



102 Coronada Circle • Montecito

This charming 2 bed + den/office/ 2 bath Mediterranean home is perfectly situated in Villa Coronada for both convenience and privacy. Featuring high wood-beamed ceilings and an abundance of natural light, the interior of this home includes: open and spacious living room with fireplace; dining area; master bedroom with a large walk-in closet and French doors to the beautifully landscaped backyard; country kitchen with granite counters and stainless steel appliances; large guest bedroom; and, office/den. The gardens feature a partially covered patio, a walking path and a stone stream/waterfall/ pond. This property enjoys the privacy of a home with the easy-care benefits of a PUD with an adjacent community pool/spa.

Offered at \$1,249,000



BERKSHIRE HATHAWAY
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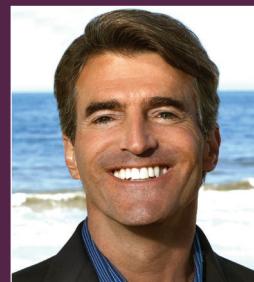
DANIEL ENCELL

"The Real Estate Guy"

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Listing Information Profile

ADDRESS:	102 Coronada Circle	PRICE:	\$1,249,000
LISTING AGENT:	Dan Encell	APN #:	015-040-034
HOW SHOWN:	LBGO	STYLE:	Mediterranean
LIVING ROOM:	20'0"x 16'7": French doors with access to back patios; fireplace; wood-beamed ceilings; wood floors; open to dining area	BED/BATH:	2/2
DINING:	16'6"x 13'5": French doors with access to front patio; wood floors; open to living room	MASTER BEDROOM:	17'0" x 13'7": French doors with access to back patio; wood-beamed ceilings; private bath with walk-in closet; carpet
KITCHEN:	15'9"x 9'5": Views and access to back patio; wood-beamed ceilings, tile floors; granite counters; stainless steel appliances	BEDROOM 2:	14'2" X 11'8": French doors with access to back patio; wood-beamed ceilings; carpet
BREAKFAST ROOM:	9'6" x 13'5": French doors with access to front patio; open to kitchen	GARAGE:	2 car: attached with storage
OFFICE:	13'2"x 12'11": Views of front yard; built-in book shelves; wood-beamed ceilings; wood floors	LAUNDRY:	Room with storage
H.O.A:	\$1,250 Quarterly - Covers front yard landscaping, pool/spa upkeep	EXTERIOR:	Front: Mature trees and hedges to provide privacy; front patio Back: Fenced; stone fountain; walking paths; mature trees; partially covered patio; stream/waterfall/pond
WATER/SEWER:	SB Water/ SB Sewer	YEAR BUILT:	1977
SCHOOL :	Cleveland, SB Jr., SB Sr.	ROOF:	Tile
		FOUNDATION:	Mixed

ADDITIONAL COMMENTS:

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