



## 250 Rametto Road • Montecito

This stunning, single-level 4 Bed/ 3 Bath Montecito home features an ideal floor plan that lends itself to indoor/outdoor living and is conveniently located to all Montecito has to offer! A gated entry-courtyard welcomes you to the home. Once inside, natural light floods through floor-to-ceiling windows and into the voluminous living room that boasts high vaulted ceilings and a cozy fireplace. The kitchen provides ample cooking and counter space with upgraded appliances and an adjacent breakfast nook. The formal dining room, spacious living room and master bedroom all open to the inviting patio that overlooks the gardens – the perfect place to entertain guests. Unwind at the end of the day in the spacious master bedroom that offers two walk-in closets and a luxurious dual vanity ensuite bathroom. Embark on the walking paths that wind through mature gardens, delightful greenery and a well-landscaped yard – 250 Rametto Road is the Montecito haven that you have been searching for. This premium location along the coveted Alston corridor is convenient to the fine dining and shopping in Montecito’s Upper & Lower Villages along with world-class beaches.

*Offered at \$3,450,000*



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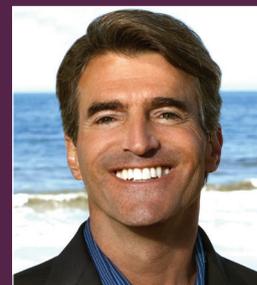
**DANIEL ENCELL**

“The Real Estate Guy”

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# *Listing Information Profile*

ADDRESS:	250 Rametto Road	PRICE:	\$3,450,000
LISTING AGENT:	Daniel Encell	APN #:	015-172-021
HOW SHOWN:	Appt/Agent	STYLE:	Mid-century Modern
LIVING ROOM:	29'4" x 17'7": Garden/patio views; wood flooring; vaulted wood-beamed ceiling; fireplace; floor-to-ceiling windows; patio access	BD/BA:	4 BD/ 3 BA
DINING ROOM:	14'1" x 11'7": Garden/patio views; wood flooring; crown moulding; patio access	PRIMARY BEDROOM:	16'2" x 14'0": Backyard/garden views; carpet; fireplace; 3 closets (2 walk-in); crown moulding; private ensuite bathroom; dual vanity; soaking tub; patio access
KITCHEN:	12'10" x 11'0": Courtyard views; stone countertops; wine storage; stainless steel appliances; Subzero fridge; stone flooring warmer; Dacor range; adjacent breakfast nook	BEDROOM 2:	15'0" x 11'9": Backyard/garden views; crown moulding; carpet
EXTERIOR:	Patio; gardens; turf lawn; hedged; shed; walking path; courtyard	BEDROOM 3:	16'1" x 11'9": Vaulted ceiling; carpet; garden access
ROOF:	Tile	BEDROOM 4:	14'1" x 11'8": Garden/patio views; carpet; crown moulding; walk-in closet; private ensuite bathroom; patio access
FOUNDATION:	Mixed	SCHOOL DIST.	Cleveland; SB Jr., SB Sr.
WATER/SEWER:	SB Water/ SB Sewer	YEAR BUILT:	1967
GARAGE:	Attached 2 Car + storage	LOT SIZE:	.41 Acres
		LAUNDRY:	Area; storage

**Additional Comments:**

With a large patio, courtyard, and sizable lawn, 250 Rametto Road provides optimal exterior amenities to enjoy warm Montecito days. Gated and hedged, this property provides the ultimate level of privacy and comfortability.

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