



1015 Cold Springs Road

Character abounds in this Big Sur style, wood and glass home in the heart of Montecito - in the Cold Spring School District! Cozy central living room features floor-to-ceiling windows, wood beamed ceiling, and fireplace. Large master bedroom suite enjoys walk-in closet and spacious bathroom with private side patio. Guest wing features 4th bedroom with tall, wood-beamed ceiling, large windows and natural lighting, private seating area and access to back patio. Large windows throughout the house, provide warm natural lighting. Mature trees and vegetation, back deck, and patios invite easy indoor/outdoor living, relaxing, and entertaining!

Offered at \$2,150,000!

Daniel Encell

Director, Estates Division

Berkshire Hathaway HomeServices California Properties

(805) 565-4896

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



BERKSHIRE HATHAWAY
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Listing Information Profile

ADDRESS:	1015 Cold Springs Road	PRICE:	\$2,150,000
LISTING AGENT:	Daniel Encell	APN #:	013-060-015
HOW SHOWN:	Appt/Agent	STYLE:	Big Sur Wood and Glass

ENTRY:	Wood beamed ceilings with floor to ceiling windows create warm welcome	BED/BATH:	4/3
LIVING ROOM:	Wood floor, fireplace, wood beamed ceiling	Master Bedroom:	Carpet, large walk-in closet, bathroom with separate back access to private side patio
DINING ROOM:	Wood floor, access to back deck, formal	BED 2:	Carpet, large closet
KITCHEN:	Views of backyard and deck	BED 3:	Carpet, built-ins, access to backyard
LAUNDRY:	Room off of kitchen	BED 4/ GUEST WING:	Carpet, tall wood beams ceiling, large windows, seating area with access to private back patio
GARAGE:	2 car with additional storage room and dark room or 2nd laundry room		

FIRE PLACE:	1; Living room	SCHOOL DIST.	Cold Spring, SB Jr., SB Sr.
SEWER:	Montecito Sewer	LOT SIZE:	1 AC
WATER:	Montecito Water	ZONING:	2-E-1
FOUNDATION:	Raised and Slab	EXTERIOR:	Beautiful mature trees and landscaping. Back deck and patio off of the kitchen, dining room and living room, perfect for outdoor entertaining or relaxing - Big Sur Cabin feel, in the heart of Montecito!
ROOF:	Concrete Tile		
HEATING/COOLING:	GFA		
YEAR BUILT:	1971		

ADDITIONAL COMMENTS:

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