

Montecito Tuscan Villa



1196 East Mountain Drive
\$6,900,000

This hilltop authentically designed Tuscan Villa, with 4 bedrooms and 5 1/2 baths, enjoys an extraordinary site with the finest ocean views from Santa Barbara Harbor to Port Hueneme. It uniquely combines grandeur with country charm and timeless quality. The villa sits on a very private 6.52 acre site adjacent to the finest Montecito estates. It is perhaps the most romantic and artistically compelling residence that has been offered for sale in many years. Terraced gardens with colorful flowers, stone patios, sculptured olive trees and panoramic views from a rock bordered pool create a mood reminiscent of the French or Italian Riviera.

For further information, please call:

Susan Burns

(805) 565-8822 or (805) 886-8822

1290 Coast Village Road

Montecito, California 93108

susan@susanburns.com

www.susanburns.com

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Room Features

Entry 22 x 15

Entry doors of aged iron and glass open to a vaulted foyer with limestone floors leading to the living room with views of the Pacific Ocean beyond. A 50-foot galleria provides an ideal display area for paintings or sculpture.

Living Room 23 x 35

Hardwood floors, oversized French doors to a sandstone terrace with ocean views. Stone custom hand-cut fireplace, mantle and hearth, high wood beamed ceilings, elegant ballustrades which line the grand entry way above the living room. Acoustic perfection for great music!

Dining Room 17 x 18

Travertine floors. Mountain views of Los Padres National Forest. Overlooks the living room. Adjacent to the kitchen and family room.

Kitchen 16 x 24

Travertine floors, limestone counters, large butcher block island with second sink. Viking commercial oven with 6 burners and grill, 2 dishwashers, skylights, sub-zero, and antique finished pine cabinets. A friendly kitchen for entertaining.

Family Room 16 x 26

French doors to terrace with fireplace and ocean views. Built-in cabinets for stereo equipment and television. Travertine floors.

Master Suite

Bedroom 19 x 23

Carpeted, dramatic ocean views, high beamed ceilings, balconies, watch the sunrise. Adjacent luxurious his / hers baths and closets.

Sitting Room 17 x 14

French doors to garden terrace with ocean views. Pocket doors for privacy, built-in shelves with antique carved cabinet doors. Carpeted.

Exercise / Fitness Room 16 x 32

Wood suspension floor, surround sound, T.V. & Stereo equipment cabinets. Mirrored walls. Great for exercise, yoga, a massage room, or as a media room. French doors to terrace with fountain and canyon views. Just a few steps away is a hand-cut trail through the wooded canyon property.

Bedroom Wing - Separate Level

Upper Level Bedroom 18 x 17

Carpeted, French doors to large tiled balcony patio with spectacular mountain views. Luxury bath. This could be a great private office with its private location a few steps above the other 2 family bedrooms in this wing.

2nd Bedroom 14 x 17

Carpeted. Luxury bath. Mountain views.

3rd Bedroom 15 x 21

Carpeted. Spacious and quiet. Luxury bath with marble.

Office / Study Room 16 x 12

Located between bedroom 2 and bedroom 3, this carpeted room makes an ideal study area for children or an office area away from the large public rooms.

Additional Features of This Special Property:

- ~ Montecito Water District water serves residence
- ~ Well water provides irrigation for landscaping needs
- ~ Air conditioning in family bedroom wing and recording / editing studios
- ~ Fully equipped sound recording room and video editing studio
- ~ 24 sound recording lines in living room and 8 lines in upper family bedroom
- ~ 6 video lines in living room and 2 video lines in upper bedroom
- ~ Spectacular ocean views and "above the fog" mountain vistas.
- ~ Hiking trail on the property with hand-placed railroad ties for steps
- ~ Great stone terrace surrounds the pool outside the kitchen - perfect for entertaining!
- ~ Property is located in sought after estate area of Mountain Drive
- ~ Privacy and drama in views
- ~ Orchard / garden area at lower end of driveway
- ~ Party parking easement between 1190 and 1196 East Mountain Drive provides overflow parking for these two properties.
- ~ Romantic yet fun
- ~ Casual yet elegant
- ~ Grand yet simple
- ~ Ready for a new owner!
- ~ Excluded from sale: all music equipment, televisions, garden furnishings from India, statues, and draperies.

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