

1255 E Via Estrella Mid-Century Modern with Architectural Perfection



Yes, This Iconic architectural masterpiece is a custom built fortress for the famous Factor family with design features that were ahead of its time. It is truly the "Star of the Desert" and Palm Springs most private residence for over 45 years. Its imposing facade strikes an elegant posture while protecting owners from prying eyes. It is wrapped by lush green fairways, picturesque mountains and is shaded by rare and majestic Canary Island palms. Built for entertaining with a design for both intimate and large scale events on the premise of living a desert lifestyle to the max. The impressive entry landing is perfect for gathering guests to be received through the signature 10' aluminum clad double doors into the expansive terrazzo entrance gallery where the home's majesty reveals a jaw dropping hint of what is to come. This main gallery is filled with contemporary paintings and sculptures. Its fully furnished vintage interiors by renowned designer Richard Himmel represent a truly rare treasure trove of period contemporary art and furnishings original to the home just as published in the 1973 issue of House Beautiful. The expansive living room's towering 10' ceilings are anchored by a black granite fireplace flanked by stunning floor to ceiling 19th century twelve panel Coromandel screen. This classic formal space softened by white sofas and spectacular one-of-a-kind custom accessories including the backgammon table with matching Alexander Calder colorful needlepoint upholstered French chairs, a design echoed in the impressive powder room. The living room's walls of glass open to a 75x13 covered terrazzo terrace and existing rose garden overlooking the Walt Disney lotus blossom fountain and fairways with a privileged Mountain View backdrop. The dining area welcomes you with an adjacent granite-topped bar wrapped by inviting low-rise lounge style Lucite swivel chairs. The secluded master suite/sitting room lounge features two dramatically detailed bathrooms, each with masterfully designed walk-in closets, dressing areas, two bathtubs and a "meet in the middle" terrazzo steam shower. A fully equipped sky-lit kitchen has multiple stations and a breakfast banquette. The adjacent south facing breakfast/card room overlooks the main terrace and fairway. At the opposite end of the home is the private guest suite currently used as a glamorous media room and office plus a third bedroom suite or dedicated staff quarters. All primary rooms overlook and have direct access to the 14' tall walled wrap-around courtyard with covered pool terrace leading to the open-air sundeck with pool and spa. This sun-filled inner sanctuary provides privacy from the fairway and yet enjoys full sunshine and mountain views. The pool can be covered for dancing and the entire walled compound tented should you desire a sit-down dinner for up to 300 guests. Richard Himmel designed kites in flight climb the pool wall and stylish poolside furniture enhances the striking visual impact of this exclusive retreat.

JIM SCHWIETZ, CRS

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Offered at: \$2,495,000 - Furnished

Statistical information includes:

Custom built and designer furnished in 1969
Published in April 1973 House Beautiful
Architecture: Don Staska, Hank Webber & associates
Interior design and furnishings: Richard Himmel
Garden/pool/terrace seating: Elise Crawford & Douglas Deeds
Master has floor-ceiling black out privacy screens
10 foot doors thru-out including showers and storage

Over Half Acre A-20 lot Views of Mt. San Jacinto MTNS
Dining area has built-in pass thru and barbeque grill
Two car plus cart attached garage with motor court
Five zones HVAC and ample storage closets
Complete home phone and intercom system
Wired for camera surveillance and has alarm security
Land Lease (current rate) of \$9,200 year goes to 2063
Approximately 5,471 square feet (Buyer to Verify)