

7475 Caminito Rialto, La Jolla, CA

From the Owner

The requirements for our California home were based on location and VIEW. We wanted a home in a quiet spot that had easy interstate access so we could easily get to the heartbeat of downtown San Diego. After months of due diligence, our home in Colony Hill became available. Although it was a true diamond in the rough, it fit every aspect of what we were looking for: 12 minutes to the airport; 15 minutes from downtown; walking distance from La Jolla Village; situated on a quiet natural canyon with the famous Hillside Drive homes directly across; and amazing 180 degree views of La Jolla Cove, Torrey Pines Reserve and the North Coast (beautiful nightly sunsets included!)

Although our home had good base layout and strong bones, we wanted to create a true Spanish Luxe feel with huge open water views, and to create an amazing outdoor patio where we could relax, cook and entertain friends. First and foremost, we wanted to make sure our patio was reinforced on the canyon side and built to withstand natural forces- movement and water. For structural integrity, we consulted the best geotechnical engineers for design which included sinking caissons to the bedrock, and a concrete grade beam reinforced retaining wall tied in completely from one end of the house to the other. For water intrusion, an elaborate French drainage system was installed across the entire patio surface tying in to an ejector sump pump designed to pump excess water away and out to the street.

The fantastic patio layout was the vision of master designer, Laura Wireman of Innerspace Design. Laura wanted to utilize every inch of usable outdoor space while opening the home up with nesting Coverglass sliding doors to create natural pass through from inside to outside. Some of the amazing features she designed into the patio include: a trumpet vine covered custom pergola; beautiful autumn gold flagstone flooring; sunken firepit with poured in place concrete benches to help retain heat; a beautiful trickling water wall; a sunken grotto spa with power jets; a true chefs kitchen complete with granite counter tops, refrigeration and 42" professional Viking grill; full wet bar with cocktail pro and poured in place concrete bar top; full outdoor dining table for 8; built in zone heaters and a shade zone under the beautiful Ipe wood balcony. Above the patio, we planted fresh herbs and a citrus garden complete with Meyer Lemons, Mexican Limes and Sweet Navel Oranges. The patio provides a whopping 800 square feet of usable outdoor space (who doesn't want to be outside in San Diego!), and truly provides different zones of comfort sure to please all.

The upper Living Room space was modified to open up views with the addition of floor to ceiling windows and nesting Coverglass sliding doors that open to a custom built Ipe wood deck complete with sleek wire railing. The ceiling was vaulted and custom painted with a rich metallic finish. Flooring was changed to chisel edge travertine and a new custom built natural gas fireplace was added.

The kitchen is newly remodeled with custom built hood, natural gas Italian Range, updated appliances, natural wood cabinets, beautiful field tile back splash, granite countertops and a huge window with amazing views of Big Blue and the coast line.

The master bedroom boasts brand new custom built vented floor to ceiling Anderson window and sliding door, hardwood floors, hand painted accent wall, custom built bed, dresser and night stands. The master bathroom is outfitted with beautiful tiled rain shower, Toto toilet and high end cabinetry.

The guest bedroom is spacious, has rich hardwood floors and offers a stand up shower complete with sky light.

To facilitate patio access and entertaining, we converted the third lower bedroom to a theater room with comfy pit couch and large screen TV. Nesting Coverglass sliding doors open the room to the patio and provide an open airy feel. A built in office niche was added providing a nice small office space. And the third full restroom was renovated with custom tiled shower and sleek bowl sink.

The two car garage has abundant built in storage cabinetry, washer and dryer and utility sink.

Our gorgeous Spanish Luxe home is well conceived, move in ready, and the best feature is it offers a beautiful water views from every room.

Sincerely,

Dan and Nancy McMichael