



1325 W. Mountain Drive

Breathtaking ocean views from this peaceful mediterranean hilltop estate, on 1.82 acres! Natural light fills the house from the numerous skylights throughout, complimenting soft earth tones, wood beams, and marble finishes. Kitchen features custom cabinetry and upgraded appliances - Viking range and ovens. Kitchen, dining room, and living room all enjoy an open floor plan, and French doors lead you to the back covered terrace - perfect for relaxing, entertaining, and appreciating the stunning views of the ocean and islands. Master bedroom boasts fireplace, walk-in closet, spa-like bathroom, and access to a private outdoor patio with ocean views. Have a scenic game outside at the horseshoe pit, sandwiched between the majestic mountain view, and the sparkling ocean view! Have a dip in the pool, relax at the lower level seating area among stonework and natural landscaping, or stroll the walking paths and simply enjoy the numerous fruit trees, succulents, palm trees, and Birds of Paradise - all on this private 1.82 acre property!

Offered at \$2,495,000!

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
HomeServices
California Properties



Listing Information Profile

ADDRESS:	1325 W. Mountain Drive	PRICE:	\$2,495,000
LISTING AGENT:	Daniel Encell	APN #:	021-050-027
HOW SHOWN:	Appt/Agent	STYLE:	Mediterranean

KITCHEN:	14'7" X 11'9"; Travertine floor, Caesar stone countertops, marble backsplash, beautiful custom cabinetry, upgraded appliances- Viking range and ovens - bright skylight and natural lighting, open to the living room and dining room with stunning ocean and backyard views.	BEDROOMS:	3
		Master Bedroom:	19'5" X 15'11"; Travertine floor, fireplace, access to backyard with private seating area and stunning ocean views, walk-in closet, beautiful spa-like private bathroom with marble countertops
DINING ROOM:	16'2" X 11'3"; Informal breakfast room, Travertine floor, access to back covered patio	Bedroom 2/ Office:	18'6" X 12'8"; Travertine floor, access to side patio/walkway, mountain views
LIVING ROOM:	20'8" X 12'7"; Travertine floor, fireplace, French doors to back patio and backyard, stunning ocean views	Bedroom 3:	13'9" X 12'4"; Travertine floor, French doors to private patio, stunning mountain views
GARAGE:	22'5" X 22'4"; Detached, 2 car	BATHS:	2

ROOF:	Flat	SCHOOL DIST.	Cleveland, SB Jr., SB Sr.
FOUNDATION:	Slab	EXTERIOR:	Stunning mountain views in the front, with an uncovered patio and tranquil fountain. Back covered patio for eating and entertaining, walking paths, shaded seating area surrounded by beautiful stonework and natural landscaping. Horseshoe pit, pool, and stunning ocean/island views. Palm trees, Birds of Paradise, succulents, and fruit trees - all on 1.82 acres!
HEAT/COOL:	Radiant heating in floors		
WATER/SEWER:	SB Water/ Septic In		
FIREPLACE:	2 - LR; MBR		

ADDITIONAL COMMENTS:

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