



1401 East Pepper Lane • Montecito

This enchanting early California home, with spacious guest cottage and authentic Gypsy Caravan Wagon, is on a magical acre in the heart of Montecito, surrounded by mature gardens. This home features tasteful upgrades throughout while maintaining its vintage beauty. Upon entering this gated park-like property you are greeted by a plethora of fruit trees, gardens and greenery, creating a private and peaceful setting. The main house features a bright and cheerful "Plow and Angel" like kitchen with a rustic stone fireplace, pizza oven and walk-in pantry. As a central gathering place, the kitchen provides a seamless flow from the dining area to the back porch for easy indoor/outdoor entertaining. A short walk across one of the several outdoor entertaining spaces brings you to the delightful guest cottage. With towering exposed-beam ceilings, large windows and a cozy stone fireplace, this cottage feels like it is straight out of a storybook. Not only offering a luxurious living space, the guest cottage is fully equipped with a half-kitchen and a spacious full bath - perfect for even your pickiest of visitors. 1401 East Pepper Lane is brimming with charm that goes beyond the fixtures and the stone fireplaces - it spills over into the lifestyle of the home. The front porch where you can quietly spend each morning drinking your coffee, the stone pizza oven where you can cook up delicious meals and memories for the whole family, as well as the walking paths where you can wind through the plentiful rose and vegetable gardens. This is the home where the ultimate Montecito lifestyle and memories are cultivated.

Offered at \$3,375,000



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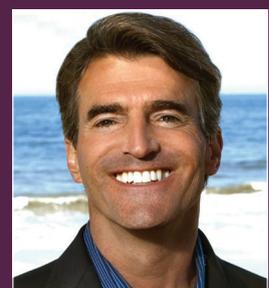
DANIEL ENCELL

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Listing Information Profile

ADDRESS:	1401 East Pepper Lane	PRICE:	\$3,375,000
LISTING AGENT:	Daniel Encell	APN #:	009-060-010
HOW SHOWN:	Appt/Agent	STYLE:	California Cottage
LIVING ROOM:	25'9" X 12'1": Garden views; French doors to deck; fireplace; Douglas Fir wood floors	BD/BA:	3BD / 2 BA + Guest Cottage & Gypsy Wagon
KITCHEN:	12'0" X 11'7": Mountain and garden views; stone fireplace; pizza oven; walk-in pantry; open to dining room; French doors to back deck; Wedgewood oven/stove; Douglas Fir wood floors	MASTER BEDROOM:	23'8" X 11'4": Garden views; built-in closets; ensuite bathroom; rain shower; Douglas Fir wood floors
DINING ROOM:	19'7" X 8'0": French doors to back deck; open to kitchen; stone fireplace; pizza oven; Douglas Fir wood floors	BEDROOM 2:	12'6" X 11'7": Garden views; built-in shelves; attached bathroom; Douglas Fir wood floors
DEN:	12'3" x 12'1": Brick fireplace; attached to bathroom; Douglas Fir wood floors	BEDROOM 3:	20'6" X 14'6": Garden views; window seat; skylight; built-in shelves and drawers; high ceilings; carpet
GYPSY WAGON:	Heat and electricity; sink; half bath	GUEST STUDIO:	23'5" X 19'5": High exposed-beam ceilings; half-kitchen; full bathroom; rain shower; wine storage; stone fireplace; large windows; Nest thermostat system
		EXTERIOR:	Mountain views; fruit trees (Meyer lemon, tangerine, kumquat, apricot, plum, avocado, fig, passion fruit, lime, orange, apple); seasonal brook; walkways; rose garden; vegetable garden storage shed
ROOF:	Composition Shingle	SCHOOL DIST.	Montecito Union; SB Jr., SB Sr.
FOUNDATION:	Raised	LAUNDRY:	Room with storage
WATER/SEWER:	Montecito Water/ Sewer	YEAR BUILT:	1895 - Remodeled
		LOT SIZE:	1 Acre

ADDITIONAL COMMENTS: This property also boasts an authentic Gypsy wagon. With its bright and joyful aesthetic, this Gypsy wagon is relic and a memorable place for guests to stay. It is fully functional with electricity, a sink and half-bath, guaranteed for a unique experience.

The main house enjoys all the features of a modern home. It has Nest thermostat system, fully equipped with air conditioning, as well as a full ADT security system.

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

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