



16 Augusta Lane • Montecito

Stunning Montecito home located down a quiet cul-de-sac, convenient to both Upper & Lower Villages. Upon entering, you are greeted with an abundance of natural light and an easy flowing floor plan. A large, open living room, formal dining room and charming kitchen provide the perfect entertaining space for family and friends. The living room features wood floors, a fireplace, and French doors that lead out to the gardens and pool. Stainless steel appliances, wood floors, a quaint breakfast nook make this light and bright kitchen a dream. The spacious primary bedroom enjoys beautiful garden views, ample windows, a high ceiling, and en suite bathroom. Relish the privacy of your own guest cottage/ADU with a kitchenette, full bath and washer/dryer hookups. The beautiful rose lined walkway, ample fruit trees, and mature hedging make this home the perfect oasis. Take a dip in the pool or enjoy lounging on your patio while reading a book - there is no better way to spend an afternoon.

Offered at \$2,300,000



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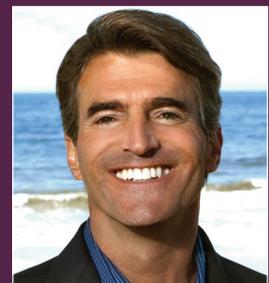
DANIEL ENCELL

"The Real Estate Guy"

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Listing Information Profile

ADDRESS:	16 Augusta Lane	PRICE:	\$2,300,000
LISTING AGENT:	Daniel Encell	APN #:	050-163-017
HOW SHOWN:	Appt/Agent	STYLE:	Traditional
LIVING ROOM:	14'5" X 23'9": Views of front gardens, pool and backyard; French doors to patio; gas fireplace; hardwood flooring; open to dining room	BD/BA:	3BD / 2 Full + 1 Half BA
DINING ROOM:	10'8" X 12'5": Views of pool and backyard; hardwood flooring	PRIMARY BEDROOM:	11'10" X 15'3": Front garden views; hardwood flooring; high pitched ceiling; ensuite bathroom with closet; dual vanity; overlooking pool and backyard
KITCHEN:	13'1" X 8'0": Overlooking pool and backyard; hardwood flooring; updated appliances; adjacent powder room; open to breakfast nook	BEDROOM 2:	12'1" X 12'5": Views of pool and backyard; hardwood flooring; large closet; shares bathroom with bedroom 2
BREAKFAST NOOK:	10'0" X 8'2": Views of pool; Dutch door to backyard; open to kitchen	BEDROOM 3:	12'1" X 11'0": Views of front gardens; hardwood flooring; closet; shares bathroom with bedroom 1
DEN/OFFICE:	11'9" X 11'0": Views of front gardens; hardwood flooring; closet	GUEST HOUSE/ADU:	20'0" X 14'3": Overlooking pool; French doors to pool; living room; tile flooring; kitchenette; sliding barn door to ensuite bathroom; hardwood flooring; shower with seating; stone countertop; exterior laundry hookup; additional storage room
EXTERIOR:	Pool; rose gardens; mature landscaping; pergola; citrus trees; lawn; BBQ area		
ROOF:	Composition	SCHOOL DIST.	Cleveland; SB Jr., SB Sr.
FOUNDATION:	Raised	LAUNDRY:	In Garage
WATER/SEWER:	SB Water / SB Sewer	YEAR BUILT:	1962
GARAGE:	2 Car Attached With Storage	LOT SIZE:	16,552 SF

ADDITIONAL COMMENTS:

The citrus trees include a Fuji apple, orange, pomegranite, lemon, passion fruit, tangerine and Black fig.

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