



1040 Ladera Lane • Montecito

Private and secluded, this Spanish style single-level 3 Bed/ 2 Bath (+detached guest apartment) Montecito estate is situated on 5 usable acres with inspiring ocean/island views. Light and bright, the living room features a high vaulted wood-beamed ceiling with a fireplace, and ample windows – the perfect place to gather with family and friends. Ideal for indoor and outdoor living, the kitchen enjoys a charming island and breakfast bar, upgraded appliances and direct access to the pool and gardens. Spacious and bright with peaks of the mountain views, the primary bedroom provides tranquil seclusion for relaxation. A luxurious guest apartment, complete with a kitchen, fireplace, full bathroom, and large patio adds to the functional charm of this estate. Surrounded by a variety of fruit trees and majestic oaks, this enchanting property is just a short drive to world class beaches, resorts, and the upscale dining and shopping at Montecito's Upper and Lower Villages.

Offered at \$3,850,000



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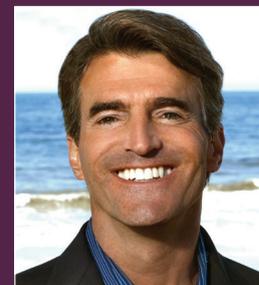
DANIEL ENCELL

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Listing Information Profile

ADDRESS:	1040 Ladera Lane	PRICE:	\$3,850,000
LISTING AGENT:	Daniel Encell	APN #:	155-010-054
HOW SHOWN:	Appt/Agent	STYLE:	Spanish
LIVING ROOM:	23'8" x 17'7": Ocean views; overlooking pool/spa; terracotta tile floor; vaulted wood-beamed ceiling; office area; built-in cabinetry; patio access	BD/BA:	3 BD / 2 BA + Detached guest apartment
DINING ROOM:	10'2" x 8'4": Ocean/island views; overlooking pool/spa; open to kitchen; patio access	PRIMARY BEDROOM:	17'7" x 13'9": Partial mountain views; terracotta tile floor; vaulted wood-beamed ceiling; built-in shelves/closet; laundry in closet; french doors; ensuite dual vanity bathroom with soaking tub
KITCHEN:	16'6" x 8'4": Ocean/island views; overlooking pool/spa; granite countertops; Sub-zero fridge; Viking range; patio access	BEDROOM 2:	11'7" x 11'6": Partial mountain views; closet
GUEST APARTMENT:	17'2" x 15'4": Ocean/island views; fireplace; vaulted wood-beamed ceiling; large patio; full kitchen; full bathroom; garage access	BEDROOM 3:	14'7" x 11'7": Ocean views; overlooking pool/spa; closet; patio access
		EXTERIOR:	Oak trees, palm trees; swimming pool, spa, fruit trees; patio; creek
ROOF:	Tile	SCHOOL DIST.	Summerland; Carp Jr., Carp Sr.
FOUNDATION:	Slab	YEAR BUILT:	1973
WATER/SEWER:	Montecito Water/ Septic	LOT SIZE:	5.04 Acres
GARAGE:	Detached 2 Car + Carport	HEATING/ COOLING:	A/C; GFA

ADDITIONAL COMMENTS:

Explore 5 acres of beautiful oak trees and fruit trees that include avocado, apricot, peach, cherimoya, sapote, pomegranate, macadamia, asian pear, grapefruit, loquat, lemon, lime, orange and tangerine.

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