



## *729 Woodland Drive*

Charming Montecito home, with separate apartment and 55' pool, in an excellent neighborhood! Kitchen features updated appliances, countertops, breakfast room, and back office. Centrally located living room is perfect for indoor/outdoor living, with fireplace, built-ins, and access to back patio with built-in BBQ. Retreat to the Master Bedroom, with cozy window seat, views of the mountains and sunny backyard, and private access to the pool. Apartment has 1 bed, 1 bath, and convenient separate pool access. On .7 private acres, with lawn, outdoor BBQ area, and mountain views - all convenient to Upper and Lower Villages in Montecito!

*Offered at \$2,350,000!*

**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

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ADDRESS:	729 Woodland Drive	PRICE:	\$2,350,000
LISTING AGENT:	Dan Encell	APN #:	015-162-014
HOW SHOWN:	Appt/Agent	STYLE:	California Cottage

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LIVING ROOM:	30'7" x 21'8": Wood floor, fireplace, built-ins, access to backyard/patio	BEDROOMS:	3
DINING ROOM:	13'7" x 10'10": Wood floor	Master Bedroom:	14'8" x 15'3": Wood floor, dual closets, private bath, access to pool/backyard, corner window seat with mountain views
KITCHEN:	13'1" x 12'9": Updated appliances & counter tops, breakfast room, extra back pantry/office	Bedroom 2:	16'10" x 15'1": Wood floor, built-ins
BREAKFAST ROOM:	9'4" X 6'6": Open to kitchen	Bedroom 3:	13'2" x 10'8": Carpet, window seat
LAUNDRY:	Room	BATHS:	2.5
GARAGE:	20'4" x 19'5": 3 car + large additional workshop	APARTMENT:	
		Guest Room:	18'1" X 15'0": 1 bedroom + bathroom with separate pool entrance

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ROOF:	Composition Tile	YEAR BUILT:	1960
FOUNDATION:	Raised	SCHOOL :	Cleveland, SB Jr, SB Sr.
SEWER/WATER:	SB Water	EXTERIOR:	Pool, lawn, uncovered patio, out door BBQ, mature trees, mountain views, vegetable beds, palm trees
FIREPLACE:	1; living room		
LOT SIZE:	31,363'		

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## ADDITIONAL COMMENTS:

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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.