



228 Rametto Road • Montecito

Like something out of a storybook, this charming single-level 3 bed/2 bath Montecito cottage is perfectly situated on .4 acre of beautifully landscaped gardens and close to all Montecito and Santa Barbara has to offer. This midcentury beauty enjoys garden views from every room and a simple floor plan that flows effortlessly from one room to the next. Overlooking the back gardens, this home's high-quality and character are felt in the kitchen where top-of-the-line appliances (Subzero fridge, Viking range/dishwasher, etc.) meet the storybook charm of a Swedish fireplace, Dutch doors, farm sink, butcher-block countertops, custom cabinetry with brass finishes, and a brick floor and backsplash. A quaint and private master suite includes dual walk-in closets, front patio access and an ensuite bath with marble counters and a free-standing soaking tub. With an abundance of natural light and vaulted wood-beamed ceilings, the expansive living room is centrally located and acts as a natural gathering place. Enjoy all the benefits of a family garden in the backyard that features raised vegetable beds and many fruit and citrus trees. A fenced perimeter with high hedges and mature landscaping provides the ultimate level of privacy. This rare Montecito cottage is located in an ultra-premium location in the coveted Alston corridor.

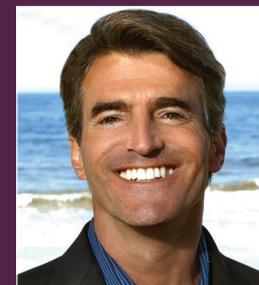
Offered at \$3,450,000



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DANIEL ENCELL
"The Real Estate Guy"

(805) 565-4896
DanEncell@aol.com
www.DanEncell.com



Listing Information Profile

ADDRESS:	228 Rametto Road	PRICE:	\$3,450,000
LISTING AGENT:	Daniel Encell	APN #:	015-172-019
HOW SHOWN:	Appt/Agent	STYLE:	Cottage/Ranch
LIVING ROOM:	22'6" x 16'2": Garden views; vaulted wood-beamed ceiling; wood flooring; brick fireplace; built-in shelves; French doors to brick patio	BD/BA:	3 BD / 2 BA
KITCHEN:	17'1" x 11'10": Garden views; Swedish fireplace; brick backplash; custom cabinetry with brass finishes; butcher-block counter; Viking range and dishwasher; brick floor; Dutch doors to gardens	PRIMARY BEDROOM:	17'2" x 12'2": Front garden views; vaulted ceiling; wood flooring; Dutch door to front patio; ensuite bath with a marble countertop and free standing soaking tub
FAMILY ROOM:	14'1" x 14'1": Front garden views; wood floor; vaulted ceiling; full bathroom; laundry room	BEDROOM 2:	17'6" x 9'11": Front garden views; vaulted ceiling; wood flooring
		BEDROOM 3:	13'7" x 11'9": Garden views; vaulted ceiling; wood flooring; French doors to backyard
		EXTERIOR:	Fenced; hedged; lawn; fruit trees; vegetable garden; rose bushes; mature landscaping;
ROOF:	Composition	SCHOOL DIST.	Cleveland; S.B. Jr; S.B. Sr
FOUNDATION:	Slab	YEAR BUILT:	1950
WATER/SEWER:	S.B. Water / Septic	LOT SIZE:	.46 acre
GARAGE:	2-car detached	HEATING/ COOLING:	GFA

ADDITIONAL COMMENTS:

This home features a newly built detached 2-car garage with storage, new composition roof, new water heater and a new leach feild. Rose bushes, a seasonal creek, eucalyptus trees and fruit trees that include lemon, peach, orange, lime, avocado, percimin, and nectarine are just some of the beautiful landscaping that you will find surrounding this home. Additional features include Dutch doors, a Swedish fireplace and brass finishes in the kitchen, vaulted ceilings, forced air, handmade coppersmith lanterns, a free-standing soaking tub in the primary bath, brick features, wainscoting and built-in bookshelves in primary bedroom.

1170 Coast Village Road, Santa Barbara, CA 93108 * (805) 565-4896 * License #:00976141

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