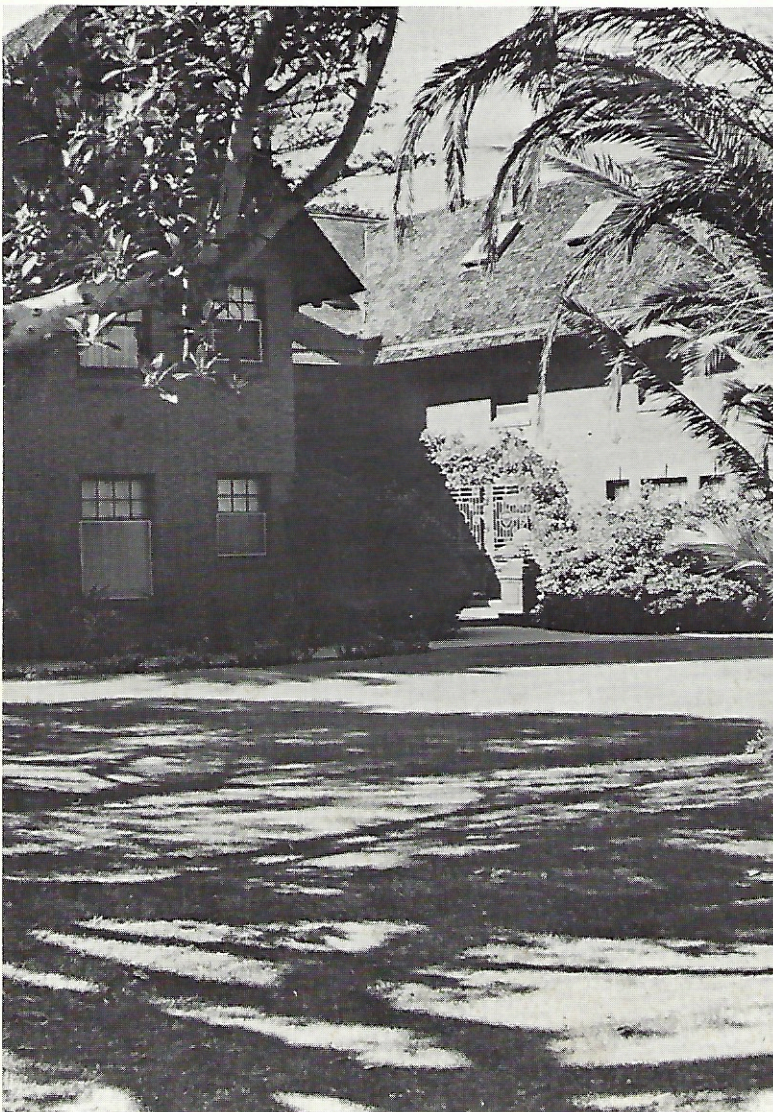
In addition, the home contains furniture and accessories valued in excess of \$55,000. These may be purchased also.



1015 Ocean Blvd. (top) —through this door lies nearly 20,000 square feet of exquisite home. Typical of the craftsmanship revealed in the home is this ornate wall moulding (below).



The location of 1015 Ocean Blvd. is shown by the arrow in this aerial view of the western shore of Coronado Island. In the distance is Point Loma. The spires at the left are atop the world-famous Hotel del Coronado, and in the foreground is the Coronado Golf Course overlooking picturesque Glorietta Bay.

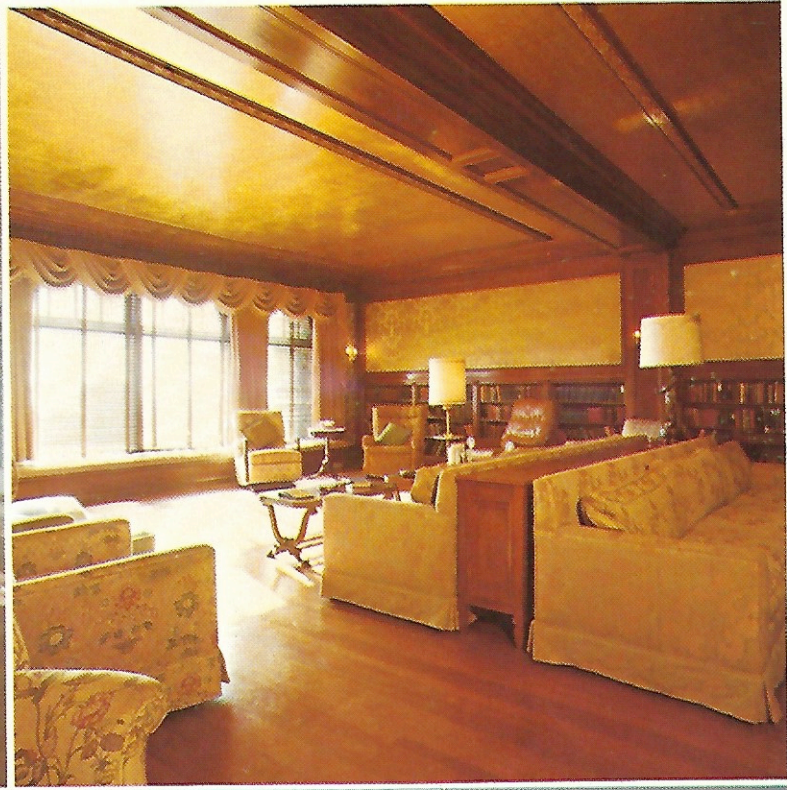


One of the twelve bathrooms in this unique English style home. Lavish free-standing porcelain sinks and tiled walls add an uncommon touch of elegance.

The rear of 1015 Ocean Blvd. The grounds surrounding the home cover more than one and a third acres and are beautifully landscaped.

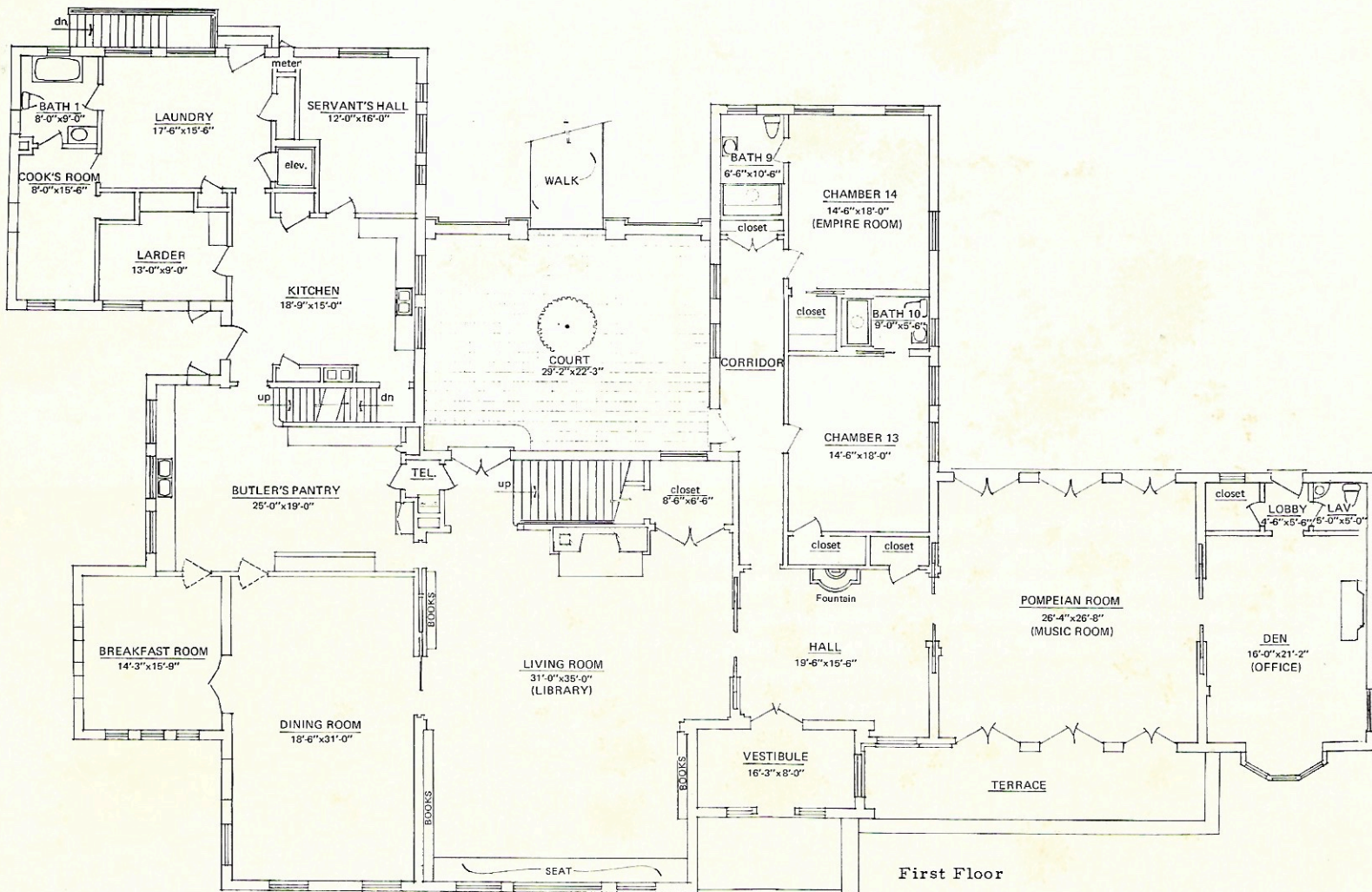
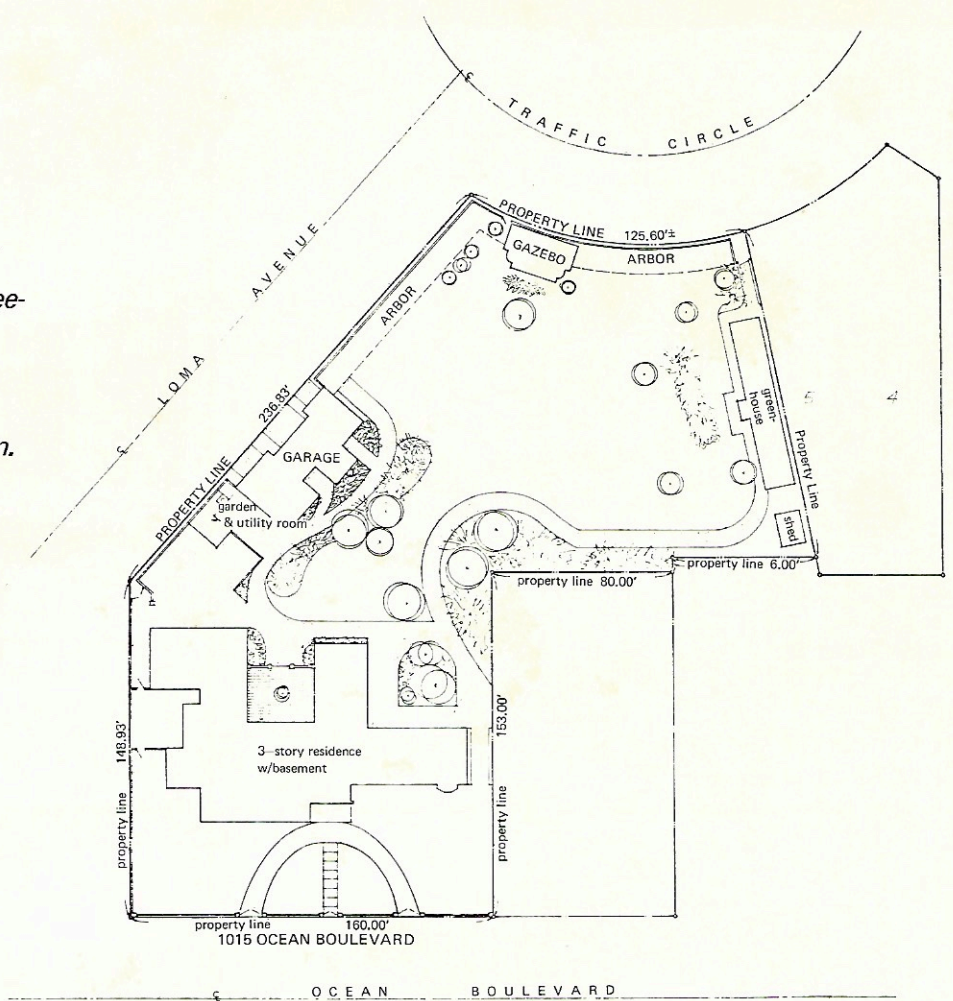


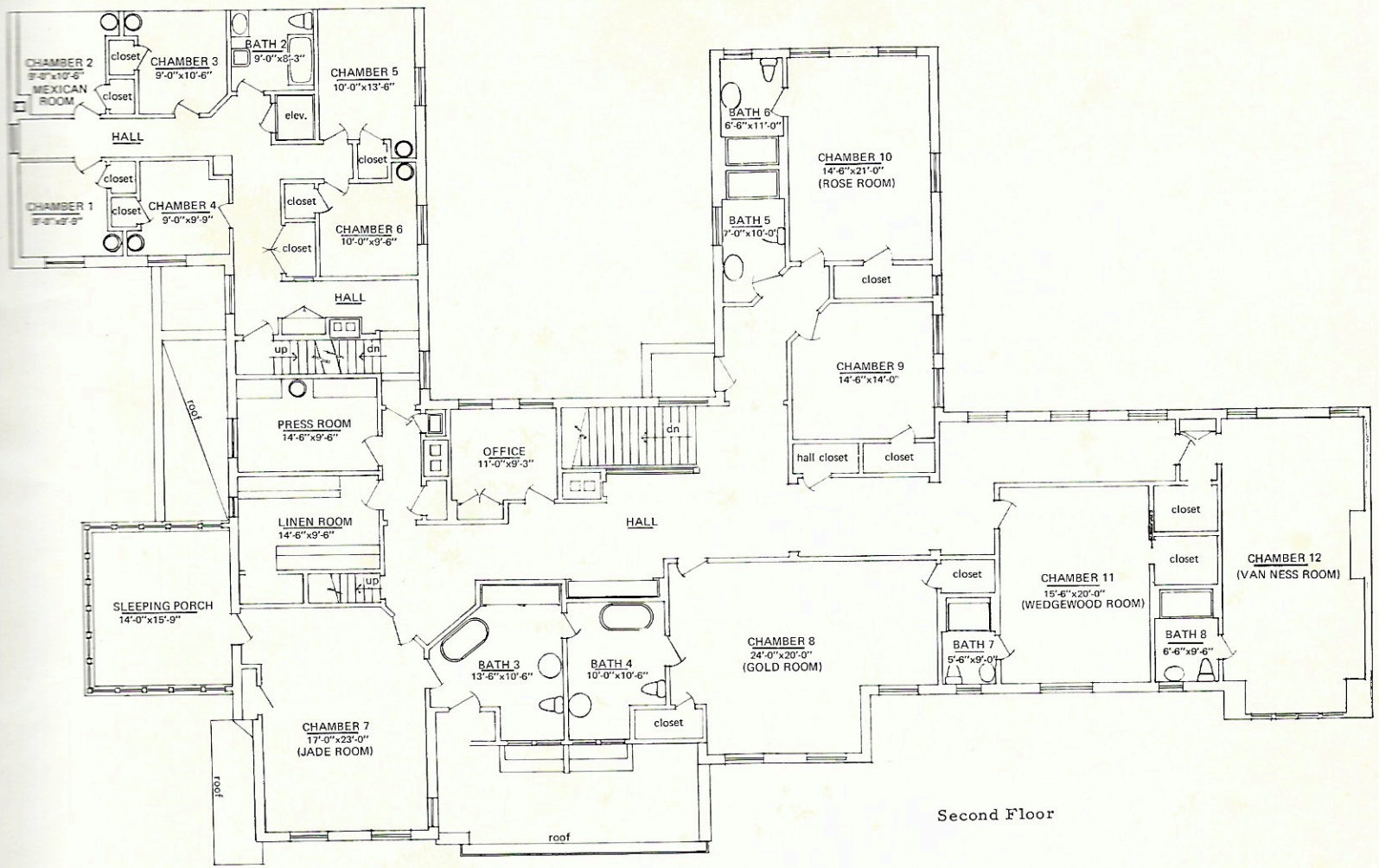
The living room (top left) has a gold leaf ceiling, hardwood paneling and handsome oak floors. Fireplaces (top right) have marble hearths and facings. One portion of the music room (bottom left), showing the window treatment and beautiful floors. A typical family bedroom (bottom right) has private bath and sitting area.



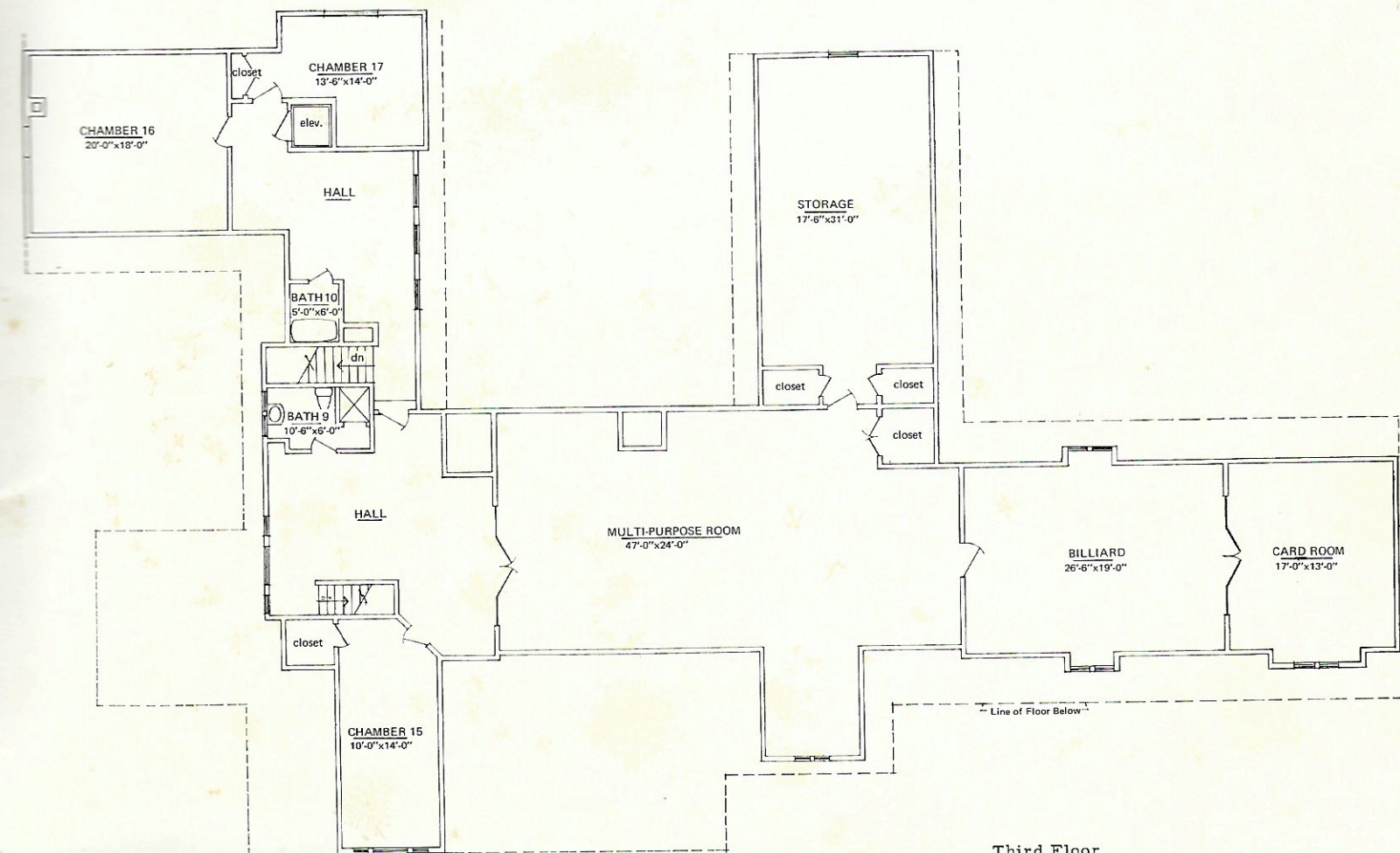
The music room (top left) radiates elegance and provides a perfect place for entertaining. Another view of the living room (top right) from the vestibule shows front windows that look out on the Pacific Ocean. The dining room (bottom left) is distinguished by its artistic wall murals. Even the intimate breakfast room (bottom right) has a crystal chandelier and luxurious appointments.

1015 Ocean Blvd. is situated on a 1.34-acre site that covers ten lots. As shown in the detail at the right, the property contains on lushly landscaped grounds not only a three-story mansion, but a large garage, a garden and utility room, gazebo and greenhouse. Directly across the boulevard is Coronado's Silver Strand Beach and the Pacific Ocean.





Second Floor



-- Line of Floor Below --

Third Floor



F. B. B. 3/19