



Guest Cottage

1530 Mimosa Lane • Montecito

This historic Spanish Revival, built in 1924 and extensively remodeled, is located in the famed Hedgerow of Montecito with a pool, pool pavilion, tennis court, guest cottage, and gym. Situated on 1.9 flat acres of park-like grounds, this estate has beautiful views of the Santa Ynez Mountains and is within walking distance to Miramar Beach, fine dining, and shopping in both the Upper and Lower Village; it is also convenient to the world-class Rosewood Miramar, Four Seasons Biltmore and San Ysidro Ranch resorts. Newly renovated, the main residence has an ideal floor plan with four large bedrooms upstairs, each with its own en-suite bathroom and walk-in closet. An additional nanny/granny's room is downstairs with its own en-suite bathroom. The newly renovated guest cottage, situated at the back of the property, has a large upstairs bedroom, a kitchen, and dining and family room areas. This is the perfect place for your guests to retreat while visiting. There is a newly built, free-standing gym/work out pavilion. This estate offers the ultimate in privacy and tranquility, with an award-winning rose garden, a private well, a large koi pond, and babbling creek, several fountains and high hedges surrounding its perimeter – 1530 Mimosa is the sanctuary you have been searching for.

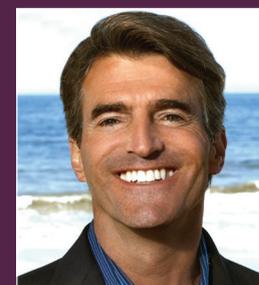
Offered at \$11,500,000



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Listing Information Profile

ADDRESS:	1530 Mimosa Lane	PRICE:	\$11,500,000
LISTING AGENT:	Daniel Encell	APN #:	009-140-030 & 009-140-031
HOW SHOWN:	Appt/Agent	STYLE:	Spanish
LIVING ROOM:	29'0" X 18'0": French doors to exterior courtyard; window seats; fire place; exposed beams; rose garden views; wood floors	BD/BA:	5BD / 5.5 BA + Guest Cottage
KITCHEN:	25'2" X 15'3": Large kitchen island with sink and seating; walk-in pantry; French doors opens to outdoor dining and front gardens; wine fridge; Sub-Zero refridgerator; Viking oven/stove; two dishwashers; farm sink; breakfast nook; skylight; marble counters; wood floors	MASTER BEDROOM:	13'4" X 24'5": Private balcony; rose garden views; exterior access to first level courtyard; large walk-in closet; private master bath with bathtub and rainshower; dual vanity; wood floors
DINING ROOM:	20'0" X 16'0": Formal; fireplace; opens to kitchen; exposed beams; garden views; wood floors	BEDROOM 2:	14'9" X 13'0": Private balcony; views of front gardens; walk-in closet; private bathroom with rainshower; wood floors
FAMILY ROOM:	19'9" X 15'0": French doors to court yard and outdoor dining; fireplace; built-in media center; wood floors	BEDROOM 3:	14'6" X 15'3": Private bathroom with bathtub; walk-in closet; wood floors
OFFICE:	12'0" X 24'8": French doors to court yard; built-in cabinets; fireplace; rose garden views; wood floors	BEDROOM 4:	20'9" X 13'0": Private balcony; exterior access to first level courtyard; private bathroom with bathtub; wood floors
GUEST COTTAGE:	Kitchen; full bathroom; breakfast nook; exposed beams; garden views	BEDROOM 5:	13'8" X 10'9": Private bathroom; walk-in closet; access to outdoors
		EXTERIOR:	Pool; spa; pool cabana; tennis court; skate park; rose gardens; vegetable gardens; fountains; outdoor courtyard; citrus trees; lawn; gated
		GYM:	9'7 X 11'10"
ROOF:	Tile	SCHOOL DIST.	Montecito Union; SB Jr., SB Sr.
FOUNDATION:	Raised	LAUNDRY:	Room with storage
WATER/SEWER:	Montecito Water & Private Well/ Montecito Sewer	YEAR BUILT:	1924 - Remodeled
GARAGE:	2 Car Attached/ Additional Uncovered	LOT SIZE:	1.9 Acres

ADDITIONAL COMMENTS:

This estate seems to have it all. Above and beyond the picturesque pool, spa, pool cabana and charming guest house 1530 Mimosa Lane boasts a park-like yard with its tennis court, skate park, pool cabana and flat lawn. It is the ideal space for gathering friends and family for an all day outdoor get-together. Ontop of the superior yard, this home boasts a charming central outdoor courtyard with a fireplace and cozy spots for outdoor seating. There is an additional courtyard off of the kitchen that is secluded, surrounded by bogenvilla covered walls, this space is a magical place for an evening meal.

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.