



1143 Hill Road

Charming beach house on coveted Hill Road in Montecito, with private access to Butterfly Beach! Bright kitchen with breakfast area is open to the living room, with sliding doors to family room/additional bedroom with fireplace and full bath. The rest of the home includes master bedroom with attached office, 3 additional bedrooms, and 3 additional baths. This 4 bed/4 bath home features private front porch sitting area, patio and large open lawn in the backyard, storage and gardening house, and private gate with direct access to Butterfly Beach. A beach-lover's dream come true in the heart of Montecito!

Offered at \$4,995,000!

Daniel Encell

Director, Estates Division

Berkshire Hathaway HomeServices California Properties

(805) 565-4896

For more information, photos & floorplan, please visit www.DanEncell.com



BERKSHIRE HATHAWAY
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Listing Information Profile

ADDRESS:	1143 Hill Road	PRICE:	\$4,995,000
LISTING AGENT:	Daniel Encell	APN #:	009-352-003
HOW SHOWN:	Appt/Agent	STYLE:	Beach Cottage

		BEDROOMS:	4
ENTRYWAY/ LIVING ROOM:	17'0"x12'4", wood floors, sitting room opens to kitchen and breakfast banquette dining area	Master Suite:	18'0"x12'11", wood floors, stone fireplace, office/sitting room with doors opening to the back patio
KITCHEN:	15'2"x8'1", wood floors, break fast bar area, Viking stove & hood, Sub-zero refrigerator, Miele dishwasher, Kohler farm house sink, & wine fridge	Bedroom 2:	13'9"x11'0", wood floors, detached bathroom in the hallway
FAMILY ROOM:	12'1"x10'8", wood floors, stone fireplace, full bath, doors open to backyard	Bedroom 3:	11'4"x11'3", wood floors, shared bathroom
		Bedroom 4:	12'11"x11'2", wood floors, shared bathroom
		BATHS:	4

FIREPLACES:	2; FR & MBR	SCHOOL DIST.	Mont Union, SB Jr., SB Sr.
ROOF:	Composition	YARD:	Front patio, back patio with large lawn, storage house with gardening room, direct path to Butterfly Beach
FOUNDATION:	Slab		
SEWER:	Montecito Sewer	REMODELED:	2011
WATER:	Montecito Water	GARAGE:	2-Car Attached
SQ FOOTAGE:	1,986	LAUNDRY:	In garage
LOT SIZE:	.26		

ADDITIONAL COMMENTS:

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1170 Coast Village Road, Santa Barbara, CA 93108 * (805) 565-4896 * License #:00976141

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