



## 1174 Glenview Road

Elegant Montecito Mediterranean at the top of the Pepper Hill Estates, with breathtaking panoramic ocean, island, and mountain views! Recently renovated with the finest finishes throughout. Kitchen features upgraded appliances - SubZero fridge, Wolf range, wine fridge - large central island, breakfast area with fireplace, and French doors to back patio for indoor/outdoor entertaining. Grand office with built-ins, fireplace, and stunning views. Master Bedroom Suite with luxurious bathroom, dual walk-in closets, and private balcony with stunning ocean views. Gated and private 1.75 acres features garage parking for 6 cars, separate gym/office, sparkling pool and spa with pool cabana, indoor/outdoor fireplace, built-in outdoor BBQ, lawn, walking paths, rose garden, and outdoor patios perfect for relaxing or entertaining! All convenient to Upper and Lower Villages in Montecito, and in the Cold Spring School District.

*Offered at \$10,500,000!*

**Daniel Encell**

Director, Estates Division

Berkshire Hathaway HomeServices California Properties

(805) 565-4896



BERKSHIRE HATHAWAY  
HomeServices  
California Properties

*For more information, photos & floorplan, please visit [www.DanEncell.com](http://www.DanEncell.com)*

# Listing Information Profile

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<b>ADDRESS:</b>	1174 Glenview Road	<b>PRICE:</b>	\$10,500,000
<b>LISTING AGENT:</b>	Dan Encell	<b>APN #:</b>	009-021-054
<b>HOW SHOWN:</b>	Appt/Agent	<b>STYLE:</b>	MEDITERRANEAN

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**ENTRY:**  
Grand entry with Travertine floor, custom skylight

**LIVING ROOM:**  
Travertine Floor, fireplace, stunning ocean views, French doors lead to back patio, beautiful arched windows and doorways.

**DINING ROOM:**  
Formal, Travertine floors

**KITCHEN:**  
Travertine floor, marble countertops, upgraded appliances-Wolf stove/range + Subzero fridge, wine fridge, custom cabinets, large central island, family room with fireplace, sitting area, French doors to back patio, stunning ocean views.

**OFFICE:**  
Travertine floor, built-in's, stunning ocean views, fireplace.

**LAUNDRY:**  
Room, private entrance, storage, sink.

**WINE ROOM: 1**

**BED/BATH:** 5/5.5

**Master Suite:** Carpet, luxurious bathroom with dual walk-in closets, French doors to private balcony with panoramic ocean and island views, fireplace

**Bedroom 2:** Carpet, private bath, French doors to back patio, with ocean views.

**Bedroom 3:** Carpet, private bath, ocean views.

**Bedroom 4:** Carpet, private bath, ocean views.

**Bedroom 5:** Carpet, private bath, ocean views.

**POOL CABANA:**

Private bath, sitting room with wine fridge, dual sided fireplace, stunning views, French doors to pool and patio.

**GARAGE 1:**

Attached to main house, 3 car, with storage.

**GARAGE#2:**

Detached, 3 Car, upstairs gym/office.

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<b>ROOF:</b>	Tile
<b>FOUNDATION:</b>	Slab
<b>SEWER/WATER:</b>	Mont. Water/Mont. Sewer
<b>FIREPLACE:</b>	5; Office, LR, Kitchen, MB, pool
<b>BUILT:</b>	1964
<b>LOT SIZE:</b>	1.75 AC

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<b>HOA:</b>	Pepper Hill Estates: \$800/year
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<b>SCHOOL:</b>	Cold Springs, SB Jr., SB Sr.
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**EXTERIOR:** Walking paths, rose garden, outdoor patios and balconies, pool/spa, pool cabana, outdoor BBQ, 2 three-car garages, gym, stunning ocean, island, and mountain views!

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## ADDITIONAL COMMENTS:

Elegant Montecito Mediterranean at the top of the Pepper Hill Estates, with breathtaking panoramic ocean, island, and mountain views! Recently renovated with the finest finishes throughout. Kitchen features upgraded appliances - SubZero fridge, Wolf range, wine fridge - large central island, breakfast area with fireplace, and French doors to back patio for indoor/outdoor entertaining. Grand office with built-ins, fireplace, and stunning views. Master Bedroom Suite with luxurious bathroom, dual walk-in closets, and private balcony with stunning ocean views. Gated and private 1.75 acres features garage parking for 6 cars, separate gym/office, sparkling pool and spa with pool cabana, indoor/outdoor fireplace, built-in outdoor BBQ, lawn, walking paths, rose garden, and outdoor patios perfect for relaxing or entertaining! All convenient to Upper and Lower Villages in Montecito, and in the Cold Spring School District.

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

The information above, while not guaranteed, has been secured from sources we believe to be reliable.