

Tuscan Villa Masterpiece in Blackhawk



228 South Ridge Court, Blackhawk

\$10,500,000

A Tuscan Villa Masterpiece in Blackhawk. Never before has a home in Northern California of this grandeur, quality and technology been available. Made out of steel, the house was designed and built with unparalleled precision by an Engineer. Nestled on a .96 acre lot with views of Blackhawk's magnificent golf courses, Mt. Diablo, rolling hills, meadows and city lights, the 16,500 square foot estate consists of the following:

- 6 Resort Style Bedroom suites with sitting areas and Parquet hardwood floors
- 11 Bathrooms with exotic granite slabs and walls with various types of materials and murals
- Home is fully automated via I-Phone/I-Pad from anywhere in the world
- Entire house has exquisitely designed ceilings with rope lighting
- Covered balconies positioned purposely with views
- 65 speakers and 10 subwoofers inside the house/ 12 speakers exterior
- 13 Fireplaces
- One and only approved subterranean 10+ car garage (57'x53' = 2,700 sq.ft.) in the Northern California
- Lutron Lighting throughout the entire house
- The entire house has radiant heating floors
- Directed by lead artist and Russian Art Professor Alex Afanasiev all walls were designed by the Metropolitan Design Group a 1 year process.
- 30 ton chiller system by Trane Co. with 17 fan coils for air conditioning

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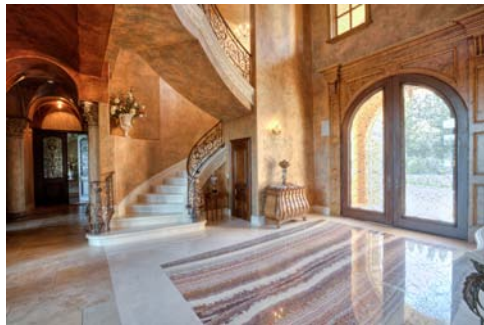
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Ballroom:

Entertain up to 500 people comfortably in this magnificent 1,785 square foot space that extends through 2 French doors onto the covered outdoor patio. The space features a caterer's kitchen and mini-bar. It is designed for 108" Plasma TV, and includes 10 speakers, theatrical lighting and 3 chandeliers.



Habersham Designed Kitchen:

Technology has never been as tastefully employed as in this exquisite kitchen. The La Cornue Chateau 165 Range with 8 burners, grill & 2 vaulted ovens; and the La Cornue Rotisserie were both built and hand made in France - an 18 week process for each appliance. Also featured are 2 sub-zero refrigerators; 2 Miele dishwashers; 1 Miele warming oven; a Miele microwave with additional oven; a Miele cappuccino/coffee maker; ice maker; trash compactor with 2 hidden recycling bins; a bakery center closet and a walk-in pantry.

2 Bedrooms on First Level:

The Master Bedroom opens onto the covered balcony through 2 French doors. The Habersham Designed Closet of 180 square feet boasts a 12 foot ceiling and includes built-in jewelry drawers; ironing board; hamper; hanging closet for long formal wardrobe and pull out drawers. The second closet is 120 square feet. The master bathroom features a Kohler-DTV Custom Shower and Kohler-Whirlpool Spa (75" x 25").



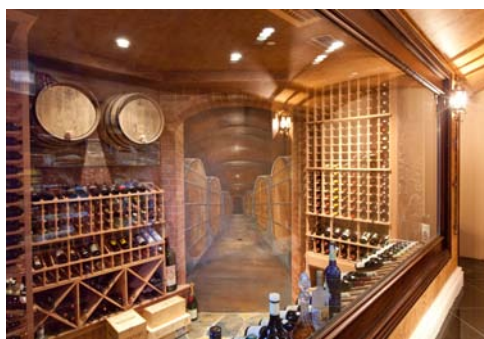
The second bedroom, with a separate entrance, can function for a housekeeper, infant or elderly parent.

Dual Offices:

One office is 500 square feet with a spiral staircase library with a Mural Dome Ceiling 8 feet in diameter. The second office is 760 square feet (22 x 38) with a Cigar Lounge that has 4 Hi-Evaporation Quiet Fans to get rid of the smoke. (i.e. it extracts a phone booth size worth of air every 8 seconds).

Media Room

A multilevel 20 Seat Home Theatre with balcony built with George Lucas THX Rated sheetrock. Double stud framing to allow "extra" sound proof for the surrounding rooms. Designed for a 19 foot Screen & 18 Speakers.

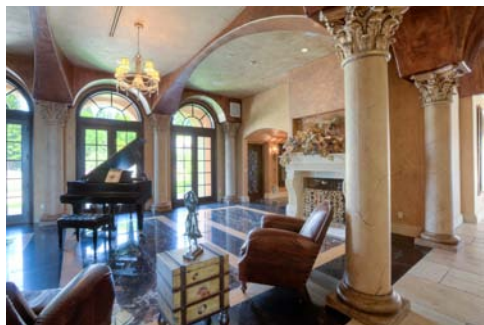


Panic Room with State of the Art Security System:

You can completely control everything in the property from the panic room (with powder room). Three out of the four walls are concrete. The fourth is a steel rated barrier wall. In addition the house has 16 cameras with infrared lighting for night vision spread throughout.

The Guest House:

The 800 square foot guest house includes built-in kitchen, laundry closet, sitting area with fireplace and a huge covered balcony with spectacular views.



The Swimming Pool:

Relax and enjoy the 28' x 57' glass mosaic tile and Beadcrete plaster swimming pool with 3 infinity edge waterfalls, the 14' x 9' family size spa. With 12 speakers in the backyard, entertainment is easy.

The Outdoor Covered Patio:

"The Loggia" is 650+ sq. ft. with a Pizza oven, fireplace and two outdoor plasma televisions.

Other Amenities:

- Wine cellar that can store up to 3,000 bottles and is enhanced with murals
- Piano bar room for small to medium size gatherings
- Gym with a juice bar
- 2 laundry rooms
- The main floor square footage is approximately 10,800 square feet. The upper floor is approximately 5,900 square feet
- Surround sound system in all bedrooms, offices and teen room. Designed for 21 plasma TV's throughout the house.
- Sub-terrain 10+ car garage of 57' x 53' (approximately 2,700 square feet) with 11 foot 3 inch ceiling height. Doubled sheetrock was used for fire protection.
- ACME commercial elevator that caters to all floors including the sub-terrain garage

