



## 2271 Whitney Avenue • Summerland

Located prominently on top of a picturesque hill in Summerland, with expansive ocean/island views from nearly every room, this stylish Cape Cod home is the retreat you have been looking for to make every day feel like summer. Upon entering the home you are greeted with high ceilings, large windows and a bright and fresh aesthetic. The living room boasts a stylish fireplace, where you can enjoy the comfort of your couch while appreciating the ocean/island view. Opening to a large wrap around deck, the living room and kitchen make indoor/ outdoor living effortless. High-quality finishes combine with delightful taste – the kitchen is equipped with high-end appliances for cooking a great feast or whipping up your favorite family dinner. Wake up every day with a view over the Pacific from the Master Suite. With its towering ceilings, spacious en suite bathroom and picturesque balcony, the Master Suite is a peaceful and comfortable haven. A Summerland retreat is not complete without charming outdoor seating areas, plentiful fruit trees and delectable vegetable gardens – 2271 Whitney has all these attributes and sits on one of the largest parcels in Summerland, creating an idyllic home.

*Offered at \$1,995,000*



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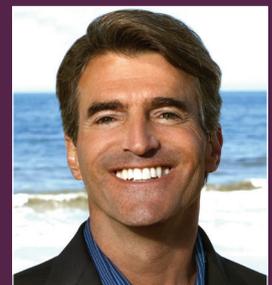
**DANIEL ENCELL**

"The Real Estate Guy"

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# Listing Information Profile

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ADDRESS:	2271 Whitney Avenue	PRICE:	\$1,995,000
LISTING AGENT:	Daniel Encell	APN #:	005-133-065
HOW SHOWN:	Appt/Agent	STYLE:	Cape Cod

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LIVING ROOM:	17'8" X 16'5": Ocean/island views; fireplace; vaulted ceiling; access to back deck; wood floor	BD/BA:	3BD (+office)/ 2.5 BA
KITCHEN:	14'7" X 13'7": Ocean/island views; soapstone counter tops; chef's island with breakfast bar; extra large farm sink; reverse osmosis water filtration system; Wolf range stove; SubZero refrigerator; Miele dishwasher; access to back deck; open to living room and dining room; travertine floor	MASTER BEDROOM:	18'1" X 14'3": Ocean/island views; fireplace; exposed beams; vaulted ceiling; balcony; walk-in closet; en suite bathroom with tub; carpet
DINING ROOM:	13'0" X 10'4": Ocean views; open to kitchen & living room; wood floor	BEDROOM 2:	13'9" X 13'6": Ocean views; large closet; balcony; exposed beams; carpet
OFFICE:	7'4" x 8'5": Wood floors	BEDROOM 3:	14'4" X 11'6": Mountain views; large closet; carpet
		EXTERIOR:	Ocean/island views; mountain views; deck and balcony; hot tub; vegetable garden; fruit trees (apricot, orange, lemon, lime, plum, mission fig)

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ROOF:	Composition	SCHOOL DIST.	Summerland, Carp Jr, Carp Sr
FOUNDATION:	Mixed	LAUNDRY:	Room with storage
WATER/SEWER:	Montecito Water/ Summerland Sewer	YEAR BUILT:	1990
GARAGE:	2 car; attached with storage	LOT SIZE:	.38 acres

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## ADDITIONAL COMMENTS:

This home enjoys many upgrades: soft water throughout the house with KDF filter (removes chlorine and fluoride from water); reverse osmosis filtration in the kitchen; upgraded Baldwin hardware throughout; LED lighting inside and outside; Bay Alarm security system; HVAC system with UV filter.

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