



## *2239 Featherhill Road*

This spectacular single-story Montecito home is located down a quiet, rural street and sits on just under an acre of beautifully landscaped grounds. Perfect for indoor and outdoor entertainment, features include beautiful kitchen, spacious living room with fireplace, formal dining, and family room with fireplace and adjacent bar/wine room. Outside, charming gravel walking paths lead through a variety of mature fruit trees and gardens. There is an extensive entertainment deck with outdoor BBQ, spa and sauna, and an awesome bocce ball court. Located in MUS.

*Offered at \$2,995,000!*

**Daniel Encell**

Director, Estates Division

Berkshire Hathaway HomeServices California Properties

(805) 565-4896

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



BERKSHIRE HATHAWAY  
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California Properties



# *Listing Information Profile*

ADDRESS:	2239 Featherhill Road	PRICE:	\$2,995,000
LISTING AGENT:	Dan Encell	APN #:	155-060-003
HOW SHOWN:	Appt/Agent	STYLE:	Ranch

LIVING ROOM:	26'9" x 15'8": Mountain views; picturesque windows that allow lots of natural light; fireplace; wood floors	4BD/2.5 BA	
DINING ROOM:	24'11" x 13'11": French doors with access to private patio; French doors to brick patio, wood-beamed ceilings; fireplace; wood floors	MASTER BED:	21'2" x 15'2": Access to deck; large windows; large walk-in closet; private bath; wood floors
KITCHEN:	15'11" x 11'5": large picturesque window with ocean and island views; access to brick patio; updated appliances - Viking range, microwave and oven; walk-in pantry	BEDROOM 2:	13'8" x 11'8": Mountain and front yard views; wood floors
BREAKFAST AREA:	11'5" x 7'9": Large window; access to brick patio; open to kitchen	BEDROOM 3:	13'8" x 11'2": Mountain and front yard views; wood floors
FAMILY ROOM:	24'7" x 23'5": French doors to back patio; tall wood beamed ceilings; views of backyard; stone floors	BEDROOM 4/ OFFICE:	11'8" x 11'2": Ocean and island views; French doors with access to deck; built-in book shelves; wood floors
		BAR:	19'3" x 11'5": Tall wood-beamed ceilings; French doors with access to backyard; access to wine room
		EXTERIOR:	Beautifully landscaped gardens; mature fruit trees - Persimmons, fig, passion fruit, limes, lemons, oranges, avocado; brick patio; porch; hot tub; sauna

WATER/SEWER:	Montecito/ Septic	SCHOOL :	MUS; SB Jr; SB Sr.
FIREPLACE:	3: LR; FR; DR	ACRES:	.97
GARAGE:	Attached; 2 car	LAUNDRY:	Room

## ADDITIONAL COMMENTS:

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