



1565 East Valley Road
Montecito, California 93108

\$7,250,000

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|--------------|-------------|------------|-----------|
| Lot Size: | 1.08 Acres | Built: | 1982/1995 |
| Square Feet: | 5,737 | Bedrooms: | 5 |
| APN#: | 007-450-005 | Bathrooms: | 7 |

~ENJOY THE HAMPTONS LIFESTYLE with OCEAN VIEWS IN MONTECITO~

Located near Montecito's Upper Village with shops and restaurants down a shaded country lane, this impeccable one acre estate features authentic architecture inspired by coastal living in the Hamptons. Enjoy strolling on meandering paths under oaks and a specimen stone pine tree while you enjoy the smell of roses, gaze at a treasured century old wisteria vine, and sense the rare tranquility of this lovingly designed garden which dates back to the early 1900's. A welcoming first impression is created as you walk up stone stairs and pathway to the front door of this sun filled home and catch your first glimpse of the ocean. With an easy floor plan for living indoors and outdoors, this will be a home that works for couples or families, for weekend or full time use, and for those who require the most luxurious amenities in a truly immaculate estate. Three levels allow privacy with two bedroom suites on the lower level; the spacious ocean view master, formal dining and living rooms, and den/bedroom on the entry level; and a treetop feeling for an upper level bedroom or office which opens to a "top of the world" rooftop deck offering a peaceful place to relax and enjoy Montecito's famed lifestyle with inspiring views of the ocean and mountains highlighted by dramatic sunset colors!

ENTRY LEVEL:

Entry/Galleria

An impressive stone pathway framed by pillars with three light lanterns leads to the entrance of an eye catching Hamptons style estate on a quiet lane off East Valley Road. As you glimpse the front door with its sidelights, you catch views of the ocean above a pathway leading to the entertainment terrace and gardens. On entering this residence enhanced by spectacular specimen holly bushes and Japanese maples, one is filled with delight when walking through the wide light filled galleria with skylights well designed for an art collection.

Living Room

Oak flooring, coffered ceiling with beams, crown molding, white brick fireplace with raised hearth, white wood mantle, built-in book shelves and cabinets on each side, French doors with paned windows and side lights open to wrap-around deck for lounging, a large bay window reveals mountain views from the north side of the residence, and a second set of French doors opens to a garden view deck with railings that hold an ancient wisteria vine dating back to the original 1920's structure on this property which was part of an adjacent estate.

Dining Room

Double door entry from galleria, oak floor, white paneled wainscoting with pale green walls above, eight light iron chandelier, paned windows with garden and views of wisteria blossoms as well as the detached charming cottage style garage in the side gardens, swinging service door to breakfast room/kitchen.

Kitchen

Granite counter tops, off-white subway tiled backsplash, custom white cabinetry, Viking Pro six burner double oven, SubZero refrigerator, Miele Excella Series dishwasher, Viking Pro compactor, Viking wine cooler, Viking Pro microwave, Viking Pro icemaker, spacious island with counter seating and large storage drawers for pots and pans, wet bar with second Miele Excella Series dishwasher, SubZero freezer complete with two freezer drawers, large walk-in pantry with plentiful shelves, and utility closet. To one side of the kitchen is everyone's favorite place to sit in the morning – a sunny breakfast area with six candle iron chandelier, built-in hutch with generous counter space for serving, drawers and cabinets, and paned glass cabinet doors for display, bay style paned glass and paned garden and mountain view windows.

Powder Room

Conveniently located off the entry galleria, wallpaper, three light chandelier, two wall sconces, and vanity with Chinese crystal white counter top.

Den/Office or Bedroom 2

Carpeted, double door entry, crown molding, double door closet with bi-fold doors and storage shelves, paned bay windows with garden and ocean views, spacious ensuite bath with white tile floor, white Thassos marble counter top, white cabinetry, tub/shower with white tile surround, and paned garden view window.

Family Room

Just down from the galleria, a cozy sun filled family room affords a casual gathering place for afternoon reading or before dinner cocktails with ocean views and sunset colored skies, white beamed ceiling, fireplace with stone hearth, white wood mantle and surround, built-in cabinets and shelves, cushioned window seat, wall of built-in bookshelves and cabinets, wet bar with small stainless steel sink, glass shelves for glassware, wood counter top, drawers and shelves, paned ocean and garden view windows, French doors to the sun drenched entertainment terrace with its enchanting stone lined pond and fountain, and a border of espaliered apple and citrus trees as well as a lovingly cared for rose garden.

Master Bedroom

With windows on both sides for light and cross ventilation as well as a door to the sunny terrace outside, this spacious master is a welcome retreat for cozy reading by the fireplace or for work at a desk near ocean view paned windows which capture the gentle sound of an old estate fountain in the rose garden. Carpeted, white brick fireplace with raised hearth, white wood mantle, and cabinet doors that open to flat screen television with storage cabinets. Plentiful closets, including entry hallway with two sets of double bi-fold doors to closets with shelves, pull-out drawers, counter space, and hanging space, bi-fold doors to "Her" large walk-in closet, wall of drawers and cabinets, three closets for hanging clothes, three paneled fashion mirror, built-in vanity or desk with ocean view paned windows. "His" spacious walk-in closet complete with sweater shelves with glass doors, built-in laundry storage cabinet, drawers, shelves, wire pull-out drawers, two sets of paned garden view windows, and door to hanging closet with additional shelves and an ocean view window. Spa quality master bath with marble hexagonal tiled floor, three sconces, lower walls with large grey marble subway tiles, vanity with two sinks, Carrera marble counter top, white cabinets and drawers, large shower with glass door and sidelights with large grey subway tile surround, claw foot bath tub, towel warmer, skylight, water closet, and garden view windows.

LOWER LEVEL:

Stairway from kitchen leads to entrance hallway from motor court, two storage closets, laundry closet access, two bedroom suites (Bedroom 2 and 3), paned door to motor court and outdoor dining area with mountain views. Door to side of house below master bedroom opens to storage room for bikes or garden supplies.

Bedroom 3

Carpeted with wall of closets, built-in storage cabinets, paned courtyard and garden view windows, ensuite bath with stone tile floor, white vanity with marble counter top, tub/shower with white tile surround and glass door, door to hallway (doubles as a second powder room).

Bedroom 4

Luxurious and spacious private guest suite: carpeted, beamed ceiling, large walk-in closet, sitting area, door to mechanical room, ensuite bath with wainscoting, white hexagonal tile floor, vanity with marble counter top, drawers and cabinets, white medicine cabinet, and spacious shower with off white subway tiled surround.

Laundry Closet

Double pocket doors from hallway, stone tiled floor, large sink, built-in shelves and cabinets, Fisher & Paykel washer and dryer, built-in ironing board in hall closet.

UPPER LEVEL

Bedroom 5/Office, Gym or Playroom

Located upstairs, this light-filled “tree house feeling” room features a large skylight with built-in shade, built-in storage shelves, large double door closet with shelves and storage area, paned windows with mountain and treetop views, paned door to ocean and island view deck for sunset cocktails, newer ensuite bath with tile floor, vanity with two sinks, cabinets and drawers, light blue tiled shower with glass door, built-in dresser, storage cabinet, GMO synthetic stone flooring, and paned garden view windows.

ENTERTAINMENT TERRACE:

Stone terrace wraps around from main entryway to the family room and master bedroom with lawn area, rose garden with estate style garden fountain, large rectangular stone edged pond with antique style bowl fountain, summer kitchen on side of house with Wolf barbeque, plentiful counter space, storage cabinets, and a separate counter with wet bar, stainless steel sink, built-in under cabinet refrigerator, and ocean, island, and garden views.

AMENITIES:

- Charming cottage style two car garage with storage room and weather vane
- Spacious gravel motor courts
- Lower level storage room with entry from the motor court
- Oak trees, stone pine tree, rose garden, specimen camellia and holly bushes, espaliered apple trees and citrus trees, garden paths for walking the grounds
- Gardener’s half bath with exterior access from gravel courtyard
- Custom window treatments, including Roman shades
- Entertainment terrace, lawn area, rose garden, large rectangular stone lined pond with fountain, summer built in kitchen with Wolf barbeque, storage cabinets, and wet bar with under-counter refrigerator, sink. This is the place everyone wants to be: in the sun, facing the ocean and waiting for a beautiful sunset!
- Centrally located in Montecito – near Pierre LaFond and Upper Village shops.
- Montecito Union School District, near Crane Country Day School and Montecito YMCA
- Renovation and upgrades by Richard Heimberg, General Building Contractor Inc.
- 5,000 gallon water storage tank
- Truly a turnkey estate with charm, luxurious comfort and sunny interiors for a quiet “near to everything” lifestyle