



## 840 Riven Rock Road • Montecito

Magnificent contemporary architecture combined with peeks of ocean/island views, inviting outdoor spaces, exquisitely manicured gardens, and extraordinary quality throughout makes this extensively remodeled Montecito home the estate of a lifetime! Gated and private, this 4 Bed/ 3.5 Bath estate offers light and bright spacious rooms, open and effortless entertaining spaces and is the idyllic place for indoor/outdoor living. Share a bottle of wine on the living room balcony that enjoys peeks of ocean/island views framed by majestic oak trees and sandstone boulders. An abundance of natural light pours in through skylights and large windows highlighting the remarkable finishes in this stunning home. 840 Riven Rock blends contemporary and modern sophistication with the rich "old-world" history of the prestigious Riven Rock enclave. Convenient to local hiking trails, as well as luxurious shopping and dining at Montecito's Upper and Lower Villages. MUS.

*Offered at \$5,850,000*



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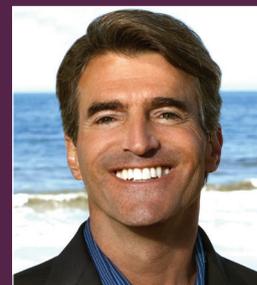
**DANIEL ENCELL**

"The Real Estate Guy"

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# *Listing Information Profile*

ADDRESS:	840 Riven Rock Road	PRICE:	\$5,850,000
LISTING AGENT:	Daniel Encell	APN #:	011-260-015
HOW SHOWN:	Appt/Agent	STYLE:	Contemporary
LIVING ROOM:	26'9" x 22'1": Partial ocean/island views; fireplace; wood flooring; balcony	BD/BA:	4 BD / 3 Full + 1 Half BA
DINING ROOM:	18'7" x 13'11": High ceilings; terrazzo tile flooring; access to yard	PRIMARY BEDROOM:	16'5" x 15'7": Private patio; carpet; walk-in closet with built-in vanity; skylight; ensuite dual vanity bathroom with marble countertops and a free standing soaking tub; access to garden
KITCHEN:	13'6" x 13'4": Garden views; marble counterops; stainless appliances; skylight; high ceilings; chef's island with seating; terrazzo tile flooring; open to family room; access to vegetable/ herb garden	BEDROOM 2:	12'5" x 11'10": Garden views; carpet; closet; access to garden
FAMILY ROOM:	18'2" x 15'5": Terrazzo tile flooring; skylight; high ceilings; built-in marble entertainment center; open to kitchen; access to patio	BEDROOM 3:	12'5" x 11'8": Garden views; carpet; closet; access to garden
GAME ROOM:	21'9" x 19'3": Partial ocean/island views; carpet; wine closet; storage; access to yard	BEDROOM 4:	14'11" x 11'2": Partial ocean/ island views; carpet; closet; ensuite bathroom; access to yard
		EXTERIOR:	Oak trees, bocce ball court, lawn, gravel pathways, palm trees, vegetable/herb garden, citrus trees, gated
ROOF:	Metal	SCHOOL DIST.	Montecito Union; SB Jr., SB Sr.
FOUNDATION:	Mixed	LAUNDRY:	Room with sink
WATER/SEWER:	Montecito Water/ Montecito Sewer	YEAR BUILT:	1970; Extensively remodeled 2017
GARAGE:	2 Car; Detached	LOT SIZE:	1.17 Acres

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The information above, while not guaranteed, has been secured from sources we believe to be reliable.