

FOR IMMEDIATE RELEASE

**SOTHEBY'S INTERNATIONAL REALTY IS PLEASED TO PRESENT ROCKBRIDGE:  
THE CHATEAU AT RIVEN ROCK IN MONTECITO, CALIFORNIA  
*Notable Estate Lists for \$34.5 Million***

**MONTECITO, CA (May 27, 2015)** – Rockbridge, the Chateau at Riven Rock, is the exclusive listing of Sotheby's International Realty, agents affiliated with the luxury real estate brokerage announced today. Located in one of the most prestigious areas in the heart of Montecito, with panoramic ocean and mountain views, the estate is listed for sale for \$34.5 million by Catherine Marcus and Suzanne Perkins of Sotheby's International Realty, Inc.

Designed by Sorrell Design of Montecito, Rockbridge sits on an approximately 7.38-acre site of sweeping lawns and rose gardens and boasts a main residence with pool, tennis court and outdoor kitchen, a guest house, a child's playhouse and a tea house/meditation area.

"It's incredibly rare for a property with this much acreage to come onto the market, much less in core Montecito," note listing brokers Catherine Marcus and Suzanne Perkins of Sotheby's International Realty, Inc. "This is a rare opportunity for a buyer to purchase a desirable property with a home of significance."

The 18,671-square foot Mediterranean-style main residence boasts a gracious living room and dining room, a formal library and study, a charming family/sunroom and an oversized guest suite. A country-style kitchen completes the first floor and offers state-of-the-art appliances, counters of Calcutta marble, a wood burning pizza oven, dual central islands and an eat-in breakfast area.

On the upper level of the main residence, a grand Master Suite occupies a separate wing and features his/her walk-in closets. The spa-like master bath features marble wainscot, mosaic inlaid tile floors, an oversized spa tub, marble vanities, a crystal chandelier and a romantic fireplace. The upper level also includes three bedrooms, all with beamed ceilings, private baths and stunning views to the garden.

An approximately 6,147-square foot lower-level full basement floor features a billiard room and a state-of-the-art eleven-seat home theater. Also on the lower level are a gravel floored winery-style tasting room and temperature controlled wine cellar and a massage therapy wing that features multiple massage rooms. On the opposite end of this wing are two additional bedrooms complete with a cozy kitchenette.

Outside, Rockbridge boasts a sun-drenched pool with built-in spa, a tennis court and an outdoor dining area, including an outdoor kitchen with wood burning pizza oven and fireplace. In addition, an approximately 390-square foot children's house is located directly next to a children's play area and features a furnished living room, kitchen and bath. The estate also offers a private two-bedroom guesthouse of approximately 1,011-square feet and an Asian-inspired Teahouse overlooking a tranquil pond.

The grounds also include four wells that can help provide an additional water source for the property.

**About Sotheby's International Realty, Inc.**

Sotheby's International Realty was founded in 1976 as a real estate service for discerning clients of Sotheby's auction house and represents fine properties at a range of price points. Today, Sotheby's International Realty, Inc. operates brokerage offices in key metropolitan and resort markets, including Manhattan, NY; the Hamptons, NY; Greenwich, CT;

Cape Cod, MA; Palm Beach, FL; Houston, TX; Los Angeles, CA; Beverly Hills, CA; Brentwood, CA; Pasadena, CA; Santa Barbara, CA; San Francisco, CA; Sonoma, CA; Monterey Peninsula, CA; and Santa Fe, NM.

Sotheby's International Realty, Inc. ([www.sothebyshomes.com](http://www.sothebyshomes.com)) is part of NRT LLC, the nation's largest residential real estate brokerage company, and a member of the Sotheby's International Realty® network, which currently has more than 17,000 independent sales associates located in approximately 800 offices in 61 countries and territories worldwide. NRT, a subsidiary of Realogy Holdings Corp. (NYSE: RLGY), operates Realogy's company-owned real estate brokerage offices.

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