

Let the Sights and Sounds of the Surf Welcome You Home



LUXURY REAL ESTATE

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The sea has its own landscape of sorts, different from the land in its shifting scenes of sky, clouds, wind and waves. Sometimes still, sometimes violent, it's an ever-changing theater of light and shadow that speaks to the soul.

It's an advantage to live in San Diego and be able to seek this experience whenever the mood strikes; it's even more of an advantage to be able to experience it from nearly every room in your house.

This is particularly so along the Bird Rock neighborhood of La Jolla's southern coast where most of the oceanfront homes sit high on a bluff, removed from the crowds. Fewer than 100 homes in Bird Rock line the bluffs and enjoy an expansive unobstructed view out to the sea, further adding to its exclusivity.

Seth O'Byrne and **Donna Medrea**, both luxury real estate professionals with **Pacific Sotheby's International Realty**, have a listing on an oceanfront Bird Rock home at 5490 Calumet Ave. It's a four-bedroom, six-bath home with 5,870 square feet and is listed for \$13.5 million. It's on an oversized third of an acre lot with a pool/spa, side yard and expansive patio and outdoor entertaining area, which is not typical for the area. It's a "smart home" with LED lighting, an alarm system, a wine room and a whole-home sound system.

"The storyline of the property is that our clients took over the home recently and it was in need of a lot of TLC," O'Byrne said. "The previous owner didn't really do that much to it."

O'Byrne's clients approached the renovation of the home in an interesting way, creating a team of professionals to work on every detail of the redesign from beginning to completion. They teamed with **Carol Kaplan**, founder and creative director of **Everything Creative Designs**, for the interior and **Derek Wattenbarger**, owner of builder **Surfside Developers Inc.**

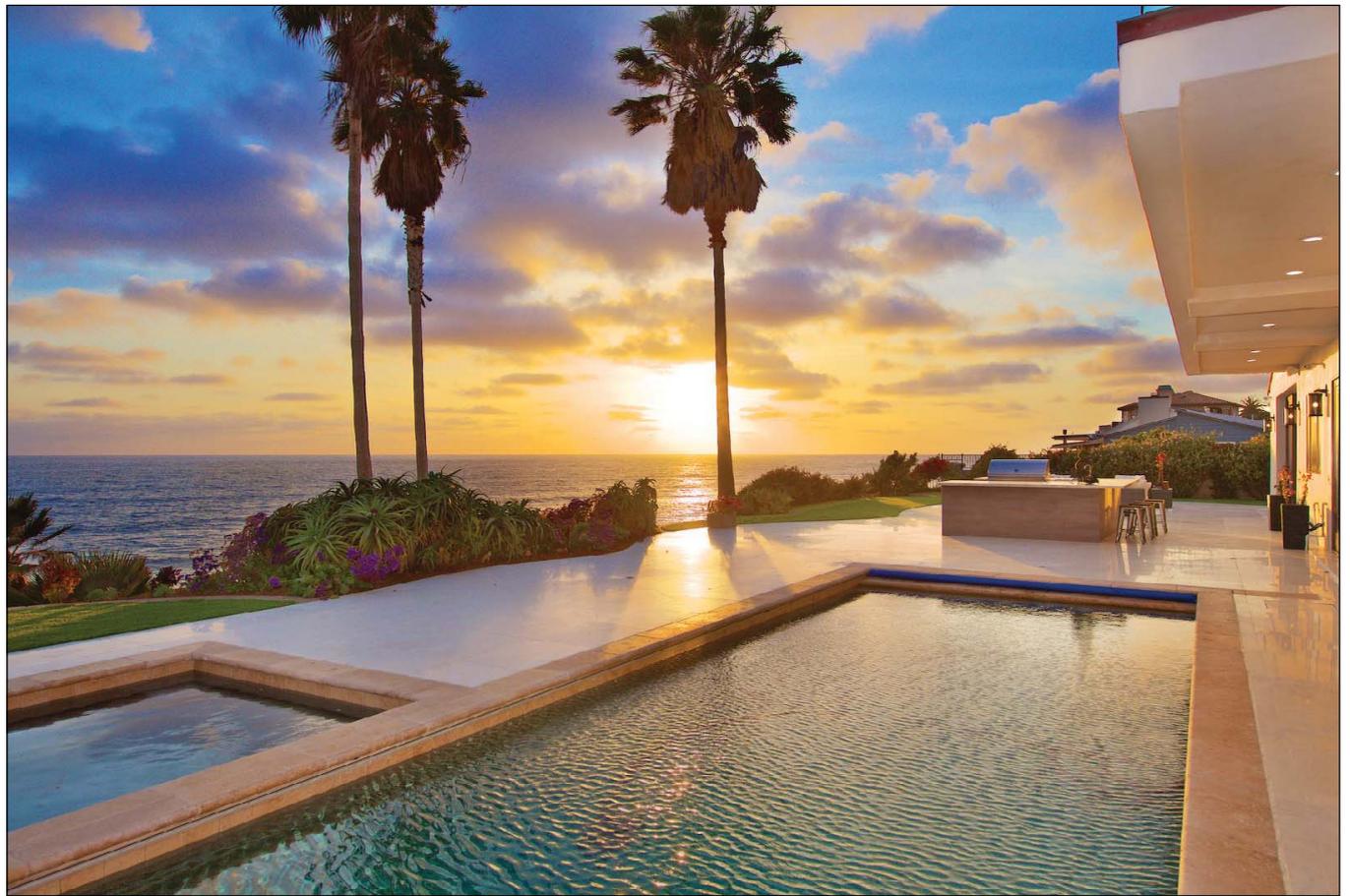
"They spent a little over a million dollars doing a 100 percent redesign of the interior of the property," O'Byrne said. "And a complete redo of the exterior as well."

The home was originally built in 2008 by an investment group who bought what was then an empty lot and constructed a classic Spanish Mediterranean home with a terracotta tile roof and a similar-themed interior.

"I've been working on this property for almost two years to get it ready for market," O'Byrne said. "When the owners took over the property and decided to do the remodel, even though it was done with the intent of reselling it, no expense was spared, they did not pull back at all and you can absolutely tell."

O'Byrne said the team was completely engaged for every decision like doorknobs, windows, appliance packages, stone, chandeliers; all decisions were made as a team.

"This is part of the reason the property is so beautiful," O'Byrne said. "Every single time we made a decision, the designer said what's beautiful, I



The pool and spa area of a home at 5490 Calumet Ave. in the Bird Rock area of La Jolla.

All photos courtesy of Pacific Sotheby's International Realty



The exterior of a home at 5490 Calumet Ave. in the Bird Rock area of La Jolla. The property recently underwent a complete renovation and is on the market for \$13.5 million.



The extensive outdoor entertaining area on a bluff overlooking the ocean in a home at 5490 Calumet Ave. in the Bird Rock area of La Jolla.



The entrance from the foyer to a 1,500-square-foot, open-concept living area in a home at 5490 Calumet Ave. in the Bird Rock area of La Jolla.



The view from the master bath in a home at 5490 Calumet Ave. in the Bird Rock area of La Jolla.



The three-tier, subterranean, 27-seat theater in a home at 5490 Calumet Ave. in the Bird Rock area of La Jolla.



The rear view of a home at 5490 Calumet Ave. in the Bird Rock area of La Jolla.

said what sells and the builder said what was actually possible."

O'Byrne said one of the most important parts of Calumet is the value of the land itself. This property is one of the largest oceanfront lots in southern La Jolla with 140 feet of ocean frontage.

The team decided early on in the process to redo the exterior in the Santa Barbara smooth-style stucco, so that it has a more contemporary look on the exterior. They also determined that the interior should be brought up to the most current contemporary standards.

"When you get inside the property there are only a few touches of

Mediterranean," O'Byrne said. "We really tried to push the edge to make this a truly contemporary property."

Great care was taken to make sure the home would still be "very much on trend 10 years down the road," O'Byrne said.

Upon entering the home there is a 25-foot ceiling in the raised entry giving it a voluminous feel. Three steps down lead to the 1,500-square-foot, open-concept living and kitchen area with 30-foot-wide slider doors that completely pocket into the walls, blending seamlessly with the exterior.

One of the most remarkable features is a subterranean home movie theater built into the sea cliff. It's a 27-seat

theater, "nearly the size of a **Cinépolis**," O'Byrne said.

O'Byrne, who leads a highly successful team for Pacific Sotheby's, said his business has recently shifted to the ultra-high-end, "eight figure stuff" and that it's just as likely the buyer will be from China as they would be from California. One of the services his team provides that few, if any, other Realtors in San Diego provide is a complimentary helicopter ride over San Diego to give international and out-of-city buyers a bird's eye view of the area.

"It's a world-class, peerless property and we just got it right."

Send luxury real estate items to sglidden@sdbj.com.