



Palm Springs Perfection

One of the greatest estates in California...

...now available for you and your guests to relish and consider your own...even if only for a few private moments in time.

**Make 417 West Hermosa Place...
...your home away from home.**

**Available for short-term or long-term accommodations,
corporate and private events.**

...a place like no other...where history, sophistication, acclaim and style converge.



417
west hermosa place



Situated in the exclusive Old Las Palmas neighborhood, **417 West Hermosa Place** is inarguably the finest residential estate in Palm Springs and among the grandest in the entire desert.

Originally built in the 1930s and now completely renovated, this Spanish Estate features seven bedrooms, nine and a half baths, impeccable finishes, and over 10,200 square feet of incomparable living space. All on one and a half acres of lushly landscaped grounds featuring mature palm trees, lavish fountains, a spectacular open-air entertainment pavilion, a breathtaking reflecting pool and one of the very finest swimming pools in Southern California.

So expansive, yet so private, you'll find the property well-suited for grand parties or quiet weekends, formal occasions or family retreats. Whatever you seek in a Palm Springs home, one look and you'll agree: there's no place like it.

The Main Entry

Behind a private stone wall and intricate iron gates, stands a majestic multi-tiered Cantera fountain. The formal hedge-lined walkways lead to 10' original, glass-front doors which open to a formal foyer entry boasting Travertine and Cantera marble floors.

The West Wing

Living Room 29'9"x 16'9" This grand salon features a stately original fireplace, original peg and groove wood floors, high beamed, 12' ceilings with skylights, and large picture windows that overlook the front Cantera fountain yard while the adjacent veranda brings the outdoors inside.

Formal Dining Room 20'1"x 13'2" With an ornate 19th century chandelier, the dining room offers guests views of both the Cantera fountain and the rear veranda with its landscaped yards and central reflecting pool. The room features a formal built-in with wine cabinet and additional storage.

The Morning Room 20'5"x 13'3" More than just a place for leisurely breakfasts, the morning room offers space for comfortable seating and also an entertainment wall with plasma television, direct access to the covered veranda, full-wall marble buffet with ogee edge and a "Marie Antoinette" patterned wood floor.

Kitchen 23' 0" x 16' 10" A catering kitchen boasts thoughtful design, state-of-the-art appliances set amongst unending marble counters and original handmade cabinets which match the high, wood-beamed ceiling. Features include a 14-burner Viking stove with griddle in an arched stone setting, 4 ovens, grill, 2 full-sized Sub Zero refrigerators and freezers, and an 8' center island with stainless steel prep sink, warming drawers, ice maker and beverage center. The room is flooded with natural light with its expansive bay window above the main sink.

Wine Cellar

Adjacent to the kitchen is an environmentally controlled wine cellar with a custom 1,000 bottle racking system.

Main Laundry Room

The main laundry room boasts a full size washer and dryer, laundry center and pantry.

Garage

The attached 4-car tandem garage with direct access to the home features epoxy floors, abundant storage, car wash sink and high vaulted ceilings once out fitted with an auto-lift.





The East Wing

The Entertainment Parlor

33' 0" x 21' 10" A vaulted ceiling and original peg and groove wood floors make this room a beautiful space for large scale entertaining. Other noteworthy elements include a wall of original restored French doors leading out to the veranda, an original marble fireplace, and a fully appointed wet bar with handmade cabinetry and Emperador marble countertops. The double-parlored powder room features an antique mirror and restored vanity with a Carrera sink.

A spiral staircase off the foyer leads to the observation room and adjoining sun deck which enjoys sweeping views of the estate and mountains.

The Master Suite

With approximately 2,000 square feet of luxurious living space, this 4-room suite features an original two-sided fireplace with Carrera marble hearth, vaulted ceilings of up to 14' 6" and two full walls of French doors.

Behind restored pocket doors lies an office or bedroom with a timber-beamed, cathedral ceiling and views of the rose gardens. The adjacent bath is paved with Carrera marble and features restored cabinetry and a marble shower.

The grand sleeping pavilion boasts more than 460 square feet with 7 pairs of French doors that offer unsurpassed, panoramic views of the lush grounds, water features and surrounding desert landscape.

Perfectly situated away from the sleeping pavilion is the private living room. With a wall of pocket doors allowing for maximum privacy, this luxurious retreat features a custom built-in with Emperador marble countertop and a 50" plasma television.

Master Dressing and Bathing

The wide Carrera marble lined hallway leads past a 17' x 14' wardrobe room with wall-to-wall glass doors, separate built-ins and a skylight ceiling, all culminating to the breathtaking rotunda grand master bathroom. A solid, honed Carrera marble tub sits majestically under a magnificent multi-tiered candelabra chandelier with tear drop crystals. Exquisite features include an oversized shower with body sprays, rain shower and steam; a crystalline framed fireplace; expansive marble vanities measuring nearly 20' in length with custom cabinetry, mirrors and wall sconces and marble floors. The oversized French doors lead to a private patio with a beautiful 9' 7" x 5' 7" inlaid tiled spa.

Main House -Guest Suite One

This sun-drenched, two-room suite with a sleeping area and rotunda sitting area features French mullion windows overlooking the front gardens. The bathroom features a free-standing soaking tub, Carrera marble floors and separate shower. A marble vanity, custom cabinetry and a French chandelier adorn the spacious bathroom.

Main House – Guest Suite Two

Beneath a vaulted ceiling and overlooking the rose gardens is this complete suite boasting two closets and a full bathroom with finely detailed tile, restored cabinetry, Carrera marble floors and shower, and a separate soaking tub.

Guest Accommodations and Amenities

Attached Guest Casita, One

Opening through French doors onto the main veranda this two-room suite offers a tiled living room, bedroom with separate entrance, and a bathroom with a white tiled shower and pedestal sink.

Guest Casita, Two

Just beyond the elegant stone courtyard and multi-tiered fountain, yet completely detached from the main house, this casita enjoys a private bedroom off an open living room. With Mexican terra cotta floors and a fully appointed kitchen complete with breakfast bar, the casita features a fireplace flanked by French doors that open onto a private patio outfitted with a fire pit and expansive views of the grounds and mountains.

Guest Casita, Three

Opposite the motor court, this detached guest casita features a timber ceiling and European kitchen. Double doors lead to a second room clad in vintage hand-painted tiles. This flexible suite could be used as an artist's studio, private office, caretaker's home or fitness center. A perfect space for security check-in for your private function.

Poolside Entertainment Pavilion

Beyond the pool and situated adjacent to the main lawn is the poolside entertainment pavilion. With convenient access through the rear gate, catering is effortless. This freestanding walk-up gazebo is fully outfitted with a 6-burner commercial stove, double ovens, grill, 2 freezers, 2 refrigerators, bar sink, prep sink, dishwasher, ice maker, new cabinetry and Corian countertops.

Guests have direct access to the separate men's and ladies' bathrooms and changing rooms clad in Carrera marble.

A restored gazebo of original, ornate Italian tiles stands off the veranda in the center courtyard. With remarkable views of the grounds and the central reflecting pool with suspended mermaid sculpture, it's a perfect spot for casual dining or relaxing in the shade.

Reminiscent of a great European hotel pool, the estate's original Italian tiled swimming pool is 68' 7" x 25' 5" with a deep end of 9 feet. Surrounded by a pristine mountain backdrop and brick patios with fragrant flower beds, the pool area even includes a unique underwater observation room.



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