



1240 Cougar Ridge Road • Buellton

Magnificent 20+/- acre hilltop estate with breathtaking Santa Ynez Valley views. Enjoy the romance of this Spanish Revival compound complete with expansive entry courtyard. Listen to the relaxing sounds of the tiered fountain, feel the Old World presence & experience an environment designed for entertaining. Complete with home theater, serene guest retreat, free form swimming pool & spa, poolhouse, private guest house, equestrian facilities, tennis court & even your own boutique Syrah & Pinot Gris vineyard. Luxury in every turn, grand stone fireplaces, balconies, decks & views that will forever mesmerize you. Located in a gated community with 10+ miles of maintained riding trails. Convenient to renowned restaurants & wineries, yet removed for peacefulness among nature. Come & fall in love.

Offered at \$2,850,000



DANIEL ENCELL

805.565.4896

DanEncell@aol.com

DRE 00976141



BERKSHIRE HATHAWAY
HomeServices

LUXURY
COLLECTION

LAURA DRAMMER

805.448.7500

Laura@LauraDrammer.com

DRE 01209580



Listing Information Profile

ADDRESS:	1240 Cougar Ridge Road	PRICE:	\$2,850,000
LISTING AGENT:	Dan Encell & Laura Drammer	APN #:	099-430-003
HOW SHOWN:	Appt/Agent	STYLE:	Spanish
LIVING ROOM:	Fireplace; wood-beamed ceilings; Saltillo tile floors; French doors; expansive decks	5BD/ 5.5BA	MASTER SUITE: French doors; balcony; wood-beamed ceilings; fireplace; two master bathrooms - each with shower, soaking tub and walk-in closets
DINING ROOM:	Fireplace; Saltillo tile floors; arched doorways leading to the formal living room and theater	MASTER SITTING ROOM:	Window seat with valley views; fireplace; built-in bookshelves; wetbar
KITCHEN:	Chef's island; ample storage; pantry; breakfast area	2BD/ 2BA	
THEATER:	Beautiful built-in shelving and cabinetry; projector (included w/ purchase); beamed ceilings; French doors to wrap around deck; Saltillo tile floors	GUEST HOUSE:	Kitchen; laundry room; two fireplaces
BILLIARDS ROOM:	Fireplace; built-in cabinetry; vaulted wood beamed ceilings; two sets of French Doors opening to decks	EXTERIOR:	Pool/spa; pool house; tennis court; courtyard with fountain; expansive decks; two barns; oak trees
		YEAR BUILT:	1999
FIREPLACE:	5: LR; DR; Billiards Room; MBR; Master Sitting RM	SCHOOL :	Oak Valley Elementary; Jonata Middle School; SY Valley High School
GARAGE:	2-Car detached; upstairs office with a fireplace; kitchen; full bathroom	WATER/SEWER:	Community Mutual Water Company Association Well
HOA:	\$100/ Month	ACRES:	20 +/- Acres

ADDITIONAL COMMENTS:

Prominent Valley Ranch with unparalleled views from almost ever room and each of the expansive decks. This Spanish hilltop home overlooks the property's picturesque Syrah and Pinot Gris Vineyard. Jonata Springs Ranch offers over 10 miles of riding trails.

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.