



## 2076 China Flat

Elegant home hidden at the end of a peaceful cul-de-sac in gated Birnam Wood Golf Club, with stunning mountain views! Located on a spacious lot between the 1st and 18th fairways, this home offers wood floors, high ceilings, grand living room with fireplace, mountain and fairway views, pool with brick terrace, and wonderful surrounding lawn and gardens. The main house with 2 bed/3.5 bath including large master suite, plus the 1 bed/1 bath guest quarters, makes this property perfect for entertaining, guests, and comfortable everyday living!

*Offered at \$3,150,000!*



BERKSHIRE HATHAWAY  
HomeServices  
California Properties

**Daniel Encell**

Director, Estates Division

Berkshire Hathaway HomeServices California Properties

(805) 565-4896



*For more information, photos & floorplan, please visit [www.DanEncell.com](http://www.DanEncell.com)*

# Listing Information Profile

ADDRESS:	2076 China Flat	PRICE:	\$3,150,000
LISTING AGENT:	Daniel Encell	APN #:	007-390-024
HOW SHOWN:	Appt/Agent	STYLE:	Contemporary Estate

ENTRYWAY:	Herringbone pattern wood floors throughout	BEDROOMS:	3
LIVING ROOM:	Wood floors, fireplace, sliding doors to back brick terrace, high ceilings, stunning mountain and golf course views	Master Suite:	Wood floors, fireplace, sliding doors to back brick terrace, large storage closet, double master bathrooms, sliding doors to front brick pool terrace
DINING ROOM:	Wood floors, formal with option to open to living room, open to kitchen, wet bar, sliding doors to back brick terrace	Room 2/ Office:	Wood floors, sliding doors to back brick terrace, private bath with closet, built-ins
KITCHEN:	Wood floors, open to dining room, mountain and golf course views	Guest Quarters:	Private guest room with full bath, carpet, mountain and golf course views, private entrance
		BATHS:	4.5

FIREPLACES:	2; LR, MBR	SCHOOL DIST.	Montecito Union
ROOF:	Concrete Tile	VIEWS:	Mountain and Golf Course
FOUNDATION:	Raised	YARD:	Front brick terrace with pool, lawn, landscaping surrounding property, back brick terrace with stunning mountain and golf course views, flagpole, lawn
SEWER:	Hooked-up		
WATER:	Montecito Water		
LOT SIZE:	1 acre	ASSOC. DUES:	Birnam Wood Golf Course: Initiation fee \$80,000 Membership fee \$620 monthly, HOA fees \$315 monthly
GARAGE:	2-car, attached with storage		
LAUNDRY:	Room off of kitchen	BUILT:	1981

## ADDITIONAL COMMENTS:

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