



340 East Los Olivos Street • Santa Barbara

A dream come true – living adjacent to the “Queen” of the beautiful California Missions. Imagine waking up each morning to mountain and Mission Rose Garden views to the north, and watching the sunrise over the ocean to the east. This enviable Santa Barbara lifestyle is available to you from an exquisite Upper East craftsman in a highly desirable location. When you step into the grand foyer of this 1911 beauty, the classic finishes and old-world charm are apparent, yet one can tell the time and care that was put into restoring and upgrading the home to its original magnificence. The home features an impressive living and dining room, each with a charming fireplace, lovely garden views, and French doors leading to one of the outdoor covered porches – an effortless way to host indoor/outdoor gatherings. The master bedroom demands attention, with its stunning ocean/island, mountain and Mission views, as well as its multiple walk-in closets, dual fireplaces and private sitting room. This luxurious bedroom is a place of pure relaxation and comfort. If an ocean view with a bright cheerful ambiance is what you desire while reading a book or entertaining guests – the second level indoor/outdoor porch is the place for you! This Upper East estate is full of pleasant surprises: unlike any other “man cave,” the lower level has been transformed into a rustic pub, surrounded by stone – it is sure to be a memorable place for hosting friends for a beverage or game of cards. The charm of this historic Upper East home is felt outside, with its multiple gardens, fruit trees, and brick walking paths. In addition, to all the features the main house has to offer, this property also includes a separate quaint guest studio. With a coveted and convenient location, stunning views, style, and vintage charm – one could say 340 East Los Olivos Street has it all.

Offered at \$2,750,000



BERKSHIRE HATHAWAY
HomeServices
California Properties

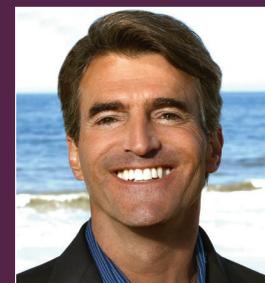
DANIEL ENCELL

“The Real Estate Guy”

(805) 565-4896

DanEncell@aol.com

www.DanEncell.com



Listing Information Profile

ADDRESS:	340 East Los Olivos Street	PRICE:	\$2,750,000
LISTING AGENT:	Dan Encell	APN #:	025-261-004
HOW SHOWN:	Appt/Agent	STYLE:	Craftsman
<hr/>			
6BD/ 4BA + 1 Half Bath & Guest Cottage			
LIVING ROOM:	24'9" X 11'0": Fireplace; French doors to covered porch; built-in shelves; wood floors	MASTER BEDROOM:	20'3" x 15'1": Mountain views; Santa Barbara Mission views; ocean views; fireplace; three walk-in closets; window seat; private bath; dual vanity; private sitting room with fireplace, window seats and ocean views; wood floors
DINING ROOM:	20'3" X 15'1": Formal; fireplace; garden views; wood floors	BEDROOM 2:	17'4"x 15'6": Fireplace; garden views; attached bathroom; dual sinks; walk-in closet; wood floors
KITCHEN:	14'9" X 11'11": Wolf oven/stove; opens to butler's pantry with sink and built-ins; walk-in pantry; garden views; wood floors	BEDROOM 3:	15'6"x 12'0": Window seat; attached bathroom; dual sinks; wood floors
STUDY:	14'1" X 10'9": Fireplace; built-in shelves; garden views; wood floors	BEDROOM 4:	12'4" x 11'8": Santa Barbara Mission views; walk-in closet; attached bathroom with bathtub; wood floors
PUB:	20'2"x 14'6": Bar with sink; attached shop with workbench	BEDROOM 5:	10'11" x 9'3": Garden views; walk-in closet; attached bathroom with bathtub; wood floors
LOFT:	22'6" x 15'4": Ocean views	BEDROOM 6:	13'3" X 12'9": Mountain views; Santa Barbara Mission views; window seat; wood floors
GARAGE:	2 car; attached		
<hr/>			
LOT SIZE:	Approximately 0.3 Acres	YEAR BUILT:	1911
ROOF:	Composition Shingle	SCHOOL :	Roosevelt, SB Jr., SB Sr.
WATER/SEWER:	SB Water/ SB Sewer	EXTERIOR:	Citrus trees; persimmons tree; brick paths; backyard fully fenced
LAUNDRY:	Room off kitchen with sink and storage		
<hr/>			
ADDITIONAL COMMENTS:			

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.