



2275 Featherhill Road • Montecito

Stunning mountain views with bright and charming living spaces – this Montecito home is located on nearly one acre on a tranquil street with rural charm. Upon entering the home, you are greeted by an effortless flow from the living room to the dining, family room and kitchen. A fabulous entertaining venue, the spacious kitchen has French doors which open to the delightful outdoor courtyard -- creating a comfortable and functional space that is sure to delight any crowd. In addition to the five inviting bedrooms, this home offers a newly renovated large bonus room/tv room with access to a peaceful backyard patio. If mountain views and curling up next to the fire is what you have in mind, the living room is the perfect place to relax. With a large window seat, beautifully tiled fireplace and large French doors to the backyard, the living room provides a cheerful and quite place to enjoy a book or host an intimate game night. Going beyond the interior charm, this home's carefully crafted aesthetic is apparent outside with its newly landscaped yard, including a fruit orchard, and high curb appeal. Located in MUS and just a short drive to world class beaches, shopping, and dining - 2275 Featherhill Road is your next peaceful home.

Offered at \$2,295,000



BERKSHIRE HATHAWAY
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California Properties

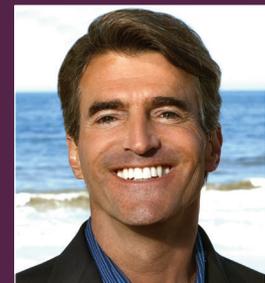
DANIEL ENCELL

"The Real Estate Guy"

(805) 565-4896

DanEncell@aol.com

www.DanEncell.com



Listing Information Profile

ADDRESS:	2275 Featherhill Road	PRICE:	\$2,295,000
LISTING AGENT:	Dan Encell	APN #:	155-212-007
HOW SHOWN:	Appt/Agent	STYLE:	Ranch
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BEDROOMS/BATHS:	5 BD /2 BA + 2 (1/2) BA	MASTER SUITE:	15'1" x 15'7": Mountain views; dual closets; en suite bathroom with dual vanity; built-in drawers/shelves; carpet floors
LIVING ROOM:	17'8" x 22'4": Mountain views; French doors to the courtyard; fireplace; built-in bookshelves; window seat; wood floors	BEDROOM 2:	13'6" x 10'1": Built-in shelves; carpet
DINING ROOM:	12'4" x 14'10": Mountain views; wood floors	BEDROOM 3:	9'9" x 12'0": Window seat; garden views; carpet
KITCHEN:	9'3" x 18'10": SubZero refrigerator; chef's island; breakfast bar; French doors with access to courtyard; open to family room and breakfast nook; wood floors	BEDROOM 4:	10'2" x 12'0": Window seat; garden and courtyard views; carpet
BREAKFAST NOOK:	14'2" x 11'1": French doors with access to the courtyard; open to the kitchen; wood floors	BEDROOM 5/OFFICE:	11'4" x 10'1": Built-in desk with drawers and shelves; courtyard views; carpet
BONUS ROOM:	20'0" x 18'10": Beamed ceiling; attached powder room; access to back patio; interior access to the garage; garden views; carpet	LAUNDRY:	Room with storage and sink
FAMILY ROOM:	10'0" x 21'1": Mountain views; built-in shelves; open to the kitchen and breakfast nook; wood floors	GARAGE:	24'2" x 21'1": 2 car attached with interior access
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YEAR BUILT:	1977: Remodeled	LOT SIZE:	0.9 AC
SEWER/WATER:	Montecito water/Septic	SCHOOL :	MUS; SB Jr.; SB Sr.
FIREPLACE:	LR	EXTERIOR:	Courtyard; newly landscaped; citrus and fruit trees

ADDITIONAL COMMENTS:

In addition to the bright and cheerful living and family room, this home enjoys a spacious bonus room which opens to a quiet brick patio. This is a comfortable place to curl up and watch a movie or let the kids take over for a slumber party. With just under an acre of newly landscaped grounds, this home offers a multitude of opportunity and space for all your outdoor gatherings. 2275 Featherhill Road is your ideal Montecito home.

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.