



## *700 Lilac Drive*

Prime Montecito - Over three gently rolling acres with ocean and mountain views, expansive lawns, boulders, and beautiful trees (including more than 20 mature avocado trees). Existing 3 bedroom, 3 bathroom farmhouse has been gutted in anticipation of a major remodel to a 4 bedroom, 4 bathroom home - come finish it yourself, or start over and build your dream home. Excellent gated location, surrounded by amazing estates. Private well and Montecito Water.

*Offered at \$3,950,000*



**Daniel Encell**  
Director, Estates Division  
Prudential California Realty  
(805) 565-4896



*For more information, photos, & floorplan, please visit [www.danencell.com](http://www.danencell.com)*

# Listing Information Profile

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ADDRESS:	700 Lilac Drive	PRICE:	\$3,950,000
LISTING AGENT:	Daniel Encell	APN #:	007-110-068
HOW SHOWN:	Appt/Agent	STYLE:	Cape Cod

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LIVING ROOM:	30' x 17'; with french doors, fireplace, cathedral ceilings	BEDROOMS:	3
DINING ROOM:	15' x 12'; with french doors, bay window	Master Bedroom:	20' x 17'; with ocean views, balcony
KITCHEN:	15' x 12'; skylight	Bedroom 2:	17' x 13' balcony with ocean views
		Bedroom 3:	12' x 12'; bay window
		BATHS:	3

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FIREPLACE(S):	2; LR; MBR	SCHOOL DIST.	MUS
FOUNDATION:	Raised	VIEW:	Ocean, Mountain, & Setting
SEWER:	Hooked up	GARAGE:	3-car; Interior access; Attached, Large Motor Court
WATER:	Montecito Water	LAUNDRY:	Room
SECURITY:	Gate	YARD:	Landscaped lawns, patios, fruit & 20+ mature avocado trees
LOT SIZE:	3.25 acres		

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**ADDITIONAL COMMENTS:** Prime Montecito - over three gently rolling acres with ocean and mountain views, expansive lawns, boulders, and beautiful trees (including more than 20 mature avocado trees). Existing 3 bedroom, 3 bathroom farmhouse has been gutted in anticipation of a major remodel to a 4 bedroom, 4 bathroom home - come finish it yourself, or start over and build your dream home. Excellent gated location, surrounded by amazing estates. Private well and Montecito Water.

1170 Coast Village Road, Santa Barbara, CA 93108 \* (805) 565-4896

The information above, while not guaranteed, has been secured from sources we believe to be reliable.