



760 Riven Rock Road

This is the first time this gracious estate has been offered for sale. Sitting on almost 2 acres with pool and ocean views, meandering paths, beautiful rose, fern, and hydrangea gardens, this home boasts three bedroom suites, dual master baths and closets, three fireplaces, formal dining, three car garage, and terraced fruit orchard. Gated, private, and serene.

Offered at \$4,950,000

Daniel Encell

Director, Estates Division
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For more information, photos & floorplan, please visit www.DanEncell.com



Listing Information Profile

ADDRESS:	760 Riven Rock Road	PRICE:	\$4,950,000
LISTING AGENT:	Daniel Encell	APN #:	011-090-004
HOW SHOWN:	By Appointment	STYLE:	Mediterranean
LIVING ROOM:	28'4" x 25'8"; Tile floors, fireplace, French doors to trellised patio, wet bar	BEDROOMS:	3
DINING ROOM:	21'5" x 14'; Tile floors, detailed crown molding, built-in shelves, opens to trellised patio	Master Bedroom:	20'10" x 17'4"; Tile floors, private upstairs suite, fireplace, French doors to private balcony, luxurious dual bathrooms and walk-in closets, private office with ocean views
KITCHEN:	19'8" x 16'9"; Tile floors, large U-shaped Island, breakfast bar, 2 Sub-Zero refrigerators, wine-cellars	Office:	15'2" x 7'6'; off Master Bedroom with private entrance, full bath with walk-in closet, pool/ocean views
FAMILY ROOM:	24'9" x 19'9"; Tile floor, fireplace, built-in entertainment center, open to kitchen, French doors to patio	Bedroom 2:	19'5" x 14'; Tile floors, private bath, walk in closet, bay window, French doors to trellised patio
GARAGE & SHOP:	39'4" x 19'8"; 3-car garage, work shop with half bath	Bedroom 3:	12'1" x 11'7"; private bath, garden views
		BATHS:	4
		HALF BATHS:	2
FIREPLACES:	3; Living Room, Family Room, Master Bedroom	GARAGE:	Attached 3-car
ROOF:	Tile	LAUNDRY:	Room with back entrance
SEWER:	Hooked Up	YARD:	Pool with ocean views, meandering paths, potting area with sink, rose & hydrangea garden, fern grove
WATER:	Montecito Water, Private Well	VIEW:	Ocean, Mountain, setting
LOT SIZE:	1.9 acres	SCHOOL:	Montecito Union

ADDITIONAL COMMENTS: This is the first time this gracious estate has been offered for sale. Sitting on almost 2 acres with pool and ocean views, meandering paths, beautiful rose, fern, and hydrangea gardens, this home boasts three bedroom suites, dual master baths and closets, three fireplaces, formal dining, three car garage, and terraced fruit orchard. Gated, private, and serene.