



1405 School House

Single-story walled and gated Mediterranean home, on just over one acre with mountain views. Centrally located close to both Upper and Lower Villages, and near Montecito Union School, this home features classic yet unique touches that make it a must-see! Fenced front and back yards host mature palms, oaks, citrus trees, succulents, giant Bird of Paradise, roses, bocce court, and courtyard patio perfect for lounging or entertaining!

Offered at \$2,650,000!

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:	1405 School House	PRICE:	\$2,650,000
LISTING AGENT:	Daniel Encell	APN #:	009-080-027
HOW SHOWN:	Appt/Agent	STYLE:	Mediterranean

LIVING ROOM:	24'0" x 19'0"; Wood floors, beamed ceiling, fireplace, french doors to patio, open to dining room	BEDROOMS:	3
DINING ROOM:	19'0" x 8'9"; Carpet, door to patio, optional pass through windows to the kitchen	Master Bedroom:	19'10" X 15'2"; Carpet, built-in cabinets with ample storage, walk-in closet, bathroom, door to back yard
KITCHEN:	13'9" x 8'11"; Brick floors, updated stainless steel appliances, granite counter tops	Bedroom 2:	17'1" X 15'6"; Wood floors
STUDIO/ FAMILY ROOM:	21'0" X 20'0"; Carpet, beamed ceiling, built-in cabinets, closet, french doors to patio and backyard	Bedroom 3:	16'1" X 14'8"; Carpet, built-in cabinets, large closet
		BATHS:	2.5

ROOF:	Tile	SCHOOL:	MUS, S.B. Jr., S.B. Sr.
FOUNDATION:	Mixed	HEATING:	GFA
WATER/SEWER:	Mont. Water/ Sewer hook-up	CONSTRUCTION:	Single-level
LAUNDRY:	Area	VIEWS:	Mountain, setting
GARAGE:	Two-car detached	GROUND:	Side yard and backyard open lawn areas, mature palm/oak/citrus trees, bocce court, back patio, gated front & back yard

ADDITIONAL COMMENTS:

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