



1077 Alston Road • Montecito

Situated at the end of a long gated driveway on 1.24 acres, lined by towering palm trees and lush landscaping (enhanced by a private well), this luxurious Mediterranean Villa transports you to a tropical paradise. From the moment you enter the grand foyer you are welcomed by a bright, rich ambiance, with nearly every room enjoying an ocean/island view. The stylish kitchen is ideal for any cooking enthusiast, with a large chef's island, Viking and SubZero appliances, a wine fridge and charming breakfast nook. The family room is open to the kitchen and enjoys wonderful sunlight with French doors leading to a perfect poolside entertaining space. Upstairs, the Master Suite is among the palm trees, with a private balcony overlooking the pool where you can wake-up and take in the picturesque ocean view. Pristinely manicured, the gardens, mature trees and authentic fountains create an oasis encompassing the home. A private refuge, which is convenient to Montecito's fine dining, shopping and world class beaches – 1077 Alston Road is a hidden gem.

Offered at \$3,495,000



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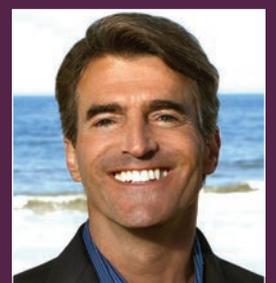
DANIEL ENCELL

"The Real Estate Guy"

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Listing Information Profile

ADDRESS:	1077 Alston Road	PRICE:	\$3,495,000
LISTING AGENT:	Daniel Encell	APN #:	009-091-024
HOW SHOWN:	Appt/Agent	STYLE:	Mediterranean
LIVING ROOM:	24'0" x 22'0": Ocean views; fireplace; vaulted beamed ceiling; French doors to gardens; window seat with garden views; pillowed French limestone floors	BD/BA:	4/3.5
KITCHEN/ BREAKFAST NOOK:	23'0" x 10'5": Ocean/island views; French doors to pool and covered patio; Viking oven/ stove; SubZero refridgerator; chef's island with sink; wine fridge; abundant storage; poured concrete counter tops; pillowed French limestone floors/ wood floors	MASTER BEDROOM:	13'10" x 19'0": Ocean/ island views; French doors to private balcony; window seat with garden views; large walk-in closet with built-ins; en suite bathroom with tub; high beamed ceiling; skylights; carpet
DINING ROOM:	12'10" x 17'0": Ocean views; formal; French doors to pool and covered patio; pillowed French limestone floors	BEDROOM 2:	12'1" x 12'0: Ocean/island views; French doors leading to the pool and gardens; closet with built-ins; carpet
FAMILY ROOM:	18'0" x 17'0": Ocean views; vaulted beamed ceilings; fireplace; French doors with access to pool and covered patio; open to kitchen; wood floors	BEDROOM 3	12'0" x 16'0": French doors with access to gardens; walk-in closet with built-ins; skylight; carpet
OFFICE:	7'4" x 8'5": Built-in desk and cabinets	BEDROOM 4:	11'7" x 11'7": French doors with access to gardens; walk-in closet with built-ins; en suite bathroom; carpet
		EXTERIOR:	Ocean/island views; heated pool; covered patio; fountains; mature landscaping; BBQ; gardener shed; motor court; lawn

ROOF:	Tile	SCHOOL DIST.	Cold Spring, SB Jr, SB Sr
FOUNDATION:	Raised	LAUNDRY:	Room with storage
WATER/SEWER:	Montecito Water & Private Well/ Montecito Sewer	YEAR BUILT:	1987
GARAGE:	2 car; attached with storage	LOT SIZE:	1.24 Acres

ADDITIONAL COMMENTS:

This home is not only beautiful, but also fit for entertaining and functionality. Each bedroom enjoys French doors leading to gardens or a balcony. The office is a bright and charming place to work from home or quietly read a book. 1077 Alston Road is the epitome of Santa Barbara luxury living.

1170 Coast Village Road, Santa Barbara, CA 93108 * (805) 565-4896 * License #:00976141

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