

WHAT YOU GET

\$2 Million Homes in California

A beach house in Watsonville, a duplex loft in San Francisco and a Craftsman-style home with a guest cottage in Santa Barbara.

By Julie Lasky

Oct. 14, 2019

Watsonville | \$1.995 Million

A 1978 custom-designed beach house with three bedrooms and three bathrooms, on 0.2 acres

This vacation home is in the front, ocean-facing row of the Pajaro Dunes resort community, a collection of beach houses and rental properties along 1.5 miles of Monterey Bay, about 21 miles southeast of Santa Cruz and 30 miles northeast of Monterey, as the road runs. The architect, William Logan, of Palo Alto, Calif., designed the redwood-plywood-sided building to offer ocean views and access to outdoor decks from most of the rooms, while screening the neighbors. The sellers are the second owners of the house.

Size: 2,049 square feet

Price per square foot: \$974

Indoors: The home looks distinctly of its time, with its angular wood walls, light carpets and orange-tile accents. It is built on two levels, around a redwood deck, with the main entrance on the upper floor.

A corridor leads straight to the living room, which has a built-in L-shaped sofa and a free-standing orange fireplace in the corner, with a tubular chimney snaking up to the roof. Glass doors inset into a wall of windows open to a deck looking out on the ocean. The dining area is a few steps up; it has its own deck access on one side and flows into an eat-in kitchen with plywood cabinets topped with orange tile on the other.

Turning left from the front door takes you to a large, two-level bedroom with an en suite bathroom; this room has direct access to the large outdoor deck at the center of the footprint. Two additional bedrooms are on the lower floor.

The master has a sloped, double-height ceiling and walks down to a bathroom with a wall tiled in a dolphin mosaic, double sinks, a bathtub and a toilet room. The guest bedroom is next to a bathroom with a washer and dryer and, beyond that, a sauna. Both bedrooms have direct access to outdoor areas.

Outdoor space: This home is directly on the beach, looking out to the fragile dunes, in an area classified as a flood zone, although it has not been prone to flooding. Residents have the use of Pajaro Dunes facilities, including tennis courts, a clubhouse and conference facilities. Parking is in a nearby lot.

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Taxes: \$24,940 (estimated, based on the list price), plus a \$425 monthly homeowner's fee

Contact: Gloria Behman, Bailey Properties, 831-588-0622; baileyproperties.com



Christopher Stark

San Francisco | \$1.95 Million

A duplex loft condo with one bedroom and two bathrooms

This third-floor loft is in Homes on Esprit Park, a complex in the Dogpatch neighborhood that once housed the Schilling wine cellar and was later headquarters of the Esprit fashion company. It was converted into condominiums in 2009. Dogpatch, an industrial waterfront enclave on the eastern side of the city, which has remnants of pre-1906-earthquake architecture, has boomed in recent years, with the emergence of homes, businesses and cultural spots. The area continues to show growth with the recent opening of Chase Center, the new Golden State Warriors stadium in Mission Bay, a few blocks north.

Size: 1,140 square feet

Price per square foot: \$1,711

Indoors: This particular apartment is in the historical brick-and-timber part of the 142-unit condo complex and was renovated to the studs by Gretchen Murdock of MODTAGE design. It is on the third floor, in a corner. The furnishings, except for the dining table, dining chairs, sofa and coffee table, are custom built-ins, most combining polished wood slabs and black-painted metal. (The home is also available for sale with the rest of the décor.)

The duplex's lower level contains an open living, dining and kitchen area, with exposed red-brick walls alternating with reclaimed barn wood. The Bulthaup kitchen has bright red cabinets with gray countertops and is fitted out with a Wolf range, Sub-Zero refrigerator and Miele dishwasher. A flexible space behind the kitchen with an arched floor-to-ceiling window was designed as a gym; it has a Henrybuilt shelving system, a Murphy bed and an I-beam with a sliding track that could be used for hanging a heavy bag, or many other things.

The lower-level bathroom is clad in a variety of Heath ceramic tiles. A rainforest showerhead is mounted over the combined tub and shower. The white-oak vanity has a stainless-steel top. The home also includes a projector and built-in 100-inch cinema screen that drops down from an oak beam.

The partial upper level has a lofted master suite that includes an oak bed with integrated night tables and lighting. The master bathroom was inspired by the palette of Big Sur, on the central coast of California: the wall tiles are ocean blue, sky blue and white, and the walk-in shower tiles are the color of sand. There is also a stand-alone bathtub.

Outdoor space: The complex has a landscaped courtyard with a reflecting pool and seating. Esprit Park, a public green space that was Esprit's corporate garden, is across the street. The unit comes with secure deeded parking for one car and a personal storage locker.

Taxes: \$22,815 (estimated, based on the list price), plus a \$538 monthly homeowner's fee

Contact: Jason Buttorf, Compass, 415-378-3104; espritparkreimagined.com



Jim Bartsch

Santa Barbara | \$1.995 million

A circa-1900 Craftsman-style house on 0.42 acres with one bedroom and two bathrooms, and a guest cottage with one bedroom, one bathroom and an art studio

The owner, a sculptor who works in ceramics, renovated an early 1900s California Craftsman and added a 150-square-foot art studio to the nearby guesthouse. The property is in Lower Mission Canyon, two and a half miles northwest of downtown Santa Barbara, less than a mile north of the historic Santa Barbara Mission and half a mile south of the Santa Barbara Botanic Garden.

Size: 2,287 square feet (combined)

Price per square foot: \$872

Indoors: The front door opens directly into an L-shaped living room, where the original wood floors have been bleached and the wainscoted walls and brick fireplace are painted a single shade of bright white. (The fireplace mantel is a rustic wood slab; the pendant lamps are Moroccan.)

Straight ahead of the sitting room, past a full bathroom on the right, is a dining room that opens to a covered porch on one side and leads outdoors through French doors on the other. (Almost every room in the house has direct access to the professionally landscaped grounds.) The kitchen is white, with Carrara marble countertops and stainless-steel appliances. The adjacent office has terra-cotta tile floors and windows wrapping three sides.

In the remodeling, the guest bedroom off the living room was turned into a walk-in closet. The main bathroom, which is connected to the two original bedrooms, was expanded and refurbished with white Carrara marble countertops and radiant-heated hexagonal flooring, a claw-foot tub, a walk-in shower and Pottery Barn sconces.

The guest cottage includes a living room with an open, trussed ceiling; a bedroom with brick flooring; a bathroom with a walk-in shower; and a second bedroom that was recently expanded into a pottery studio with beamed, vaulted ceilings and clerestory windows (it currently holds two kilns).

Outdoor space: Two-hundred-year-old oaks, pergolas, an outdoor fireplace and an orchard with passion fruit, grapes, plums, berries, pears, guavas, citrus, figs and avocados are a few features of the elegantly landscaped and hardscaped property.

Taxes: \$24,938 (estimated, based on the list price)

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