



## 773 Park Lane

In the heart of Montecito, behind a private gate and down a long hedged driveway, lies this enchanting Park Lane estate! Main house features open and inviting living room and family room both with fireplaces, sunroom, and French doors to outdoor terraces overlooking the pool and rose gardens. Gourmet kitchen with large island, upgraded Subzero/Wolf appliances, and triple wine fridge. Master bedroom features private balcony and luxurious bathroom with 2-level walk-in closet! The guest apartment is perfect for friends/family, or as a pool house, with 1 bed/1 bath, central living room with fireplace, and wet bar. Spa-like grounds include sparkling pool/spa, built-in gourmet outdoor BBQ area, covered and uncovered patios and terraces, walking paths, fruit trees, rose gardens, and gorgeously manicured landscaping. A must-see property - convenient to Upper and Lower Villages, in the Montecito Union School district!

*Offered at \$6,250,000!*

**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  
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California Properties



# Listing Information Profile

ADDRESS:	773 Park Lane	PRICE:	\$6,500,000
LISTING AGENT:	Daniel Encell	APN #:	007-090-019
HOW SHOWN:	Appt/Agent	STYLE:	Enchanting Montecito Estate
<b>1ST FLOOR</b>		<b>2ND FLOOR</b>	
ENTRY:	Wood floor, 1/2 bath powder room, French doors to front patio, cedar closet	OFFICE:	10'1" x 10'1"; Wood floor, built-ins, wood beamed ceiling
LIVING ROOM:	25'9" x 23'8"; Wood floor, custom fireplace, double French doors to covered side terrace with outdoor fireplace, overlooking pool & rose garden	MASTER BEDROOM:	18'0" x 17'11"; Wood floor, French doors to private balcony, large private bath with glamorous 2-level walk-in closet, in-room climate control
SUN ROOM:	11'9" x 8'5"; Floor to ceiling windows overlooking backyard	BED 2:	12'3" x 11'2"; Wood floor, 2 closets
DINING ROOM:	23'3" x 17'10"; Wood floor, formal, fireplace, French doors to back terrace & backyard lawn. French doors to 2nd back terrace	BED 3:	12'3" x 11'11"; Wood floor, private bath
KITCHEN:	20'7" x 16'1"; Beautiful marble countertops with custom cabinetry throughout, large island with second sink, double Subzero fridge & freezer, Wolf range, 3 wine fridges, breakfast nook overlooking backyard with fruit trees, 1/2 bath off kitchen	BED 4:	15'8" x 11'1"; Wood floor, private bath
MUDROOM/PANTRY:	Built-ins, sink, laundry, pantry	BED 5:	15'8" x 13'5"; Wood floor, private bath, in-room climate control
DEN/FAMILY ROOM:	24'1" x 20'8"; Wood floors, fireplace, built-ins, door to front patio	GARAGE:	25'8" x 21'7"; 2 car, attached with interior access
		GUEST APARTMENT:	1 BED/1 BATH with wet bar, sink & fridge, doors to pool patio & BBQ area
SEWER/WATER:	Mont. sewer/ Mont. water	SCHOOL DIST.	M.U.S, SB Jr., SB Sr.
ROOF:	Slate	EXTERIOR:	Spa-like pool, uncovered & covered patios, 2 outdoor fireplaces, built-in BBQ area with fridge/sink/marble counter tops, rose gardens throughout the meticulously manicured landscaping, fruit trees, walking paths, eating area shaded by enchanting vines and foliage, privately gated!
HEATING/COOLING:	GFA + AC		

## ADDITIONAL COMMENTS:

In the heart of Montecito, behind a private gate and down a long hedged driveway, lies this enchanting Park Lane estate! Main house features open and inviting living room and family room both with fireplaces, sunroom, and French doors to outdoor terraces overlooking the pool and rose gardens. Gourmet kitchen with large island, upgraded Subzero/Wolf appliances, and triple wine fridge. Master bedroom features private balcony and luxurious bathroom with 2-level walk-in closet! The guest apartment is perfect for friends/family, or as a pool house, with 1 bed/1 bath, central living room with fireplace, and wet bar. Spa-like grounds include sparkling pool/spa, built-in gourmet outdoor BBQ area, covered and uncovered patios and terraces, walking paths, fruit trees, rose gardens, and gorgeously manicured landscaping. A must-see property - convenient to Upper and Lower Villages, in the Montecito Union School district!

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.