

## 275 BROAD REACH, THE SEA RANCH, CA 95497

Dear Sea Ranch Lovers,

We began coming to The Sea Ranch when we were newlyweds back in the 1990's. Of the dozens of houses we rented over the decades, the contemporary take on the traditional Sea Ranch aesthetic offered by 275 Broad Reach suited us perfectly. When we heard it was going on the market, we knew we had to make our dream of making it ours come true.

We're now in our fifties, and members of the sandwich generation, with kids and elders to look after on top of our demanding jobs. 275 Broad Reach became a cherished sanctuary away from all of that. The minute we open the front door, we enter a different time: Time to fold into each other, revel in the natural beauty, exhale, and just BE.

The light comes in everywhere. The wildlife is all around. We've spent entire days sitting with the accordion doors wide open to the Pacific which roars just beyond the wooden fence while the cypress trees protect us from the coastal wind. The courtyard spa was a place for delightful private dips in the daytime or at night, when the stars of the dark Sea Ranch sky slowly turned overhead.

To make the home even more our own, and to return it to the look and feel envisioned by the original owner, we removed the prior owner's built-in furniture and the vines from the courtyard walls. We kept the furniture and art simple, furnished the space with our favorite books, and replaced the traditional spa cover with a gorgeous rolling wood top. To center the ocean view, we sequestered the TV in a self-rising cabinet. We replaced the dining room chandelier with a modern, cloud-like fixture that mirrors the view of the coastal sky.

We haven't just loved this house; we've meticulously maintained and cared for it. In 2023, we removed all of the crawlspace fiberglass insulation and replaced it with modern air gap insulation that helps to keep the mice away. In 2024, we completely removed and replaced the roof.

So why have we decided to sell our love nest? Circumstances have changed, as our children have grown up, elders have passed away, and our careers have entered new phases. Our Sea Ranch dream home more than fulfilled its purpose for us, and we've entered a season of simplification. It's now time to offer someone else the opportunity to enjoy the peace, beauty, and luxury of this unique home. We know you will adore it and cherish it as much as we do.

We wish you many years of happiness and memory making in your Sea Ranch home.

Julie and Dan

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- Coveted bluff location - fall asleep to the sound of the ocean
- Views of crashing waves, sea stacks, in secluded cove
- Marries Sea Ranch aesthetic with modern materials
- Folding glass doors open up to coastal breezes
- View / patio access from living space and primary suite
- Vaulted ceilings
- Artisan crafted textured walls
- Spa, with water feature, in private courtyard
- Spacious primary suite with fireplace and reading nook
- Primary bath with soaker tub - ooh la la!
- Share love, not shoe racks - two walk-in closets
- Full guest suite, large enough to include a workspace
- Chef's kitchen with high-end appliances, surfaces
- Viking 6 burner stove
- Sub Zero refrigerator
- Ample kitchen storage and display cabinets
- Appliance garage
- Kitchen patio for barbecue
- Powder room
- Utility / Entry closet
- Nest controlled, radiant floor heating
- New roof - 2024
- 1 car garage with storage
- On sewer
- Guest parking
- Close to Del Mar pool, tennis courts, and gardens, TSR dog park
- Minutes to Gualala shops and amenities