

303 Meadowbrook Drive • Montecito

Located within the guarded gates of the prestigious Ennisbrook community, this resort-like estate showcases panoramic ocean/island views from nearly every room, and impressive contemporary architecture with seamless indoor/outdoor flow. Situated on 1.38 acres, this spectacular home enjoys an entry level primary suite, four guest bedrooms (each ensuite) with patio and garden access, pool & spa, pool cabana and remarkable gardens. The kitchen features quality stainless steel appliances, a large chef's island with a built-in sink, and bar seating. The open-concept dining and family room area opens to an inviting covered stone patio with dramatic views. The luxurious primary suite enjoys the walk-in closet of your dreams, a private patio with ocean views and a spa-like ensuite bathroom. Once outside, an enchanting garden oasis features a variety of fruit trees, flower gardens, tiered lawns, loggias and patios, pool and spa, and a pool cabana for friends and family to enjoy! The Ennisbrook gated community offers a number of amenities: two heated pools, three championship tennis courts, pickle ball, gym, private wine lockers, basketball court, BBQ facilities, 50 acres of protected open space and a clubhouse. Conveniently located near world-class beaches, resorts, and fine dining and shopping at Montecito's coveted Upper & Lower Villages. Montecito Union School District.

Offered at \$10,200,000



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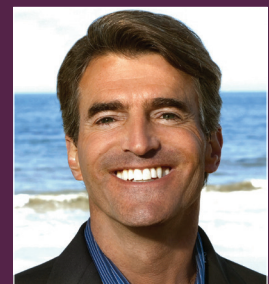
DANIEL ENCELL

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Listing Information Profile

ADDRESS:	303 Meadowbrook Drive	PRICE:	\$10,200,000
LISTING AGENT:	Daniel Encell	APN #:	007-530-012
HOW SHOWN:	Appt/Agent	STYLE:	Contemporary
LIVING ROOM:	Ocean/island views; high ceiling; skylight; fireplace; tile flooring; "wall of glass" retractable doors that open to the patio	BD/BA:	5 Bed / 6 Full + 1 Half Bath
KITCHEN:	Ocean/island & front garden views; Viking range & stainless appliances; Subzero fridge; large island with built-in sink, dual refridgerator drawers and seating; tile flooring; open to family room	PRIMARY BEDROOM:	Ocean/island views; enviously large walk-in closet; fireplace; access to private covered balcony; wood flooring; ensuite bathroom; dual vanity; large shower with bench seat; built-in soaking tub
BUTLER'S PANTRY:	Ocean/island views; sink; wine fridge; storage; ice maker; mini fridge; stone countertop; wet bar	BEDROOM 2:	Ocean/island views; walk-in closet; carpet; ensuite bathroom; covered patio access
DINING AREA:	Ocean/island views; large windows; wood flooring; open to family room/wet bar; access to covered patio	BEDROOM 3:	Ocean/island views; walk-in closet; carpet; ensuite bathroom; access to covered patio & pool area
FAMILY ROOM:	Ocean/island views; wood flooring; open to kitchen & dining room; access to covered patio	BEDROOM 4:	Ocean/island views; walk-in closet; carpet; ensuite bathroom; access to covered patio & pool area
EXTERIOR:	Pool; spa; covered & uncovered patios; tiered lawns; fountains; fruit trees; mature landscaping; hedges; flower garden	BEDROOM 5:	Garden views; dual closets; carpet; ensuite bathroom; built-in soaking tub; access to patio & pool area
		POOL CABANA:	Peaks of ocean views; kitchenette/wet bar; stone flooring; bathroom; access to patio & pool area
ROOF:	Flat	SCHOOL DIST.	Montecito Union; S.B. Jr.; S.B. Sr.
FOUNDATION:	Mixed	YEAR BUILT:	2010
WATER/SEWER:	Montecito Water/ Sewer	LOT SIZE:	1.38 acres
ENNISBROOK HOA:	\$675/month covers: security gate, tennis and pickleball courts, pool & jacuzzi, club house, admin/management fee, community park and common area landscaping.	HEATING/COOLING:	A/C Central; GFA
		GARAGE:	3-car attached with storage; additional uncovered parking

ADDITIONAL COMMENTS:

This private, Ennisbrook estate features an attached three-car garage with additional uncovered parking, two laundry areas, plenty of storage, multiple patio areas for entertaining, tiered lawns, serene water features and a flower garden. Enjoy fruit and citrus trees in your backyard that include apple, pomegranate, lemon, orange, Japanese strawberry and olive. The pool cabana provides the option for easy accessibility when entertaining by the pool or the versatility of a studio for guests to retreat. This home offers a generous floorplan with no shortage of windows and a clear emphasis on highlighting the views and natural beauty of its surroundings.

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.