



## 130 Via Alicia • Montecito

Private and spacious, this 2 Bed (+office/guest room/den)/ 3 Bath luxury Montecito Mediterranean townhome is ideally located and features captivating Santa Ynez Mountain views. This well appointed townhome offers the ideal lock and leave retreat or full-time residence. With an easy floorplan for entertaining guests, the main level features an open living room with a wet bar, fireplace, and breathtaking mountain views, elegant dining room, family room with access to the front courtyard, and a kitchen with a breakfast nook. The office has the flexibility of being a guest bedroom, a den, or anything else you could imagine for the space - endless possibilities. With a large private patio, cozy fireplace, ample closet space and lavish ensuite bathroom, the primary suite is the ideal place to unwind at the end of the day. The 2nd bedroom is also spacious and luxurious. In addition, there is a gated front courtyard, attached 2 car garage, laundry and storage room. This charming, gated enclave offers an entertaining area with a pool and spa that overlooks the ocean/islands, and beautiful city of Santa Barbara.

*Offered at \$2,650,000*



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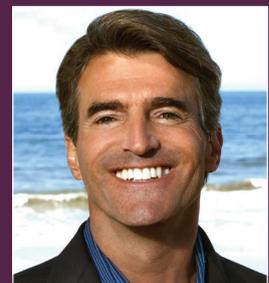
**DANIEL ENCELL**

"The Real Estate Guy"

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# Listing Information Profile

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ADDRESS:	130 Via Alicia	PRICE:	\$2,650,000
LISTING AGENT:	Daniel Encell	APN #:	013-230-006
HOW SHOWN:	Appt/Agent	STYLE:	Mediterranean/Townhouse

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LIVING ROOM:	18'3" x 14'11": Mountain views; wet bar; fireplace; vaulted ceiling; carpet; French doors to balcony	BD/BA:	2 BD + office/guest room/den 3 BA
FAMILY ROOM:	17'0" x 13'9": Mountain views; fireplace; wood flooring; vaulted ceiling; built-in cabinetry; French doors to courtyard	PRIMARY BEDROOM:	19'2" x 14'11": Mountain views; carpet; fireplace; dual walk-in closets; French doors to private patio; ensuite dual vanity bathroom with soaking tub
KITCHEN:	16'4" x 10'9": Mountain views; wood flooring; granite countertops; fridge; stove; dishwasher; breakfast bar	BEDROOM 2:	15'7" x 10'8": Mountain views; carpet; dual closets; ensuite bathroom
DINING ROOM:	16'5" x 12'8": Mountain views; wood flooring; French doors to balcony	OFFICE/ GUEST ROOM/ DEN:	15'6" x 11'7": Courtyard views; carpet
BREAKFAST NOOK:	13'9" x 7'9": Mountain views; wood flooring; built-in cabinetry; open to kitchen	EXTERIOR:	Mountain views; gated; mature landscaping; private, walled courtyard; community pool & spa

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ROOF:	Tile	SCHOOL DIST.:	Cold Spring; S.B. Jr; S.B. Sr
CONSTRUCTION:	Two Story	YEAR BUILT:	1991
LAUNDRY:	Room + storage	GARAGE:	Attached; 2 Car + storage
WATER/SEWER:	S.B. Water; S.B. Sewer	HEATING/ COOLING:	GFA; A/C Central
HOA:	\$1,310		

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## ADDITIONAL COMMENTS:

Share a bottle of wine on the living room balcony that features panoramic Santa Ynez Mountain views. Take your dinner party outside and enjoy a summer evening on the enclosed private courtyard. Convenient to downtown Santa Barbara and both of Montecito's Upper and Lower Villages - luxurious shopping and dining at your fingertips.

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.