

**Property: 3569 Calmada Road, Pioneertown CA 92268**



# 3569 Calmada Road - Main Floorplan



DISCLAIMER: Floorplan rendering created by The Luxury Level. Measurements are approximate and fairly exact but not State authorized. It is the responsibility of the buyer to verify the property's measurements and square footage independently.

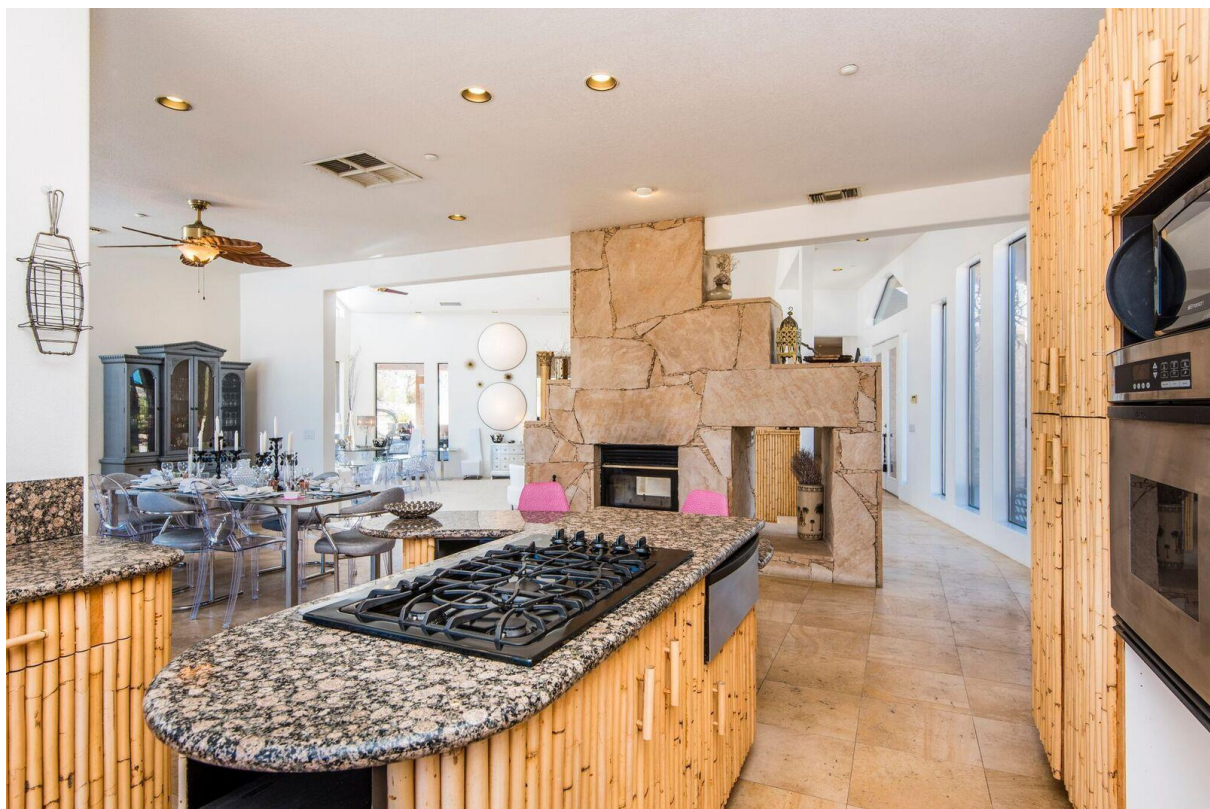














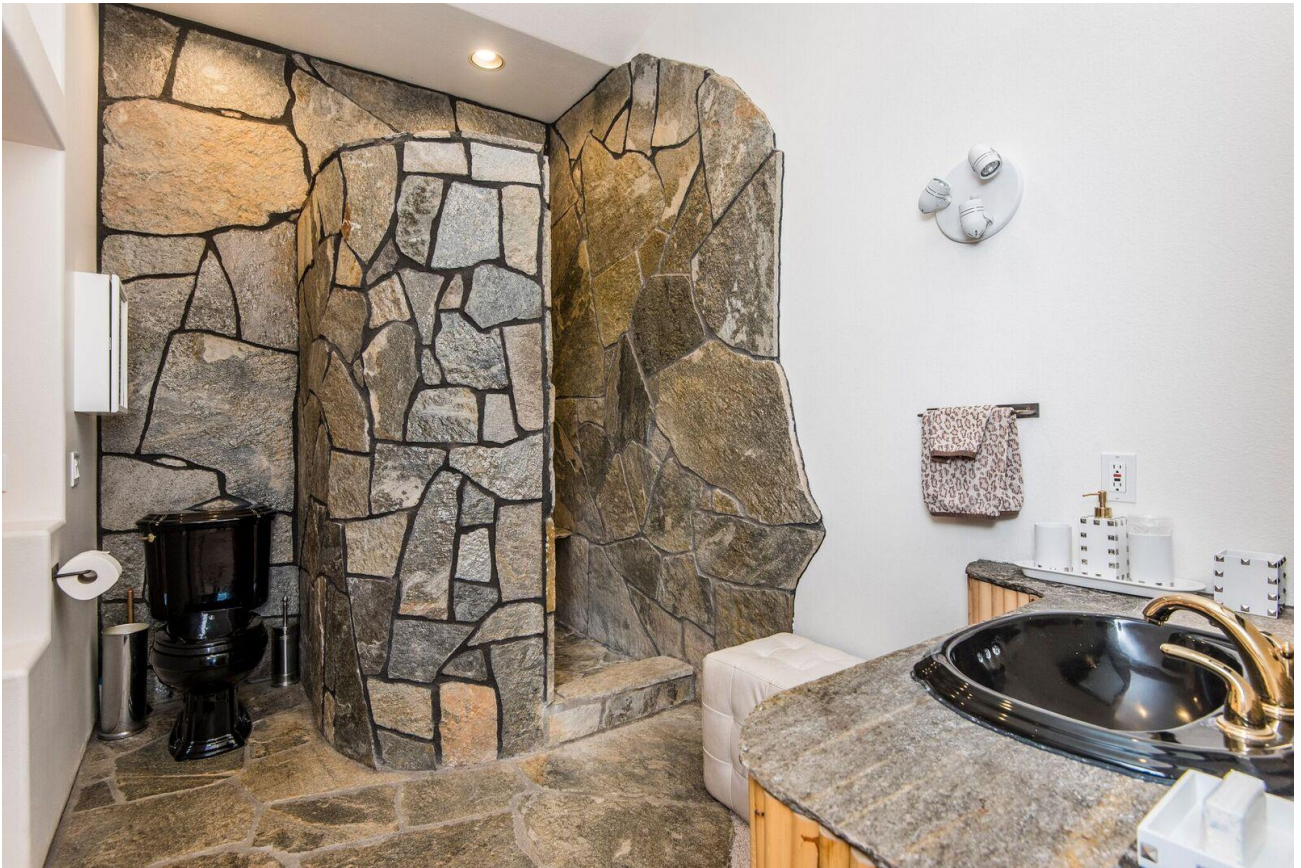




Star Master

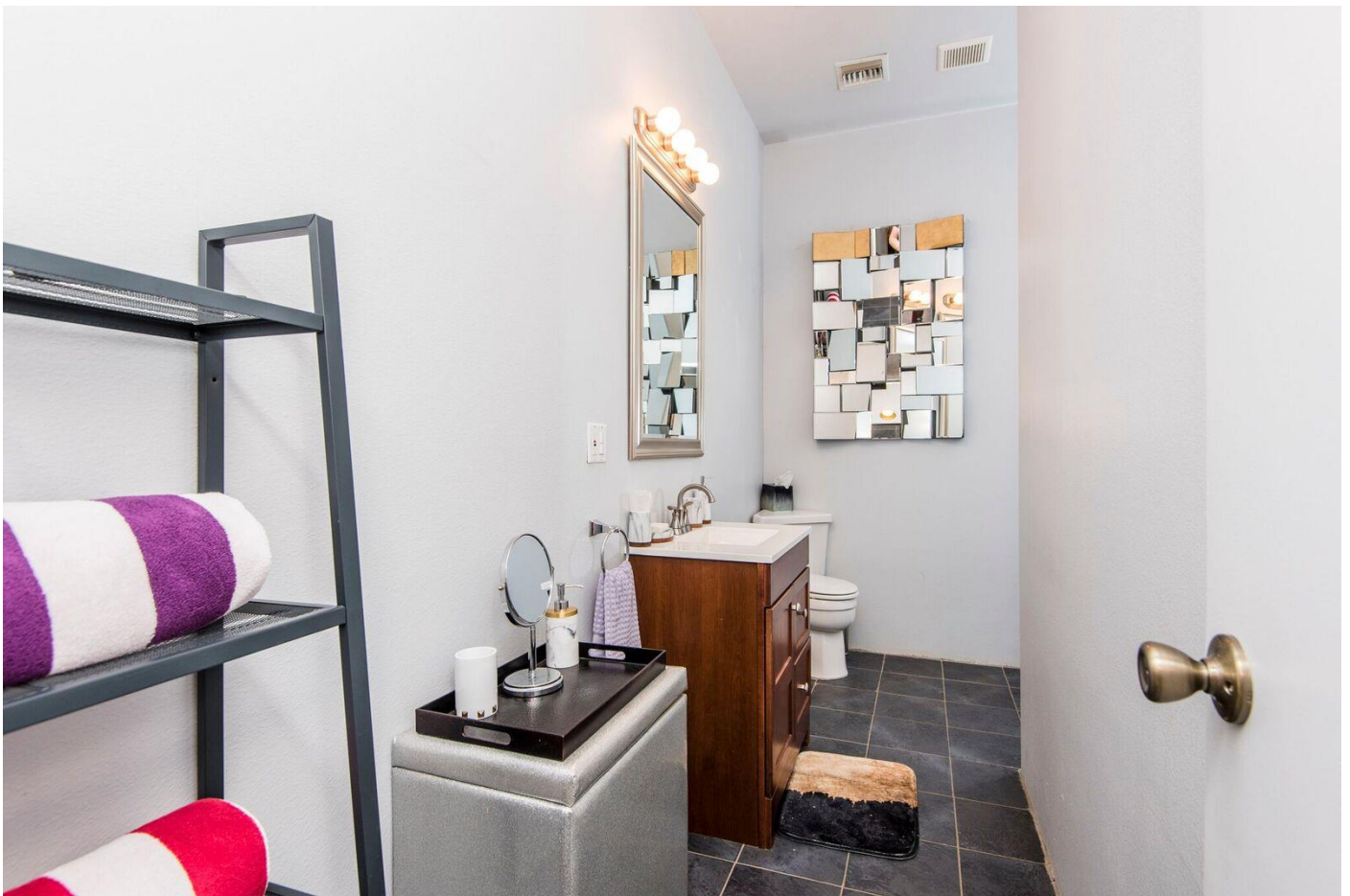








Cocteau Room





Piaf Room





Double C Room

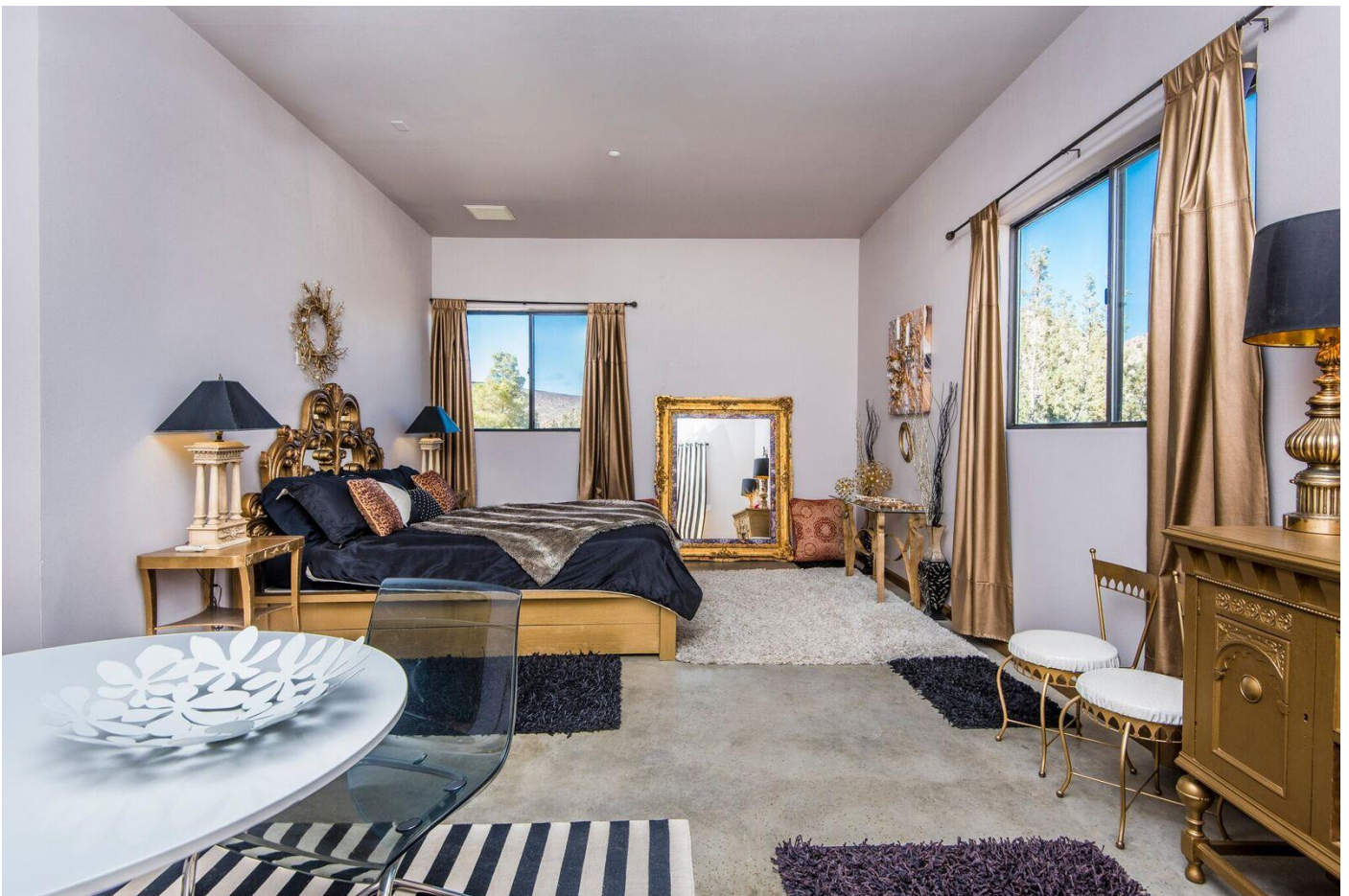




Eiffel Room



Coppelia Room





















## 6 bedrooms:

1 - "STAR": Master Bedroom with Utah stone shower + private Jacuzzi, opening onto the gardens. Toilet, sink and make-up station. Contemporary white California King size bed. 19th century Provencal Art Deco armoire. 2 Purple chairs and 1 wood-glass chest table, lights, 2 side bamboo drawers cabinets with 2 x 60' cristal lamps. Large dressing room with drawer unit in the center + numerous wardrobes and shelves. New Ceiling fan. Fridge. Phone socket - Cable/TV. Smart TV. Double glass door opening onto patio, living room and terrace with garden view with round Italian marble table + 4 chairs.

2 - "COCTEAU Room": Bedroom with new King size bed: 70's Brass and Bronze mirrored platform lighted with night table incorporated by ELLO designer. 2 ottomans, table. Bathroom with slate floor and large shower, mirror, sink, toilet. Ceiling fan. Phone socket. Cable/TV socket.

3 - "Edith PIAF Room": Bedroom with new King size bed and mirror headboard. Italian 50' white lacquer set with 1 chest of 6 drawers + 2 nightstands. 2 Arlequin Chairs with zipper and round metal table + ottomans. Slate floor bathroom and shower unit, mirror, sink, toilet. Ceiling fan. Slate floor. Phone socket. Cable/TV socket.

4 - "DOUBLE C Room": Bedroom with new King size bed. Gray-gold furniture set with 1 chest of 6 drawers and mirror. Black narrow chest. Bathroom, marble floor, sink, shower unit and toilet. Phone socket. TV socket + Smart TV.

5 - "EIFFEL Room": Bedroom with king size bed in 70' metallic leather frame. 2 nightstands, 1 round stand shelves glass and mirrored 70' from Johnny Carson's Estate. 2 glass stands with lamp. 1 vintage lamp 3 legs 60's. 4 orange metal chairs + 2 coffee table. Concrete floor tinted with silver star dust + bathroom with sink, mirror, shower unit and toilet. Phone socket. TV socket. Bay window overlooking the garden. Inside room, cabinet for Fire sprinklers with 1 set Queen size bed mattress and frame. 2 nights stands mirror and metal headboard. Mini Fridge.

6 - "COPPELIA Room": Bedroom Paris Opera style furniture with King size bed and mirror. headboard: Italian Roccoco mirror. Large french Antique mirror. Cristal Antique Chandelier : 1 chest of drawers + 2 nightstands, Knoll style living room round white table + 2 smoked plexiglass chairs. 60's Light stand with 5 branches. light fixtures, Italian wrought iron table, concrete floor tinted with gold star dust. Large closet-dressing room + bathroom with sink, mirrors and shower tray, toilet. Fridge. Phone socket. TV socket. Bay window overlooking the garden.

- All bedrooms have rugs, curtains screens and blinds; provided with sheets (x2), blankets, duvets and foam pillows.

## A project for 4 new bedrooms (Total 10) is on the way with plans & permits)

### Reception Living-room / lounge-bar:

Large bamboo counter including 3 cupboards (1 audio system with amplification, 1 TV system connection cable, 1 storage cupboard)

2 silver lacquered wood dressers (sideboard) with drawers.

1 white lacquer service with 2 cupboards

9 "drop of water" glass tables on a metal base.

1 round table for 4 people on acrylic and white metal base.

20 contemporary chairs and armchairs in transparent plexiglass.

King and Queen chairs (used for weddings)

Contemporary lighting and photo-paintings by Olivier Pojzman.



Thick ecru carpet. 2 Ceiling fans.

electric switches on dimmer (ambient) LED lamps (new) + Ambient lighting from the outside via 2 multicolored LED projectors on remote control.

Living room: 3 white faux leather sofas + round coffee-table + metal floor lamp and “Arc” heavy marble base. 1 60’s egg white chair.

Bar: Piano with tool and vintage lamp. Ceramic sink counter (hot water - cold water) on crockery cabinet. Bamboo storage shelves and glass holders. 2 Bar chairs in transparent plexiglass and metal. Round glass/metal table with 2 white faux leather chairs. 3 bar stools acrylic transparent. 2 white leather sofas with cushions; front and rear crystals. Coffee-revolving table in white lacquered wood. White sideboard with locker and decorations. Mirrored pyramid serving table. Smart TV station. Telephone socket. 2 audio speakers. Thick ecru carpet. Partial electric switches on dimmer (ambient) LED lamps (new). 2 gold columns with metal and fur stands.

### **Kitchen:**

Bamboo crockery and drawers. Dark granite counters on cupboards. 2 bowl ceramic sink. New dishwasher (June 2021). Kitchen island on 4-burner electric hob with plate warming drawer and ventilation incorporated on cabinet. 2-door refrigerator-freezer with ice maker (May 2021), cold water. Microwave oven (new 2019). Self-cleaning professional electric Thermidor oven. Small various household appliances: 2 coffee machines, 1 mini-oven toaster, 1 toaster. 1 blender (for juice) ...

Crockery: plates, glasses, dishes, salad bowls, breakfasts, cutlery, cookware (pots, pans) for about 12 people. 1 cupboard + 1 large mirror.

1 Designer table + 8 chairs (Chris Beaugrand Design in Aluminum) + 1 gray cabinet with glass doors and dinnerware.

A back kitchen equipped with 2 gas stoves with ovens, professional fridges and freezers + 1 general water softener + a laundry room and plenty of storage space.

### **Office:**

equipped with 2 desks, 2 chairs, a safe-box, 3 cupboard and shelves. 3 doors armoire with central mirror. Antique French walnut dresser, 2 doors, 2 drawers. General video-security system, Internet by microwave on satellite dish + Frontier, Wi-Fi and 2 televisions (video system + Smart TV)

### **Outside:**

A covered terrace turning in a “U” around the house with, on the kitchen side: 1 metal wood table and 4 chairs, 1 round woven Fendi table and 4 black armchairs. Garden side, 1 table 8-10 people black + leather chairs. Cote Bar: 1 complete Fendi lounge for 12 people with cushions and 3 large coffee-tables in metal-colored resin. Chair “Emmanuelle”. Metal and wood coffee tables. Ambient lighting. 2 antique streetlights. 2 metals public benches. 2 teak benches at wash scenery view. LED garden lighting (95 solar projectors). 2 vintage glass Obelisk.

A Provencal terrace paved with palm trees, yuccas, junipers, olive trees, agaves, cacti. 8 bistro tables with ceramic top and metal chairs. Sculpture on a bed of pebbles. Barbecue. LED lighting. 2 loudspeakers connected to the interior audio system.

Swimming pool and Palapa (gazebo): surrounds with wrought iron gate + 2 doors.

Swimming pool 14 meters x 5 meters. with 3 access steps. Maximum depth 1m80. Plastic shell (repainted in 2022) –



8 Ikea white chairs.

8 sun lounges (7 metal and 1 black modern lounge style.

1 living room 4 teak armchairs with ocher cushions.

1 contemporary black braided 3-room living room (4 people) with coffee table.

### **Palapa (gazebo):**

Height 8 m. width 14 m. circular lighting (new LED) + ambient dimmer. Monumental vintage Chandelier. 1 stainless steel sink on indoor and outdoor bar with cement counter (cold water inlet)

1 contemporary black braided lounge for 8 people + coffee table.

2 vintage bottle racks.

Electrical panel (150 Amperes) serving palapa, swimming pool, garden lighting and Jacuzzi power supply.

### **Gardens:**

- Entirely designed with the purchase of the property. Many new trees plant.

- Cafe Tony: charming, shaded area with olive and Mesquite trees aged 30 years. Provencal stone wall with lighting and electrical outlets, 2 bistro tables and metal chairs.

- Circular enclosure 30 meters in diameter with wooden poles and steel cables (old "buffalo ring") with opening + electrical outlets.

- A monumental sculpture "Tarentula" by Chris Beaugrand

- 3 small garden furniture in vintage metal

- 3 pyramids and 8 Provencal stone walls illuminated at night, including 1 overlooking the 200 m wide wash, dotted with blocks of granite, Joshua Trees, yuccas, junipers, cotton trees and cacti ...power supply for sound system for wedding celebration.

- Magnificent panoramic view over the volcanic hills 5 km from the west coast, 50 km east, up to the high desert. Privileged observation points for animal fauna (bobcats, rabbits, road runners, quails, eagles, turtledoves, etc.)

- 10 running water points with individual taps throughout the property.

**Technical building** (swimming pool) - Wooden sanitary block:

Pool equipment: pump, sand filtration (new 2021)

Changing room H-F, shower, sink, toilet, and individual septic tank (new 2014)

### **Technical building Water:**

Water: by well on a very large water table.

Catch 130 meters deep. extremely pure water. 7 Gal/min. average

Submerged pump and lifting by PVC pipes new system (completely changed in 2014).

Pump and pressure tank 30 psi changed in February 2022.

2 Green PVC plastic water storage tank of 2500 gal. Each = 11,000 liters.

Reserve of wood and garden tools closed. Electrical substation: 90 Amperes. Garden lighting.

### **Technical easements:**

Air conditioning/heating (2 units: 1 new AC/Heat pump 4KT replaced in December 2021/ 1 on the roof working/need to be serviced with Freon in September 2022 (or replaced). 2 on the ground (Eiffel & Copellia's rooms new 2018) – Swamp cooler (2 new installed on the main roof in June 2021)

Water: Lift pump and pressure tank changed in November 2015.



Hot gas water: 1 x 45 Gal. balloons (house) - Hot water by new Ecosmart 27 system for kitchen and 1 room). 1 ECOSMART 13 in 2 outside bedrooms: Eiffel and Coppelia.  
Gas: Propane per 1,000 l tank. rented (refill for \$ 650 average, once a year) by AmeriGas  
Waste bin: 2m3 dumpster for hire, emptied once a week, Tuesday. Burrtec  
Fire system: triggered by sensor on the ceiling (new, changed in August 2014) + 3 individual extinguishers (1 kitchen, 1 in each hallway).  
New Fire pump + 2 x 150 feet professional firefighter hoses in the garage (new 2021).  
Video surveillance system: 10 CCTV 730 HD cameras placed at 360 degrees around the house + control system in the office (new in 2018).  
Electrical system: External transformer 30 KVA. - 600 Amp: 110v. - 220v. - 380v. General panel + 4 substations. Interior and exterior LED lighting (new). Partially lit gardens (new on May 2021).  
Audio system: 8 stereo audio circuits serve the main room, the bar and the outside speakers (new).  
Portable sound system for reception with mixer, microphone and 2 loudspeakers 150 watts.  
Video-TV system: the whole house is cable in video to transmit programs from Direct TV or Dish Network (on Smart TV).  
Alarm system: detectors in all rooms + windows and wall sensors, linked to an alarm center and Sheriff department + Internet video system.

#### Septic:

- 1 central house pit: 3,000 Gal.
- 1 Mobile home pit: 600 Gal.
- 1 pool: 300 Gal.

#### Cleaning and Emergency Equipment:

- 1 generator 4500 watts (new) + emergency lighting 2 x 100 w. on tripod (new)
- 1 Karcher cleaner (new 2018)
- 1 fire pump + 2 x 150 feet professional fire fighter hoses (new 2021)
- 1 professional carpet cleaning machine.
- 2 vacuum cleaners
- 1 Hoover carpet cleaner (new June 2021)

Since 2013, the house is a Bed and Breakfast and short-Term Rental + a venue for weddings, corporate events, and seminars, with more than 6.000 guests.

More than 50 major websites like booking.com, Airbandb, vrbo, Expedia... are selling the property under the brand: Starlight Boutique Hotel & Private Resort: [www.starlightboutiquehotel.com](http://www.starlightboutiquehotel.com)

The annual average income ran between \$150.000 and \$220.000. I.E., weekend rental on Airbnb has an average income of \$2200/night (\$17.600/month). In 2022, we rent it successfully for 42 consecutive weekends.

There is also a private heliport platform for VIP landing. (30' flight from Santa Monica airport, Burbank, or Van Nuys.)

The sale will come with ALL the furniture and equipment + 1 full BR bungalow (for caretaker used as security and property manager)

HR: We have 1 House manager for the bookings and 2 housemaids (FT) + 1 technical maintenance and gardener (P/T)

Asking Price: US\$ **4,980.000** - Video link: <https://vimeo.com/291299589> and [https://www.youtube.com/watch?v=45fekr\\_lhh0](https://www.youtube.com/watch?v=45fekr_lhh0)