



## *534 Las Fuentes Drive*

Beautiful Mediterranean with stunning mountain views, in the Birnam Wood Golf Club community. With an open floor plan and cathedral, wood-beamed ceilings, this home also features updated kitchen with breakfast area, living and family rooms, formal dining room, 2 guest bedrooms, and home office. The kitchen is perfect for entertaining, with a large central island, newer appliances, mountain views, and direct access to both the formal dining room and the informal breakfast area. The spacious master bedroom suite enjoys 2 pair of French doors to the backyard, mountain views, fireplace, 2 luxurious bathrooms and 3 walk-in closets. Large home office with fireplace, ensuite full bath and private outdoor entrance. 3-car attached garage features plenty of storage, and has an additional separate garden room. Sparkling pool and spa, covered and uncovered patios, olive trees, and some of the most spectacular mountain views in Birnam Wood!

*Offered at \$5,650,000!*

**Daniel Encell**

Director, Estates Division

Berkshire Hathaway HomeServices California Properties

(805) 565-4896

*For more information, photos & floorplan, please visit [www.DanEncell.com](http://www.DanEncell.com)*



BERKSHIRE HATHAWAY  
HomeServices  
California Properties



# Listing Information Profile

ADDRESS:	534 Las Fuentes Drive	PRICE:	\$5,650,000
LISTING AGENT:	Dan Encell	APN #:	063-232-009
HOW SHOWN:	Appt/Agent	STYLE:	Mediterranean

LIVING ROOM:	28'6" x 22'0"; Beautiful wood-beamed ceiling, large windows for natural light, fireplace, wood floor.	BEDROOMS/BATHS:	4/5.5
DINING ROOM:	18'2" x 16'0"; Wood-beamed ceiling, French doors to the back pool patio, wood floor.	Master Suite:	20'6" x 18'0"; Wood-beamed ceiling, 2 pair of French doors leading to the backyard, stunning mountain views, and wood floor. Fireplace, 2 luxurious bathrooms with 2 spacious walk-in closets, and extensive built-ins.
KITCHEN:	21'6" x 20'0"; Custom cabinetry and countertops, lage central island, newer appliances, back office area with access to pool patio. Mountain views, open to the breakfast area and family room, wood floor.	Bedroom 2:	18'0" x 18'0"; Private bathroom, access to the back patio, and wood floor.
BREAKFAST ROOM:	12'0" x 10'7"; Large windows with stunning mountain views, open to the kitchen and family room, wood floor	Bedroom 3:	18'0" x 15'9"; Private bathroom, walk-in closet, wood floor
FAMILY ROOM:	26'9" x 18'8"; Wood-beamed ceiling, fireplace, mountain views, wood floor.	Bedroom 4/Office:	19'3" x 17'4"; Private bathroom, French doors to side patio with fountain, fireplace, wood floor.
		LAUNDRY:	Room with storage
		GARAGE:	32'0" x 20'6"; 3 car attached with interior access.
		Birnam Wood Dues: New Member Fee: \$80,000 Member Dues: \$760 per month Land Assesment Dues: \$420 per month	

YEAR BUILT:	1992	LOT SIZE:	1.2 AC
ROOF:	Tile	SCHOOL :	Mont Union, SB Jr, SB Sr
FOUNDATION:	Raised	EXTERIOR:	Stunning mountain views! Pool/spa, covered and uncovered patios, olive trees, front and back fountains. On the 8th hole of Birnam Wood Golf Course!
SEWER/WATER:	Montecito water/sewer		
FIREPLACE:	4; LR, FR, MBR, Office		

## ADDITIONAL COMMENTS:

Beautiful Mediterranean with stunning mountain views, in the Birnam Wood Golf Club community. With an open floor plan and cathedral, wood-beamed ceilings, this home also features updated kitchen with breakfast area, living and family rooms, formal dining room, 2 guest bedrooms, and home office. The kitchen is perfect for entertaining, with a large central island, newer appliances, mountain views, and direct access to both the formal dining room and the informal breakfast area. The spacious master bedroom suite enjoys 2 pair of French doors to the backyard, mountain views, fireplace, 2 luxurious bathrooms and 3 walk-in closets. Large home office with fireplace, ensuite full bath and private outdoor entrance. 3-car attached garage features plenty of storage, and has an additional separate garden room. Sparkling pool and spa, covered and uncovered patios, olive trees, and some of the most spectacular mountain views in Birnam Wood!

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.