



935 Arcady Road

Cape Cod style Montecito hilltop estate, with stunning ocean and mountain views! Retreat to your private Master Bedroom Suite, which features wide-plank wood floors, vaulted ceiling, and French doors to a relaxing balcony that enjoys the best views on the property! The rest of the home enjoys updated kitchen with French doors to the back patio, family/media room, and living room with fireplace. Central and spacious sunroom is lined with windows for warm, natural light, and provides a cozy common area for the house - perfect for reading, relaxing, enjoying the views, or take the French doors out to the back patio. On 1 acre of immaculate park-like gardens and walking paths, mature trees, central back patio for BBQing, entertaining, or relaxing, and pool/spa that overlooks the stunning ocean and mountain views. Sweeping views, charm and character, indoor/outdoor living - all while still convenient to Montecito's Upper and Lower Villages!

Offered at \$2,995,000!

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

Listing Information Profile

ADDRESS:	935 Arcady Road	PRICE:	\$2,995,000
LISTING AGENT:	Daniel Encell	APN #:	013-192-011
HOW SHOWN:	Appt/Agent	STYLE:	Cape Cod Estate
DINING ROOM:	15'3" x 12'2"; Wood floor, formal	BEDROOMS:	4
KITCHEN:	19'4" x 15'6"; Wood floor, large island with breakfast/bar stools, updated appliances, Viking range, French doors to back patio	Master Suite:	19'4" x 14'3"; Wood floor, 2nd floor, private balcony, large private bath, custom wood cathedral ceiling, ocean/mountain/backyard views, dual walk-in closets
LAUNDRY:	9'5" x 8'1"; Wood floor, sink, storage/work area, 1/2 bath, door to backyard	Bedroom 2:	15'1" x 11'11"; Wood floor, private bath
FAMILY/MEDIA ROOM:	19'4" x 15'4"; Wood floor, ocean & mountain views with pool/backyard views	Bedroom 3:	16'7" x 13'4"; Wood floor, private bath, walk-in closet, French doors to sunroom
LIVING ROOM:	24'1" x 15'3"; Wood floor, front yard views, fireplace	Bedroom 4/Office:	18'10" x 14'0"; Wood floor, ocean/mountain/backyard views, private entrance
SUNROOM:	Tile floor, connects the whole house, multiple doors to back patio & yard	BATHS:	3.5
FIREPLACES:	1; Living room	SCHOOL DIST.	Cold Spring, SB Jr., SB Sr.
ROOF:	Composition	EXTERIOR:	Back uncovered deck, brick patio with walkway, hot tub, grassy areas/lawn, pool + additional spa, stunning views, roses, Cypress trees, agaves, stone pool area, lower garden area, park-like grounds, walking paths, fenced, back courtyard, garden/storage sheds, rose garden in the front
FOUNDATION:	Slab & Raised		
SEWER:	Mont. Sewer		
WATER:	Mont. Water		

ADDITIONAL COMMENTS:

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