



**THE**  
MAGAZINE  
PASADENA FOOTHILLS REGION  
WORLD CLASS LIVING

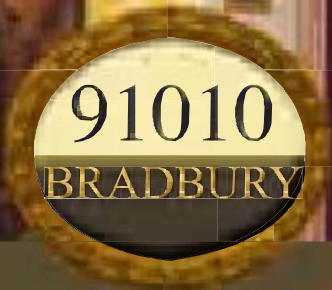
**MOST EXPENSIVE  
ZIP CODES IN THE U.S.**

**Bradbury Estates Ranks #1  
Pasadena Region TOP 10**

**What's Driving Our  
Region's Wealth?**

**ARCHITECTURAL  
MASTERPIECES**  
Restored & 21st Century





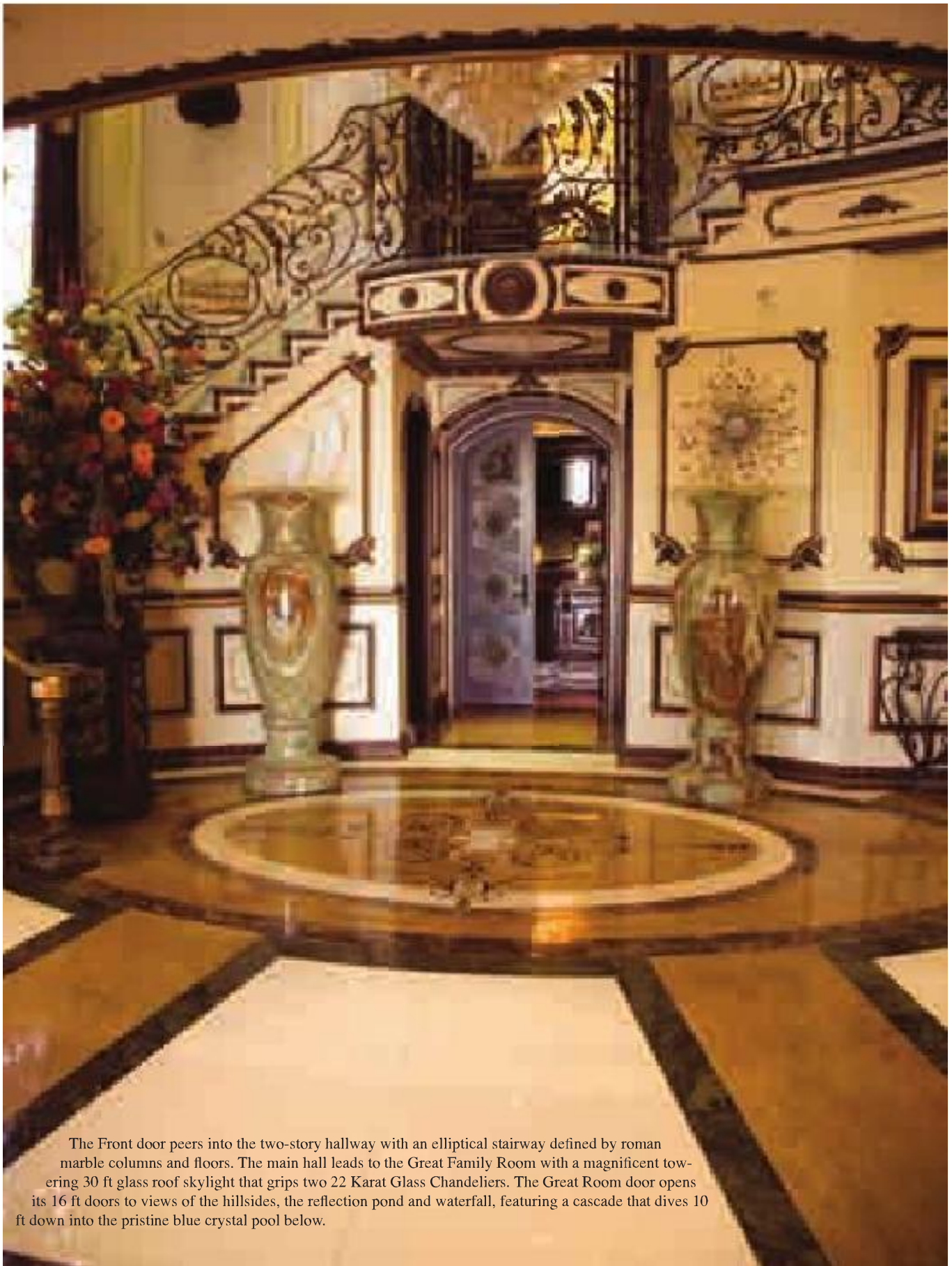
**YEAR BUILT**  
2008-2010  
**ESTATE SQ. FT.**  
23,000

**ARCHITECT**  
Steven L. Phillips  
**CONTRACTORS**  
Dick Hale - The Hale Corp  
(Foundation & Grading)  
DT Builders  
(Estate Construction & Finish)  
Bob Patterson  
(Landscape Architect)  
Matthew Denos  
(Low Voltage Architecture  
Security Systems & Home Theater)

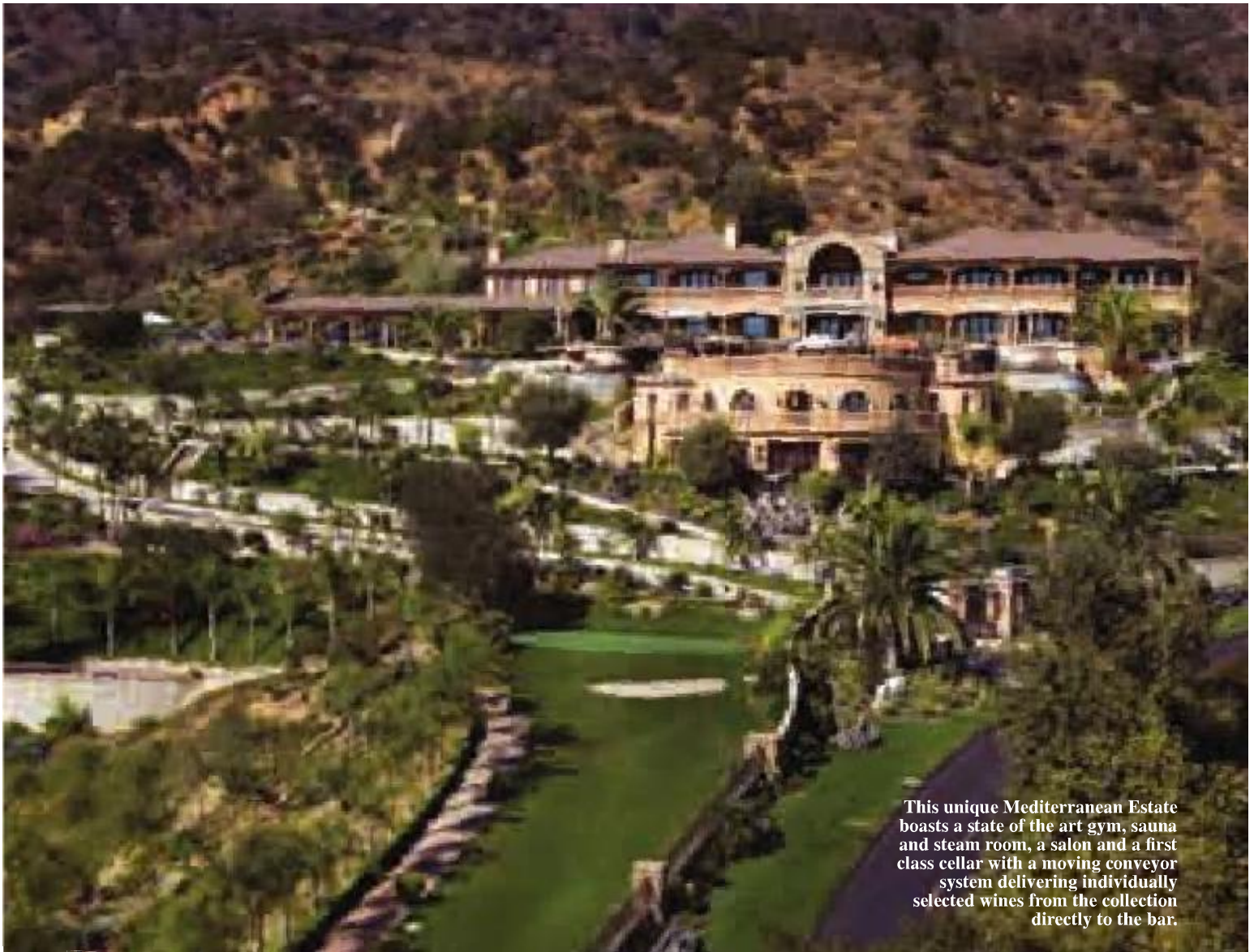
Matthew Sorenson  
California Pools  
**DESIGNER**  
Heiu Tran

# NEW BRADBURY ESTATE

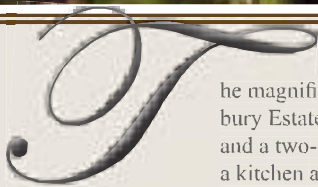
Photography By: Happy Photos



The Front door peers into the two-story hallway with an elliptical stairway defined by roman marble columns and floors. The main hall leads to the Great Family Room with a magnificent towering 30 ft glass roof skylight that grips two 22 Karat Glass Chandeliers. The Great Room door opens its 16 ft doors to views of the hillsides, the reflection pond and waterfall, featuring a cascade that dives 10 ft down into the pristine blue crystal pool below.



**This unique Mediterranean Estate boasts a state of the art gym, sauna and steam room, a salon and a first class cellar with a moving conveyor system delivering individually selected wines from the collection directly to the bar.**



The magnificent estate of Heiu Tran is situated in the Bradbury Estates, with the main house located on the upper pad and a two-story structure with four bedrooms and baths, a kitchen and a large entertainment area with a bar on the lower pad. Upon reaching the estate gates of this property, you approach the house on a stone-paved driveway passing the pitch and putt golf course, walkways to the tennis

clubhouse, coy fish ponds and gardens, water features, and multiple stairway steps in the lush hillsides below and above to the impressive motor courtyard, where an ornate fountain and grand portico entrance lead through the dazzling jewel box front door into the vast romantic coffered barrel ceiling archways. The inspiring and elegant entrance truly denotes a sanctuary of exquisite living.



**The second motor court with a six car garage enjoys marble flooring with 22 karat chandeliers.**