



440 Woodley Road • Montecito

Nestled privately in Montecito's coveted Pepper Hill enclave, this sophisticated single level home is a chic blend of quality and design. An extensive recent renovation offers a fully functional open floor plan flowing effortlessly from room to room and out into the scenic terraces and charming manicured gardens. A luxurious master suite provides tranquil seclusion with its immaculately re-envisioned private bath and walk-in closet. Gourmet kitchen, dining, and great room collectively enjoy brilliant natural light and panoramic vistas of the property's enchanting landscaping.

Offered at \$5,485,000



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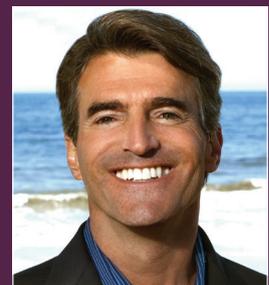
DANIEL ENCELL

"The Real Estate Guy"

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Listing Information Profile

ADDRESS:	440 Woodley Road	PRICE:	\$5,485,000
LISTING AGENT:	Daniel Encell	APN #:	009-021-023
HOW SHOWN:	Appt/Agent	STYLE:	Ranch

LIVING ROOM:	Fireplace; accordian doors to back patio; vaulted wood-beamed ceilings; oak wood floors; large picturesque window; open to dining room	BD/BA:	3BD/ 2BA + 1 - 1/2 BA
KITCHEN:	Front garden views; oak wood floors; marble island with built-in breakfast bar; Bertazzoni oven; farm sink; wine fridge; Subzero fridge; tile backsplash; marble countertop; vaulted wood-beamed ceiling; open to dining/living room; French doors to back patio	MASTER BEDROOM:	Garden views; large walk-in closet; oak wood floors; vaulted wood-beamed ceiling; French doors with access to patio; private ensuite dual vanity bathroom with free standing soaking tub
DINING ROOM:	Front garden views; oak wood flooring; vaulted wood-beamed ceiling; open to living room/kitchen	BEDROOM 2:	Oak wood floors; closet; French doors with access to patio
		BEDROOM 3:	Oak wood floors; closet; French doors with access to patio
		EXTERIOR:	Mountain views; hillside/ wooded setting; walking path; fountains; patios; seating areas; tree swing; fenced

ROOF:	Tile	SCHOOL DIST.	Cold Spring; SB Jr., SB Sr.
FOUNDATION:	Mixed	LAUNDRY:	Room with storage
WATER/SEWER:	Montecito Water/ Sewer	YEAR BUILT:	1972/ Extensively remodeled
GARAGE:	Attached 2 Car	LOT SIZE:	1.03 Acre

ADDITIONAL COMMENTS:

Enjoy the serenity of the hillside setting with mature landscaping and fruit trees that include white fig, Valencia orange, pink grapefruit, tangelo, and both merlot & pinot noir grape vines.

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