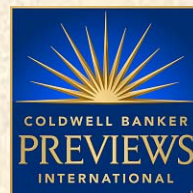




**Barbara Koutnik**  
805.565.8811 Direct Office  
805.689.3015 Cellular



Ennisbrook Casita  
Montecito, California





*Information presented here is deemed reliable but is not guaranteed.*



## UPSTAIRS

### Bedroom – 12x18

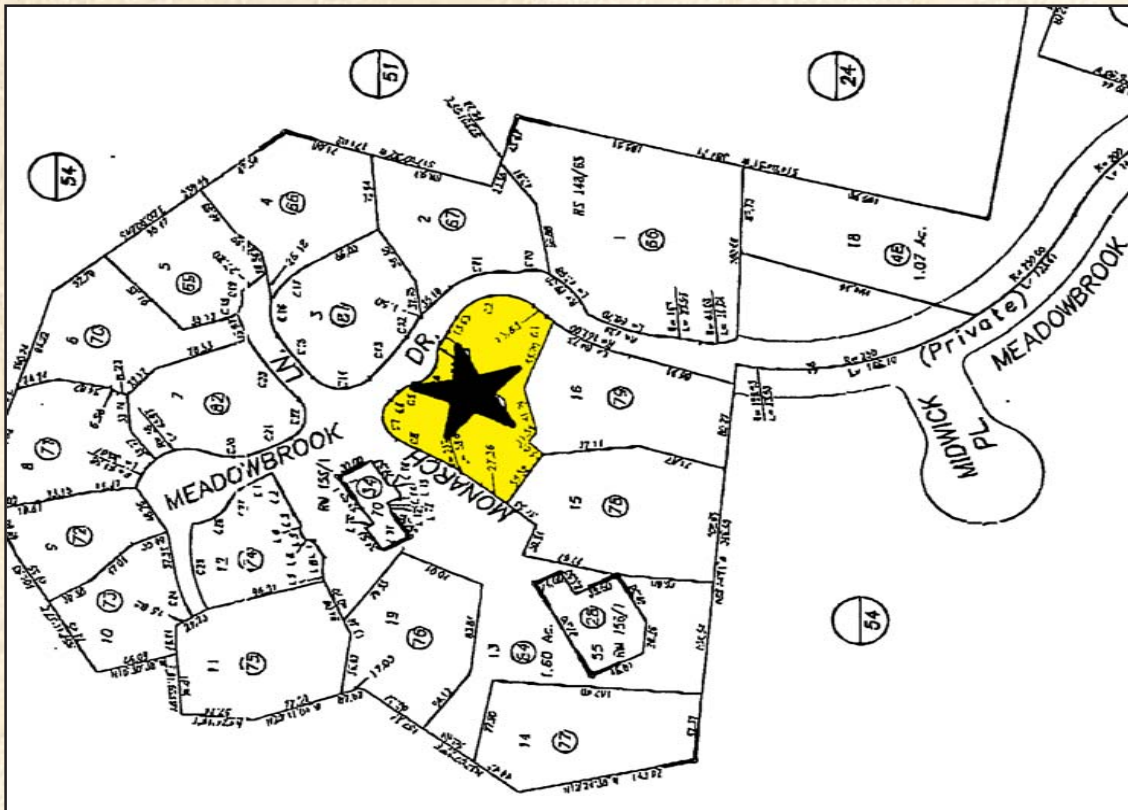
Light and bright with high ceilings, double French doors to covered patio and separate French doors to wrought iron balcony, corner fireplace equipped with gas logs, and walk-in closet. There is an adjoining bath with a private vanity and commode with separate shared access to walk-in shower and soaking tub

### Bedroom – 11x15

High ceilings, walk-in closet and French doors that open to wrought iron balcony. There is an adjoining bath with a private vanity and commode with separate shared access to walk-in shower and soaking tub

### Additional Features:

- Two-Car Garage
- Built-in speaker system
- Security System
- Two Zone Air-Conditioning System
- Water Heater with Re-circulating Hot Water System
- Tankless Water Heater System
- RO Filtered Water System
- Lush flowering gardens
- Outdoor lighting
- The Ennisbrook Clubhouse and Amenities
- HOA fees \$475/month



*For Further Information and Showing, please Call:*

**Barbara Koutnik**

805-565-8811 (Direct Office)

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# 485 Monarch Lane Montecito, California \$2,395,000

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<b>Style:</b>	Meditranean	<b>Age:</b>	Built in 1993
<b>APN:</b>	007-540-73	<b>Bedrooms:</b>	Four
<b>Lot Size:</b>	Casita at Ennisbrook	<b>Baths:</b>	Four & One Half
<b>Architect:</b>	Zehren & Associates	<b>Builder:</b>	Braun & Associates

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This rarely available four bedroom Casita is situated ideally on a corner lot within the community of Ennisbrook. Featuring the largest floor plan with quality appointments throughout, this wonderful home has oversized French doors in most rooms that open to inviting outdoor patios. The spacious backyard has a large covered patio, stately oak trees, flowering plants and wispy bent grass lawn. The home features a downstairs master suite with lavish bath, three fireplaces, tile floors and gourmet kitchen. All the amenities of The Clubhouse, pools, tennis courts and trails are yours to enjoy within this exclusive community.

## **Entry**

Architecturally designed to create a spacious open feeling with high ceilings, tile floors and 33-foot gallery. Powder bath and closets located off the entry

## **Living Room – 19x20**

This magnificent room features a raised hearth fireplace equipped with gas logs, high wood beamed ceilings, French doors to front garden patio, entertainment center and storage cabinetry and service bar with refrigerator/ice maker

## **Dining Room – 12x15**

Inviting room with paneled box beamed ceiling, tile floors, and open access to the gallery and passage to the kitchen

## **Kitchen/Breakfast Room – 12x24**

Tile floors and warm wood cabinetry create a wonderful environment to enjoy cooking in this gourmet-equipped kitchen. Cozy breakfast room has French door access to private covered patio. The kitchen extends to a separate pantry area with access to the dining room

## **Laundry – 6x11**

Conveniently located adjacent to the kitchen with ample storage cabinetry and laundry sink, tile floors and direct access into the 2-car garage

## **Master Suite – 15x18**

Conveniently located downstairs this wonderful room has double entry doors, corner fireplace equipped with gas logs, French doors to garden patio and lavish master bath with Jacuzzi tub, marble shower, his and her vanities, separate ladies make-up vanity and spacious walk-in closet

## **Bedroom – 13x13**

Located off the galleria of the home, this room provides separation for guests or family. There is French door access to garden patio, in-wall speaker system, walk-in closet and adjoining tiled bath