



945 Aleeda Lane • Montecito

This turnkey, extensively remodeled, single-level Montecito home is the private oasis you have been searching for. With an effortless floor plan and an abundance of natural light, this charming 3 bed (+4th bedroom/family room/office/etc.)/ 3 bath home creates a comfortable and inviting space. High-quality finishes and top of the line appliances make the kitchen a delightful place to cook a great feast or whip up your favorite family dinner. French doors off the dining room open to an enchanting outdoor courtyard – the ideal entertaining venue for guests. Endless possibilities – the family room, with a cozy fireplace, ample light, and its own private ensuite bathroom, works well as a fourth bedroom/guest suite, office, or media room. The primary bedroom is the perfect getaway for total relaxation after a long day, with tall ceilings, bay windows, private access to the hot tub and the walk-in closet of your dreams. Enjoy the sun-lit garden views from the front brick patio while enjoying your morning coffee. Located on a quiet cul-de-sac in an ultra-convenient location, this home is convenient to the shopping and dining of Montecito's Upper and Lower Villages with close proximity to world-class beaches, the San Ysidro Ranch and the Rosewood Miramar hotel.

Offered at \$3,200,000



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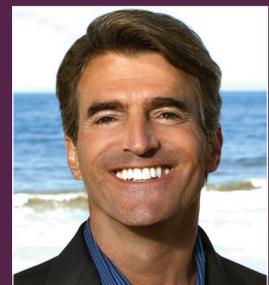
DANIEL ENCELL

"The Real Estate Guy"

(805) 565-4896

DanEncell@aol.com

www.DanEncell.com



Listing Information Profile

ADDRESS:	945 Aleeda Lane	PRICE:	\$3,200,000
LISTING AGENT:	Daniel Encell	APN #:	015-070-011
HOW SHOWN:	Appt/Agent	STYLE:	California Ranch
LIVING ROOM:	Garden views; walnut hardwood floor; fireplace; large bay windows; vaulted ceiling	BD/BA:	3 BD (+4th bedroom/family room/office/etc.) / 3 BA
KITCHEN:	Bay window overlooking patio; walnut hardwood floor; skylight; caesar stone counter tops; breakfast bar; Subzero fridge, Wolf coffee maker; 48" Wolf range; open to dining room	PRIMARY BEDROOM:	Garden/patio views; walnut hardwood floor; bay window; window seating with built-in storage; dual closets; walk-in closet with built-in shelves/cabinets; private ensuite bathroom; dual vanity; built-in soaking tub
DINING ROOM:	Walnut hardwood floor; open to kitchen; French doors access to back patio	BEDROOM 2:	Garden view; walnut hardwood floor
FAMILY ROOM/ 4TH BEDROOM/ OFFICE:	Garden/patio views; walnut hardwood floor; built-in cabinets; fireplace; private full bathroom; French doors access to patio	BEDROOM 3:	Garden view; walnut hardwood floor
		EXTERIOR:	Trellis; brick patio (front and back); gardens; hot tub; fenced; swing
ROOF:	Composition	SCHOOL DIST.	Cleveland; SB Jr., SB Sr.
FOUNDATION:	Slab	YEAR BUILT:	1961
WATER/SEWER:	SB Water / SB Sewer	LOT SIZE:	.35 Acres
GARAGE:	2 Car; Attached with storage; Laundry in garage	HEATING/ COOLING:	A/C Central; GFA

ADDITIONAL COMMENTS:

Chicness and sophistication. Attention to detail on the interior combined with wonderfully manicured gardens on the exterior, this home's quality is evident throughout.

1170 Coast Village Road, Santa Barbara, CA 93108 * (805) 565-4896 * License #:00976141

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