



300 Santa Rosa Lane

Classic Mediterranean style home in Montecito's quaint Hedgerow neighborhood. Private and gated, this special property boasts stunning mountain views. Central kitchen is perfect for entertaining, with upgraded appliances, large island, walk-in pantry, sunny breakfast area, mountain views, and access to the back patio and pool. Beautiful Living Room is also perfect for guests, or enjoying some peace-and-quiet, with wood-beamed ceiling, grand stone fireplace, mountain views, and French doors to the back patio and pool. Charming and bright Master Bedroom features large windows with mountain views, luxurious bathroom, and extra large walk-in closet.

The private grounds feature sparkling pool and water feature, backyard patio and built-in BBQ. In the coveted Montecito Union School District, and convenient to Upper Village, Lower Village, Miramar Beach, and shopping and dining along Coast Village Road!

Offered at \$4,850,000!

Daniel Encell

Director, Estates Division

Berkshire Hathaway HomeServices California Properties

(805) 565-4896

For more information, photos & floorplan, please visit www.DanEncell.com



BERKSHIRE HATHAWAY
HomeServices
California Properties



Listing Information Profile

ADDRESS:	300 Santa Rosa Lane	PRICE:	\$4,850,000
LISTING AGENT:	Dan Encell	APN #:	007-280-058
HOW SHOWN:	Appt/Agent	STYLE:	Mediterranean
FOYER:	14'8" x 11'2": French doors lead you to the back patio and pool with awesome mountain views. 1/2 Bath Powder Room, tile floor	BEDROOMS:	4
DINING ROOM:	19'9" x 14'8": Formal with French doors to the back patio, tile floor	MASTER BEDROOM:	21'7" x 19'11": Fireplace, large windows for natural light and mountain views, luxurious walk-in closet, spacious bathroom, carpet, access to the backyard
KITCHEN:	15'4" x 14'5": Beautifully updated appliances, including large double Subzero Fridge & Freezer. Bright skylight and wood-beamed ceiling, large central island, walk-in pantry, sunny breakfast area, office area, tile floor, access to backyard	BEDROOM 2:	15'11" x 13'10": Wood-beamed ceiling, private bath, dual closets, carpet
FAMILY ROOM:	23'11" X 21'4": Stone fireplace, wood-beamed ceiling, built-ins and office area, tile floor, access to back patio	BEDROOM 3:	21'0" x 14'6": Dual closets, private bath, carpet, French doors to the back patio
LIVING ROOM:	32'0" X 25'1": Beautiful, large stone fireplace, wood-beamed ceiling, wet bar, built-in book cases, tile floor, French doors to the back patio	BEDROOM 4/ APARTMENT:	19'5" X 17'3": Connected guest apartment with private bath, dual closets, tile floor, French doors to front and back patios
LAUNDRY:	Room off of the kitchen	BATHS:	4.5
ROOF:	Tile	GARAGE:	27'1" x 25'10": 2 car, attached with large storage room
FOUNDATION:	Slab	YEAR BUILT:	1991
SEWER/WATER:	Mont. Water/ Mont. Sewer	SCHOOL :	MUS, S.B. Jr, S.B. Sr
FIREPLACE:	3; FR, LR, MB, Garage	EXTERIOR:	Sparkling pool and water feature, beautiful stone work throughout, built-in BBQ, covered & uncovered patios, inspiring mountain views, gated & private
LOT SIZE:	39,639 SF		

ADDITIONAL COMMENTS:

Elegant Mediterranean style home in Montecito's quaint Hedgerow neighborhood. Private and gated, this special property boasts stunning mountain views. Central kitchen is perfect for entertaining, with upgraded appliances, large island, walk-in pantry, sunny breakfast area, mountain views, and access to the back patio and pool. Beautiful Living Room is also perfect for guests, or enjoying some peace-and-quiet, with wood-beamed ceiling, grand stone fireplace, mountain views, and French doors to the back patio and pool. Charming and bright Master Bedroom features large windows with mountain views, luxurious bathroom, and extra large walk-in closet.

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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.