



840 Ivy Lane • Montecito

Located in the prestigious Riven Rock enclave, this inspiring 4-bedroom (plus pool house) Montecito estate features a magnificent pool and spa, exceptional indoor/outdoor flow and is situated on a lush 1-acre parcel. Gorgeous park-like grounds with endless patios combine with a five-star pool and spa area to create the ultimate luxury experience. An abundance of natural light and spaciousness combine wonderfully in the interior spaces. The kitchen features a stainless-steel Viking range and fridge, large walk-in pantry, and a generous chef's island with seating and a prep sink. The living room enjoys a fireplace and French doors that lead to the back patio - the perfect entertaining venue. The primary suite is a retreat, featuring mountain views, high wood-beamed ceilings, fireplace, large walk-in closet, and dual vanity ensuite bathroom with a spacious shower. Guests will always be welcome - this property boasts a full-service pool house that includes a kitchenette, full bath and expansive windows overlooking the backyard garden paradise. Majestic oaks, stone walls, rose gardens, citrus trees, ponds and multiple flagstone outdoor entertaining areas complete the serene outdoor setting. Convenient to local hiking trails, as well as shopping and dining at Montecito's Upper and Lower Villages. Cold Spring School.

Offered at \$6,450,000



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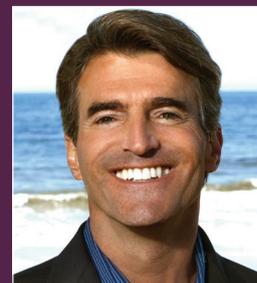
DANIEL ENCELL

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Listing Information Profile

ADDRESS:	840 Ivy Lane	PRICE:	\$6,450,000
LISTING AGENT:	Daniel Encell	APN #:	011-040-046
HOW SHOWN:	Appt/Agent	STYLE:	Mediterranean
LIVING ROOM:	29'4" x 22'5": Mountain & garden views; fireplace; vaulted wood-beamed ceiling; wood flooring; French doors to back patio	BD/BA:	4 BD / 2 Full + 1 Half BA
DINING ROOM:	13'2" x 13'7": Front/back garden views; wood flooring; French doors to patio	PRIMARY BEDROOM:	18'8" x 19'4": Mountain & garden views; wood flooring; vaulted wood-beamed ceiling; fireplace; walk-in closet; French doors to front & back balconies; ensuite bathroom; dual vanity; shower with bench seat
KITCHEN:	22'2" x 19'0": Garden views; Viking fridge; Viking range; Viking warming oven; central island with seating and a prep sink and stemware dishwasher; dual toaster ovens; skylight; stone counters; tile flooring; walk-in pantry	BEDROOM 2:	14'8" x 12'6": Garden views; wood flooring
BREAKFAST NOOK:	Garden views; wine fridge; built-in shelves; skylight; tile flooring; French doors to side patio	BEDROOM 3:	15'5" x 11'4": Garden views; wood flooring; French doors to backyard
POOL HOUSE:	26'9" x 13'6": Garden views; tile flooring; vaulted ceiling; large windows; skylight; kichenette; full bathroom	BEDROOM 4/ OFFICE:	14'8" x 12'6": Garden views; fireplace; built-in shelves; French doors to side patio
ROOF:	Tile	EXTERIOR:	Pool; spa; fire pit; lawns; rose garden; storage shed; flagstone patios; stone wall; pond; outdoor kitchen; citrus trees; mature landscaping
FOUNDATION:	Raised	SCHOOL DIST.	Cold Spring; S.B. Jr.; S.B. Sr.
WATER/SEWER:	Riven Rock water/ Shared well/ Septic	YEAR BUILT:	1984
LAUNDRY:	Room with sink & storage	LOT SIZE:	1 acre
		GARAGE:	Attached 3 Car with storage; additional uncovered parking

ADDITIONAL COMMENTS:

This private, 1 acre property features a three-car garage with storage, an outdoor kitchen, firepit, and trellace. Rose bushes, mature oak and palm trees, large hedges and rock walls are just some of the beautiful landscaping that you will find surrounding this home. Enjoy fresh fruit from your garden with citrus trees that include orange, lemon, lime and navel orange. Additional features include built-in bookshelves in the living room and office/bedroom 4, two primary bedroom balconies and plenty of parking for visiting guests. The pool, spa and multiple ponds on this property are wonderful water features that add to the serene setting.

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