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777 Ayala Lane Montecito, California Offered at \$10,700,000

- Entry:** 12x12 Tile floors with vintage inlayed accent tiles. Alcove access to power bath and laundry room
- Living Room:** 50x21 Tile floors, high beamed ceilings, two wrought iron chandeliers, double stairway that extends the length of the room leading to the master bedroom, large walk-in fireplace and carved wood door to courtyard patio
- Dining Room:** 14x16 Tile floors with vintage inlayed accent tiles, original iron cased windows offer views of the interior courtyard
- Kitchen:** 11x15 Original metal cabinetry with black granite counters, six burner range, iron cased windows with views of interior courtyard. Original 10x8 butlers pantry, separate walk-in pantry and 11x8 charming informal dining room with courtyard views
- Family/Loggia:** 16x50 Fabulous garden room with marble floors, wrought iron floor to ceiling doors and windows opening to courtyard garden, pool and tennis court
- Master Bedroom:** 12x30 Tile floors, original iron cased windows, her bath has walk-in closet and his bath has dressing area. 9x11 Intimate sitting room with fireplace and courtyard views
- Bedroom Suite:** 13x15 Tile floors, corner fireplace, original iron cased windows and attached tiled bath
- Bedroom Suite:** 13x13 Tile floors, corner fireplace, walk-in closet, original iron cased windows and attached tiled bath
- Office/Bedroom:** 9x12 Tile floors, large built-in storage closet, original iron cased windows
- Guest Apartment:** Consisting of two bedrooms, two baths, 9x22 living room and charming 9x12 kitchen with built-in banquette

Additional Features:

- Four car garage in gated courtyard
- Two box horse stalls, plus tack room and trunk room
- New laundry room with courtyard access
- Outdoor hand tooled stone work and terrace
- Garden lath house built in 1934
- “Abigail Cottage” restored charming small guest cottage/ studio
- Hen House
- North/South tennis court
- Pool and Spa
- New irrigation, fountains and exterior lighting
- Private interior Courtyard
- Lush new landscaping, lawns and gardens
- Montecito Water and new Sewer Connection
- New Gated Entry and Motorcourt

