



## *805 Knapp Drive*

Beautifully designed Montecito 4 BD(+ office/ 5th BD)/ 5 BA Italian Mediterranean estate with expansive ocean, island, and coastline views! The main level includes kitchen, formal dining, living room, paneled library/office or guest bedroom, and a spacious balcony that overlooks the city and ocean. The Master bedroom enjoys views of the ocean, as well as dual bathrooms and large walk-in closets. This home is equipped with an elevator. The beautiful gardens are complete with drought resistant landscaping, majestic oaks, fruit trees, and water features that date back to the original Knapp Estate. This special home is perched on top of a hillside which allows for privacy, while still convenient to Upper and Lower Villages!

*Offered at \$4,650,000!*

**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  
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# *Listing Information Profile*

ADDRESS:	805 Knapp Drive	PRICE:	\$4,650,000
LISTING AGENT:	Dan Encell	APN #:	013-192-034
HOW SHOWN:	Appt/Agent	STYLE:	Italian Mediterranean
LIVING ROOM:	French doors with access to balcony; ocean views; fireplace; built-in cabinet and TV stand; Turkish travertine floors	BED/BATH:	4/5 (with flexible office/library/ 5th bedroom)
FORMAL DINING:	French doors with access to balcony; views of magnificent backyard; access to kitchen; travertine floors	Master Bedroom:	French doors to private balcony; breathtaking ocean views; dual bathrooms and walk-in closets; fireplace; built-in cabinets; travertine floors
KITCHEN:	French doors with access to balcony; breathtaking ocean views; island with breakfast bar; updated appliances - Wolf range, Sub Zero fridge	Bedroom 2:	Large closet; travertine floors
LAUNDRY:	Room with sink and storage	Bedroom 3:	French doors to backyard and walking paths; walk-in closet; travertine floors
		Bedroom 4:	Private bath; large closet; tile floors
		Bedroom 5/ Office/Library:	Views of front yard; window seating area; large walk-in closet; alder wood built-in cabinets; travertine floors
ROOF:	Tile	YEAR BUILT:	2005
WATER/SEWER:	Mont. Water/Mont. Sewer	GARAGE:	3 car; Attached
FIREPLACE:	2; LR, MBR	EXTERIOR:	Mature oaks, walking paths, sitting areas, roses, fruit trees - apple, avocado, pomegranates, tangerine, fig, lemon and lime
SCHOOL :	Cold Springs, SB Jr., SB Sr		

## ADDITIONAL COMMENTS:

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