



*Exclusive Ennisbrock  
Montecito, California*



FRONT ENTRY



FRONT GARDEN



SIDE YARD



MOTOR COURT



KITCHEN PATIO



LIVING ROOM PATIO



LIVING ROOM



LIVING ROOM/DINING ROOM



LIBRARY



DINING ROOM



KITCHEN/BREAKFAST



PANTRY/LAUNDRY



FAMILY ROOM



OFFICE

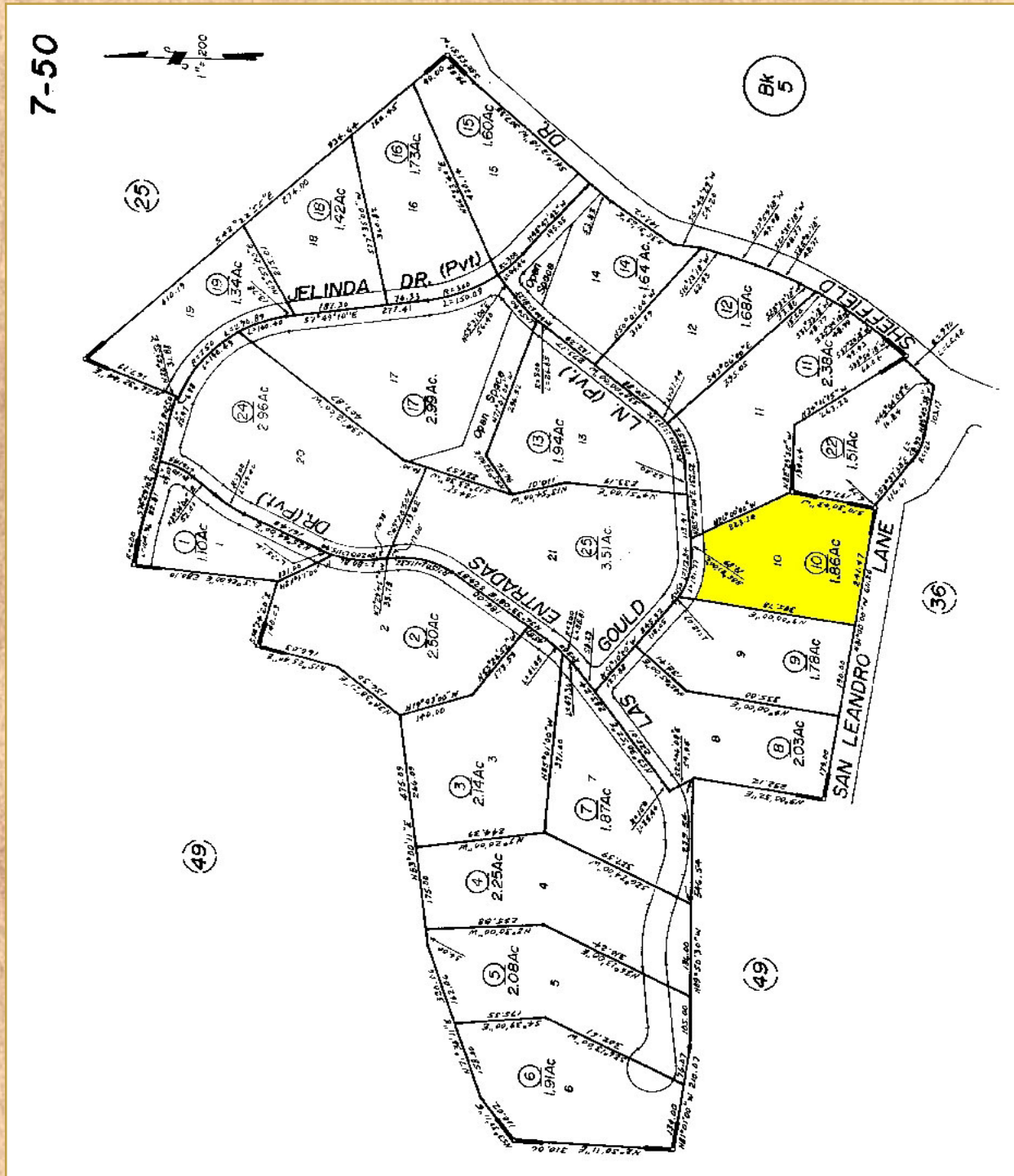


MASTER BEDROOM



MASTER BATH

# 272 GOULD LANE MONTECITO, CALIFORNIA



FOR FURTHER INFORMATION  
AND SHOWING, PLEASE CALL:  
**BARBARA KOUTNIK**  
805-565-8811 (DIRECT OFFICE)  
805-690-3015 (CELLULAR)

*C*OLDWELL BANKER  
PREVIEWS  
*International.*

# 272 GOULD LANE

## MONTECITO, CALIFORNIA

### \$3,295,000

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<b>STYLE:</b>	SPANISH ESTATE	<b>BUILT:</b>	1988
<b>LOT SIZE:</b>	1.86 ACRES	<b>BEDROOMS:</b>	THREE
<b>APN#:</b>	007-500-010	<b>BATHROOMS:</b>	FOUR

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IDEALLY LOCATED WITHIN EXCLUSIVE ENNISBROOK IN MONTECITO, THIS WONDERFUL ESTATE CAPTURES THE ESSENCE OF THE SANTA BARBARA LIFESTYLE. THE ELEGANT, COMFORTABLE INTERIOR OF THE HOME BOASTS AN OPEN AND SPACIOUS FLOOR PLAN WITH ALL AMENITIES SOUGHT BY BUYERS TODAY. THE SPACIOUS MASTER SUITE ENJOYS AN ADJOINING SITTING ROOM, LAVISH MASTER BATH AND FIREPLACE. THERE IS ALSO A WONDERFUL COOK'S KITCHEN WITH ADJOINING FAMILY ROOM, HOME OFFICE, LIBRARY AND OUTDOOR TILED PATIOS. THE NATURAL SETTING FOR THIS PRIVATE 1.86 ACRE PARCEL HAS SOME OCEAN VIEWS THROUGH THE EUCALYPTUS TREE GROVE.

<b>ENTRY FOYER</b>	10x24	CUSTOM DESIGNED ENTRY DOOR WITH SCREENED SIDE PANELS. TILE FLOORS, COAT CLOSET AND STEP DOWN TO POWDER BATH WITH DIRECT ACCESS FROM THREE-CAR GARAGE
<b>LIVING ROOM</b>	22x25	INVITING AND DRAMATIC ROOM WITH VAULTED BEAMED CEILING, LARGE FIREPLACE, TWO SETS OF FRENCH DOORS TO TILED PATIO, LARGE ARCHED WINDOW WITH WEST FACING LIGHT AND POCKET DOORS TO ADJOINING LIBRARY
<b>LIBRARY</b>	16x18	THIS INVITING ROOM HAS ADJOINING ACCESS FROM THE LIVING ROOM WITH PANELED POCKET DOORS AND ADDITIONAL ACCESS FROM ENTRY FOYER. BUILT-IN BOOKCASES, CLOSET AND WEST FACING LIGHT
<b>DINING ROOM</b>	15x19	ONE STEP UP FROM THE ENTRY FOYER WITH TILED FLOORS, ARCHED ALCOVE AND FRENCH DOORS TO GARDEN TILED PATIO
<b>KITCHEN</b>	14x25	WONDERFUL, LIGHT, COOK'S KITCHEN WITH OAK CABINETRY, TILED FLOORS, RECESSED LIGHTING, CORIAN COUNTERS, WALK-IN PANTRY AND BREAKFAST ROOM WITH FRENCH DOORS TO TILED PATIO. THE ROOM OPENS TO THE FAMILY ROOM AND HAS ACCESS TO LAUNDRY ROOM, DINING ROOM AND ADDITIONAL PANTRY

<b>FAMILY ROOM</b>	21x23	THIS GREAT ROOM HAS A VAULTED CEILING, HARD-WOOD FLOORS, CORNER FIREPLACE AND WINDOWS AND FRENCH DOORS TO CAPTURE NATURAL LIGHT ALL DAY. STAIRWAY TO LOWER OFFICE
<b>OFFICE/BEDROOM</b>	18x20	CURRENTLY USED AS A HOME OFFICE WITH TILED FLOORS, BUILT-IN DESK AND BOOKCASE/STORAGE UNIT, OVERHEAD TRACK LIGHTING, STORAGE CLOSET AND ADJOINING TILED BATH. FRENCH DOOR ACCESS TO PRIVATE GARDEN PATIO AND LOWER GARDEN
<b><u>UPSTAIRS</u></b>		
<b>MASTER SUITE</b>	20x20	YOUR OWN PRIVATE RETREAT WITH HIGH CEILINGS, FRENCH DOORS TO FRONT PATIO TERRACE, MARBLE FIREPLACE, 21 X 14 LAVISH BATH WITH LARGE DOUBLE VANITY, WALK-IN SHOWER, JACUZZI TUB AND SEPARATE BIDET/COMMUNE ROOM. SPACIOUS WALK-IN CLOSET
<b>SITTING ROOM</b>	14x15	ADJOINS THE MASTER SUITE WITH PRIVACY POCKET DOORS, SPACIOUS CLOSET WITH ADDITIONAL ACCESS FROM HALLWAY. THIS ROOM COULD CONVERT TO AN ADDITIONAL FAMILY BEDROOM
<b>FAMILY BEDROOM</b>	20x14	SPACIOUS BEDROOM SUITE WITH DOUBLE CLOSETS, WRAP AROUND WINDOWS AND FRENCH DOORS TO PRIVATE TILED PATIO. ADJOINING TILED BATH WITH LINEN CABINET AND LAUNDRY SHUTE

### **ADDITIONAL FEATURES**

- ◆ SPACIOUS MOTOR COURT
- ◆ OVERSIZED THREE-CAR GARAGE
- ◆ SECURITY SYSTEM
- ◆ NUMEROUS OUTDOOR ENTERTAINMENT PATIOS
- ◆ FAG HEATING SYSTEM
- ◆ PRIVATE 1.86 ACRE PARCEL WITH NATURAL LANDSCAPED GARDENS
- ◆ AMENITIES OF ENNISBROOK CLUBHOUSE WHICH INCLUDES POOLS, TENNIS COURTS, WORK OUT FACILITIES AND ACRES OF OAK WOODLANDS WITH SERENE WALKING TRAILS ALONG SAN YSIDRO CREEK

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