



740 Hot Springs Road

Excellent Montecito location- upper Hot Springs Road, off Tejas Lane, this bright and charming home features 3 bedrooms, 2 baths, fireplace in living room, skylights, dining area, laundry room, and bonus storage area. The delightful home enjoys a long drive, privacy, mountain views, colorful landscaping, fruit trees, and lush lawns.

Offered at \$1,595,000



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



For more information, photos & floorplan, please visit www.DanEncell.com

Listing Information Profile

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|----------------|-----------------------------|--------|--------------------|
| ADDRESS: | 740 Hot Springs Road, 93108 | PRICE: | \$1,595,000 |
| LISTING AGENT: | Daniel Encell | APN #: | 011-090-017 |
| HOW SHOWN: | Appt/Agent | STYLE: | California Cottage |

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|---------------|---|-----------------|----------------------------|
| LIVING ROOM: | 24'4" x 15'5"; w/ FP, mountain views, beamed ceilings | BEDROOMS: | 3 |
| DINING ROOM: | 18'3" x 10'6"; formal, opens to yard | Master Bedroom: | 18'9" x 17'; opens to yard |
| KITCHEN: | 13'5" x 9'4"; with skylight, pantry | Bedroom 2: | 13'6" x 11'10" |
| STORAGE ROOM: | 20'5" x 8'4" | Bedroom 3: | 12'3" x 11'3" |
| | | BATHS: | 2 |

| | | | |
|-------------|-----------------|-----------|---|
| FIREPLACES: | Living Room | LAUNDRY: | Room |
| HEAT/COOL: | GFA/AC Central | YARD: | Lawn, colorful landscaping, fruit orchard, flagstone & brick walkways |
| FOUNDATION: | Raised | VIEWS: | Mountain, setting |
| SEWER: | Hooked up | LOT SIZE: | 0.63 acres |
| WATER: | Montecito Water | | |

ADDITIONAL COMMENTS: Excellent Montecito location- upper Hot Springs Road, off Tejas Lane, this bright and charming home features 3 bedrooms, 2 baths, fireplace in living room, skylights, dining area, laundry room, and bonus storage area. The delightful home enjoys a long drive, privacy, mountain views, colorful landscaping, fruit trees, and lush lawns.