



790 Lilac Drive
Montecito, CA 93108
\$4,850,000

Lot Size: 0.84 Acre
Square Feet: 4,522
APN#: 007-110-012

Built: 2007
Bedrooms: 4
Bathrooms: 5

Indulge your senses and experience the unexpected as you embrace the comfort and sophistication of this conveniently located Mediterranean home with classic details and modern luxuries. The sleek interiors of this two-story four bedroom/five bath home evoke serenity and elegance throughout. Private and gated on almost one acre, the property is located within one of Montecito's most sought-after neighborhoods - close to the Upper Village, chic shopping, and tasteful dining. The superb floorplan with upper-level master suite with view balcony provides ease of living which extends beyond the venetian plaster interior walls and folding doors to create an open air effect presenting the opportunity to enjoy the sun kissed tranquility of the romantic gardens, koi pond, and well-manicure paths meandering amongst the oaks. Expect the unexpected - - There has never been a better time than now to experience the luxury of 790 Lilac Drive.



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COLDWELL BANKER PREVIEWS INTERNATIONAL

1290 Coast Village Road, Montecito, CA 93108

Entry:

- Arched front entry with stone pathway and urn fountain
- Large arched wooden front door
- French limestone floor
- Vaulted beamed ceiling
- Two 2-lite iron sconces
- Two 3-lite iron and glass chandeliers
- Two sets of 4-lite French doors to private garden patio with pond
- Coat closet
- Powder Room with limestone floor, wood vanity, stone sink, and two wall sconces
- Decorative curved iron railing to upper level

Den:

- Wood beamed ceiling
- Double door entry
- Stone fireplace with stone mantel and hearth and gas log set
- Curved wall with three 4-lite garden view windows
- Two 4-lite garden view windows
- Built-in book or display shelves with cabinet

Living Room:

- Walnut flooring
- Vaulted beamed ceiling
- Stone fireplace with wood mantel, raised stone hearth & gas log set
- Built-in display cabinets with glass shelves and storage cabinets/drawers
- Samsung HDTV with surround sound
- Three sets of garden view windows
- Bi-fold doors to loggia

Dining Room:

- Walnut flooring
- 6-lite iron and rock crystal chandelier
- Arched entry way with pocket doors
- Two 4-lite windows with sidelights and garden views
- Mirrored wall
- Display niche with mirrored back wall

Kitchen:

- Arched entry from foyer
- Walnut flooring
- Wood beamed ceiling
- Viking Professional double oven with 6 burners, a griddle, pot-filler, and Viking hood
- Seafoam granite counter tops
- Stainless double sink
- Viking Professional side-by-side refrigerator
- Asko dishwasher
- Sharp Insight-pro microwave
- Viking wine cooler
- Spacious island with counter seating, round prep sink, and two hanging pendant lights
- Pass through window to outdoor kitchen
- Garden view windows
- Plentiful cabinetry and pantry with built-in cabinets and drawers

Breakfast Room:

- Walnut flooring
- Wood beamed ceiling
- Custom designed chandelier with silk shade
- Built-in cabinetry with drawers, shelves, and cabinets
- French doors with transom windows to private garden patio
- Two 3-lite garden view windows

Master Bedroom:

- Light and bright room with windows that open to views of the oak trees and mountains
- Built-in bookcases flank the master bed
- High ceilings and recessed lighting for ambiance
- hardwood floors
- Crown molding and base
- Custom designed crystal chandelier
- Built-in bind-the-door cabinetry
- Gas burning remote-control fireplace with limestone/marble hearth

Master Bathroom:

- Chandelier
- Nickel wall sconce and daylight fixtures in master closet
- Polished marble radiant heated floors with black marble inlaid accents
- Glass and marble tile shower flooded with natural light from windows
- Duravit free standing oval bathtub
- Polished marble countertops
- Custom built African Mahogany cabinetry framed over counter mirrors
- “His” and “Her” bathroom sinks with overhead mirrors and stylish wall sconces
- Coved ceiling with crystal chandelier
- African Mahogany trimmed French doors open to a private flagstone view terrace with wrought iron details and expansive views

Master Walk-In Closet:

- Custom cabinetry/shelving and center island for additional storage
- Mirrored wall
- Beveled mirror on back of pocket door
- Garment pullouts

Master Sitting Room:

- Wooden staircase beautifully detailed with wrought iron accents
- Decorative wrought iron wall sconces
- High ceilings with recessed lighting
- Hallway that leads to master sitting area with built-in bookcase
- Gas burning fireplace with stone detailing
- Juliette Balcony
- Views of the mountains, oaks and gardens
- African Mahogany trimmed windows allow light into the room
- Crown molding
- Detailed wrought iron chandelier

Bedroom #2/Office:

- Currently utilized as an office
- Hardwood floors
- Picture windows with garden views
- An abundance of natural light
- High ceilings with recessed lighting
- Crown molding
- Walk-in closet with custom cabinetry

Bathroom #2:

- Convenient to Office/Bedroom #2
- High ceilings with recessed lighting
- Natural filtered light through garden view windows
- Mirrored bathroom door

Bedroom #3:

- High ceilings with crown molding and recessed lighting
- Walnut flooring
- Three large garden view windows
- Wall-mounted television for easy viewing
- Walk-in closet with custom cabinetry
- Ensuite bathroom with Travertine counter tops, stone/tile shower with glass door, Duravit sink and radiant heated floors

Bedroom #3 Sitting Area:

- Private alcove/sitting area opposite the bedroom
- Three African mahogany framed windows open to courtyard and oaks
- High ceilings with recessed lighting
- Crown molding

Bedroom #4:

- Private staircase with wrought iron wall sconces, and custom-made Steve Handleman hallway chandelier, garden view window, and decorative iron railing with floor lighting for ease of use at night
- Recessed ceiling lighting
- Large windows provide natural light
- Views of the gardens and courtyard
- French doors to Juliette Balcony
- Views of the mountains, oaks and lush gardens
- Closet with built-ins and mirrored door
- Ensuite bathroom with shower and Duravit sink/fixtures, radiant heated floors, and tile accents throughout

Lower Level:

- Oak stairs
- Large walk-in closet or wine room with wood ceiling, limestone tiled floor, built-in storage closets for hanging clothes, including two with glass doors, built-in shelves, and pull-out hangers.
- Small walk-in closet with custom designed built-in storage closets with drawers and shoe drawers
- Mechanical walk-in closet

Loggia:

- Bi-fold access doors from living room
- Covered dining and living porch
- Stone floor
- Vaulted and beamed ceiling
- Stone fireplace with stone mantel and hearth
- Summer kitchen with black hewn granite counter top and tiled backsplash
- Pass through window to kitchen
- Dacor barbecue
- Viking Pro Refrigerator with glass door
- Stainless steel sink
- Two iron and glass hanging pendant lights
- Cabana drapes
- In-ceiling speakers
- Loggia opens to stone terrace

Entertainment Terrace:

- Stone terrace framed by stacked stone rock wall and boulders with water feature complete with small goldfish
- Wisteria, lavender, rosemary, water wise native plantings and succulents, lawn area with mesh wire underneath
- Antique Chinese doors open to stone path with stone bench and easy access to gym/garage

Laundry Room:

- Custom built walnut cabinetry
- Oversized stainless sink with Grohe fixtures
- Travertine countertops
- Limestone tiled floors
- Window with views of the oak trees and gardens

Garage/Gym:

- Tech flooring
- Oversized 2 car garage with room for an additional car or space for a gym.
- French doors to private garden patio
- Door to back garden
- Easy access to laundry room
- Window for natural light
- Large 24" deep storage cabinets
- Tech walls for storage
- Wall mounted Samsung HDTV with surround sound
- Wall mirrors in gym area

Systems, Amenities, Lighting System & Technology:

- Automatic motor gate entry system with phone intercom/control release
- Landscape lighting system
- Smart irrigation system
- (4) 600 watt landscape transformers
- House music system
- Security camera surveillance
- (3) zones of forced air heating & air conditioning systems

Systems, Amenities, Lighting System & Technology (continued):

- Soft water system
- Filtered water
- WiFi system, phone system, & security system
- Connected to Montecito Water District System
- Septic system
- Plumbed for a pool and plans by Macaluso & Tri-Counties
- Waxed Venetian plastered walls
- Completely fenced
- Private entry for trash collection
- Garden storage shed
- Pedestrian gate with key pad
- Stone Thresholds
- 7 inch baseboards
- African mahogany doors and windows
- 5 wood burning fireplaces with gas logs sets
- All windows have UV tint by Cal Coast (30 year replacement)
- Radiant heated floors in all baths
- Central Vacuum

Site Features**Motor Court & Entry Court:**

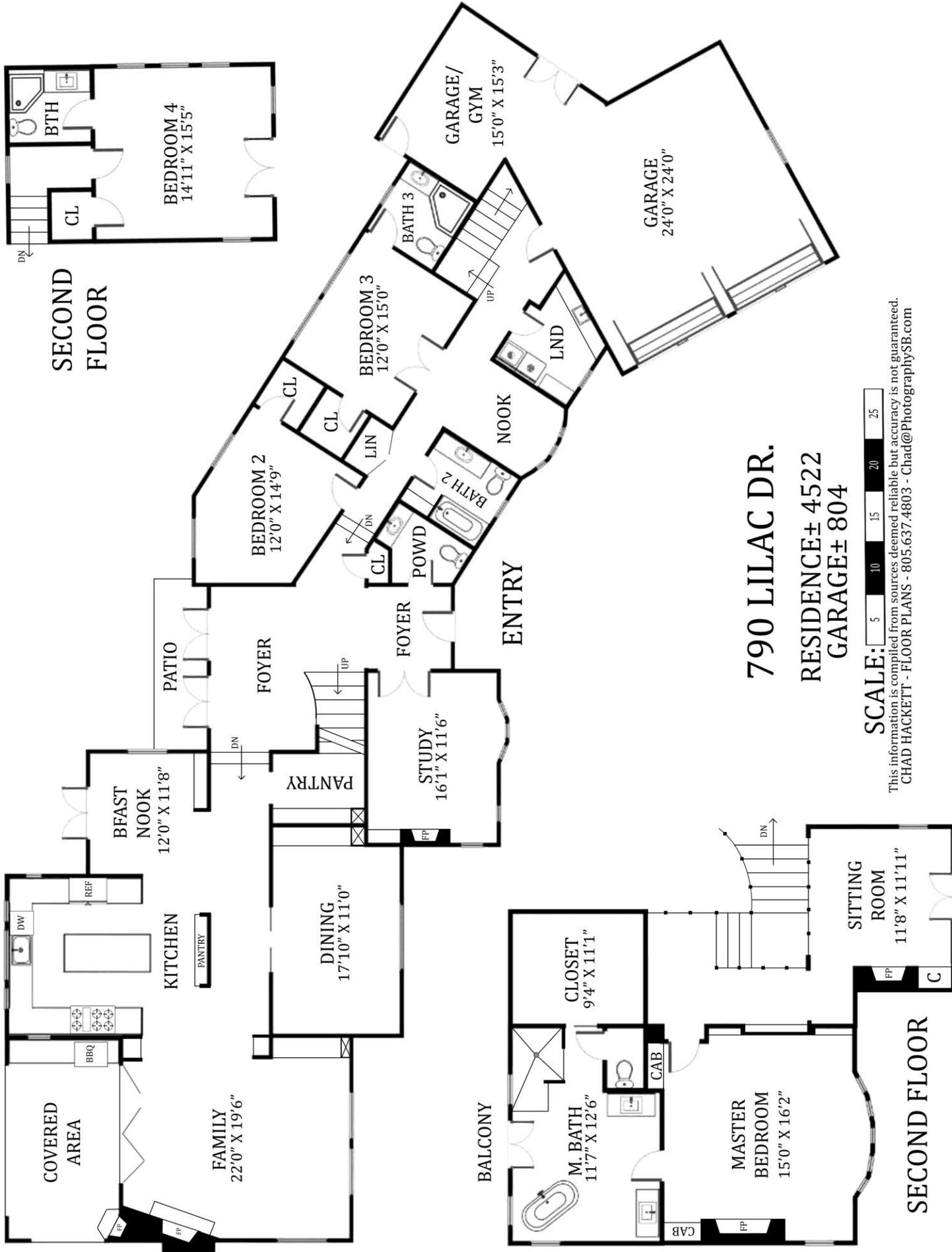
- Gated entry
- Gravel motor court with circular stone center
- Stone entry pathway with urn fountain surrounded by stones
- Mature oak trees
- Seasonal drainage with two debris gates
- Gravel walk to house and court

Koi Pond/Gardens:

- Recirculating creek with koi pond with 25+ koi fish
- Stone lined pathways through oak woodland with a Monet bridge surrounded by oak trees, palms and Clivia
- Citrus trees

For further information or to schedule a private showing, please call:

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SECOND FLOOR

790 LILAC DR.
RESIDENCE± 4522
GARAGE± 804

SCALE: 5 10 15 20 25

This information is compiled from sources deemed reliable but accuracy is not guaranteed.
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