



## 56 Olive Mill Road • Montecito

Ultra-charming, this newly reimagined 3 bed/3 bath Montecito Del Mar townhouse is ideally located in the highly sought-after Lower Village/Butterfly Beach neighborhood. This lock-and-leave style townhome is convenient to the world-renowned Biltmore Hotel, Rosewood Miramar, Butterfly Beach, and the fine dining and shopping on Coast Village Road. Upon entry, the spacious living room welcomes you with a cozy, tiled fireplace and an abundance of natural light. An easy floorplan allows for effortless flow from one room into the next. High-quality finishes and top of the line appliances make the kitchen a delightful place to cook. With your own private balcony overlooking the gardens, an inviting fireplace, and luxurious ensuite bath the primary suite is the perfect place to relax at the end of the day. Two more bedrooms, one ensuite with a large balcony, add to the functional use of this townhome. The exquisite back patio commands attention. Fenced for ultimate privacy, the tiered brick patio enjoys lush landscaping, various entertaining vistas, and two fountains that create a relaxing ambiance. This inspiring patio is the ideal place to entertain family and friends or simply enjoy a beautiful Montecito day. Montecito Union School District.

*Offered at \$2,250,000*



**BERKSHIRE HATHAWAY**  
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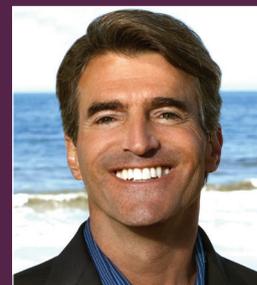
**DANIEL ENCELL**

"The Real Estate Guy"

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# Listing Information Profile

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ADDRESS:	56 Olive Mill Road	PRICE:	\$2,250,000
LISTING AGENT:	Daniel Encell	APN #:	009-620-013
HOW SHOWN:	Appt/Agent	STYLE:	Townhome

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LIVING ROOM:	17'4" x 16'4": Patio views; fireplace; open to dining room	BD/BA:	3BD / 3 BA
KITCHEN:	19'11" x 11'11": Patio views; stone countertops; farm sink; updated appliances; wine fridge; breakfast bar	PRIMARY BEDROOM:	17'4" x 16'4": carpet; fireplace; private ensuite bathroom; dual vanity; walk-in closet; French doors to private balcony with views of back patio
DINING:	12'0" x 11'4": Patio views; open to living room; patio access	BEDROOM 2:	14'0" x 11'7": carpet; private ensuite bathroom; private balcony
		BEDROOM 3:	11'8" x 10'7": Front garden views
		EXTERIOR:	Brick patio; two fountains; fenced

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ROOF:	Composition	SCHOOL DIST.	MUS; SB Jr., SB Sr.
FOUNDATION:	Slab	YEAR BUILT:	1988
WATER/SEWER:	Mont Water/ Mont Sewer	LAUNDRY:	In unit; garage
GARAGE:	Attached 2 Car	HOA FEE:	\$765/month; *see below

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## ADDITIONAL COMMENTS:

Start the day off right with a morning stroll on Butterfly Beach or walk to Lucky's steakhouse on a warm Montecito evening - with this unbeatable location, convenience is always at your fingertips!

\* HOA fee covers: blanket property insurance (exterior/structure); general liability insurance; earthquake insurance; blanket flood insurance (exterior/structure); common area maintenance; exterior maintenance.

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.