



## *865 Ashley Road*

Charming Big Sur feeling wood and glass home with beautiful gardens, in private and quiet Montecito location. Spacious living room welcomes you as you enter the home, with fireplace, vaulted ceiling, large windows with views of the gardens, and French doors to a peaceful deck overlooking the gardens, ponds, and walking paths. Master bedroom features large windows with garden views, walk-in closet and bathroom. Property also includes apartment with private entrance and bathroom. Large deck, gardens, ponds, walking paths, fruit trees, and mature landscaping complete the peaceful ambiance of this private setting, all convenient to Upper and Lower Villages in Montecito, in the Cold Spring School District.

*Offered at \$2,395,000!*

**Daniel Encell**

Director, Estates Division

Berkshire Hathaway HomeServices California Properties

**(805) 565-4896**



BERKSHIRE HATHAWAY  
HomeServices  
California Properties

*For more information, photos & floorplan, please visit [www.DanEncell.com](http://www.DanEncell.com)*



# *Listing Information Profile*

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ADDRESS:	865 Ashley Road	PRICE:	\$2,395,000
LISTING AGENT:	Daniel Encell	APN #:	011-040-050
HOW SHOWN:	Appt/Agent	STYLE:	Big Sur Wood and Glass
LIVING ROOM:	22'5" x 20'0"; Wood floor, fireplace, built-ins, French doors to back deck, garden views	BEDROOMS:	3+
DINING ROOM:	14'5" x 10'2"; Informal, wood floor, open to living room, French doors to back deck	Master Bedroom:	18'10" x 14'11"; Carpet, garden views, private bath, walk-in closet
KITCHEN:	16'7" x 12'4"; Wood floor, French doors to back deck, garden views	Bedroom 2:	20'7" x 12'8"; Carpet, 3 closets, private bath, sliding doors to private patio
WORKSHOP/ WINE ROOM:	20'6" x 13'5"	Bedroom 3/Office:	16'10" x 13'8"; Built-ins
		APARTMENT:	19'7" x 18'3"; Carpet, private bath, closet/storage
		BATHS:	3.5
HEAT/COOL:	GFA	SCHOOL DIST.:	Cold Spring, SB Jr, SB Sr
SEWER/WATER:	Septic/Mont. Water	GARAGE:	20'5" x 21'10"; 2-car, attached
BUILT:	1981	LAUNDRY:	11'4" x 7'10"; Separate room attached to garage, sink, storage, door to side patio, door to garage
ALARM:	Bay system alarm	EXTERIOR:	Back uncovered deck with views of gardens, ponds, and natural landscaping, private & quiet.

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## ADDITIONAL COMMENTS:

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1170 Coast Village Road, Santa Barbara, CA 93108 \* (805) 565-4896

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