



284 Santa Rosa Lane • Montecito

This charming single-level European home is a slice of heaven perfectly situated in Montecito's Hedgerow - convenient to the renowned Rosewood Miramar and Four Seasons Biltmore Resorts, world-class beaches, fine dining, as well as excellent schools and shopping. A long storybook-like gated entrance leads to the main house as well as a plethora of different features. This estate boasts a detached apartment, three-car garage, covered carport, pool, spa, and luxurious pool cabana. The single-story main house has an easy flowing floor plan which includes four spacious bedrooms. The formal dining room, living room and large family room with a grand fireplace are perfect places to hold an evening dinner party or gathering with family. The detached apartment is the perfect retreat for your guests - it includes a bathroom downstairs, as well as an upstairs studio with a private bathroom. With beautiful landscaping, avocado trees, citrus trees, multiple patios, all situated on a private one-acre lot - this Montecito estate is what you have been dreaming of. MUS.

Offered at \$4,450,000



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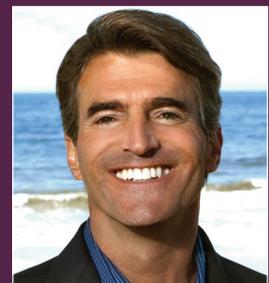
DANIEL ENCELL

"The Real Estate Guy"

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Listing Information Profile

ADDRESS:	284 Santa Rosa Lane	PRICE:	\$4,450,000
LISTING AGENT:	Daniel Encell	APN #:	007-280-053
HOW SHOWN:	Appt/Agent	STYLE:	European
LIVING ROOM:	23'1" X 17'3": Fireplace; vaulted ceilings; exposed beams; large windows; carpet floors	BD/BA:	4BD / 2 FULL + 2 HALF BA
KITCHEN:	14'7" X 11'9": French doors to front courtyard; dining space; chef's island; Viking stove/oven; walk-in pantry; exposed beams; wood floors	MASTER BEDROOM:	20'9" X 17'9": Fireplace; window seat; large walk-in closet; private bathroom with bathtub; dual sink; access to back yard; carpet floors
DINING ROOM:	15'8" X 13'8": Opens to kitchen; views of front court yard; wood floors	BEDROOM 2:	14'3" X 13'8": Attached powder bathroom; carpet floors
FAMILY ROOM:	23'5" x 18'4": Fireplace; french doors to backyard porch; vaulted ceilings; wet bar; built-in shelving; wood floors	BEDROOM 3:	13'1" X 11'0": Attached bathroom with bathtub; dual sinks; wood floors
GUEST STUDIO:	Bedroom and private bathroom downstairs; bedroom and private bathroom upstairs	BEDROOM 4:	13'9" X 13'6": French doors to backyard; wood floors
		EXTERIOR:	Pool; spa; covered patio with trellis; citrus trees; chicken coop; garden beds; extra parking; lawn

ROOF:	Wood shake	SCHOOL DIST.	Montecito Union; SB Jr., SB Sr.
FOUNDATION:		LAUNDRY:	Room with storage
WATER/SEWER:	Montecito Water/ Sewer	YEAR BUILT:	1981
GARAGE:	3 Car Garage (attached) & 3 Car Carport	LOT SIZE:	1 Acre

ADDITIONAL COMMENTS: This Montecito home has ample space to enjoy. With stunning citrus and fruit trees, outdoor entertaining spaces, covered porches, gardening beds and plenty of lawn - this home is practically your own private park.

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.