



## *2085 Birnam Wood Drive*

This spacious single-level Birnam Wood home enjoys sweeping golf course views and traditional elegance throughout. Yard enjoys multiple patios, mature landscaping, lovely floral gardens, and borders a seasonal creek. Home offers wonderful amenities including wood floors, voluminous ceilings, formal dining room, living room with fireplace, cheerful bedrooms, and private master suite with fireplace and walk-in closet. St Charles kitchen boasts breakfast area plus large butler's pantry/prep room and attached garage. Fourth bedroom works well for office, staff, or guests.

*Offered at \$2,795,000*



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Visit [www.DanEncell.com](http://www.DanEncell.com) for more information & photos.

# Listing Information Profile

ADDRESS:	2085 Birnam Wood Drive	PRICE:	\$2,795,000
LISTING AGENT:	Daniel Encell	APN #:	007-390-001
HOW SHOWN:	Appt/Agent	STYLE:	Estate

LIVING ROOM:	33'7" x 18'0"; fireplace, cathedral ceilings, large bay window	BEDROOMS:	4
DINING ROOM:	19'1" x 15'10"; golf course view, sliding doors to central patio	Master Bedroom:	20'2" x 14'0"; fireplace, golf course view, dressing room
PANTRY:	13'3" x 10'0"; storage and prep area with sink, fridge, warmer	Bedroom 2:	14'0" x 12'1"; golf course view, large closet
KITCHEN:	13'10" x 8'7"; golf course view, attached breakfast room	Bedroom 3:	16'0" x 12'0"; golf course view, large closet
BREAKFAST ROOM:	13'1" x 10'0"; golf course view, sliding doors to patio	BATHS:	3.5
LAUNDRY:	20'0" x 8'4"; sink, fridge, and grill-top in large pantry area, separate entrance	GARAGE:	22'6" x 22'0"; sink, work space and storage
		GUEST ROOM:	18'1" x 14'0"; private full bath, sliding doors to private patio

FIREPLACES:	2; LR, MBR	SCHOOL DIST.	Montecito Union
HEATING:	GFA	GARAGE:	2-car, attached
ROOF:	Composition	LAUNDRY:	Room
FOUNDATION:	Raised & Slab	VIEWS:	Setting, Mountain, Golf Course
SEWER:	Hooked Up	YARD:	Patios, Rose Garden
WATER:	Montecito Water	ASSOC. DUES:	Initiation fee \$92,000, Membership fee \$620 monthly, HOA fees \$315 monthly
LOT SIZE:	1 acre		

**ADDITIONAL COMMENTS:** This spacious single-level Birnam Wood home enjoys sweeping golf course views and traditional elegance throughout. Yard enjoys multiple patios, mature landscaping, lovely floral gardens, and borders a seasonal creek. Home offers wonderful amenities including wood floors, voluminous ceilings, formal dining room, living room with fireplace, cheerful bedrooms, and private master suite with fireplace and walk-in closet. St Charles kitchen boasts breakfast area plus large butler's pantry/prep room and attached garage. Fourth bedroom works well for office, staff, or guests.