



244 Hot Springs

Charming and tastefully updated Craftsman-style home, with 3 bedrooms and 3 bathrooms - in the heart of Montecito! Beautiful rich wood floors throughout, updated kitchen and appliances, formal dining room, and cozy living room with fireplace and French doors out to the back deck. Luxurious Master Bedroom Suite enjoys fireplace, beautiful bathroom with walk-in closet, and private office/sunroom with fireplace and access out to the scenic backyard. The wrap-around back deck off of the dining room and living room, is perfect for entertaining or lounging. The property is private and gated on almost 1/2 acre with park-like grounds, and features sprawling lawn, rose gardens, fruit trees, and beautiful stonework. All of this - convenient to Upper and Lower Villages, and all that Coast Village Road has to offer!

Offered at \$2,495,000!

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
HomeServices
California Properties



Listing Information Profile

ADDRESS:	244 Hot Springs Road	PRICE:	\$2,495,000
LISTING AGENT:	Daniel Encell	APN #:	009-103-00
HOW SHOWN:	Appt/Agent	STYLE:	Craftsman

KITCHEN:	17'7" x 9'9"; Updated appliances, granite counter tops, open to family room	BEDROOMS/BATHS:	3/3
FAMILY ROOM:	13'1" x 10'11"; Built-ins	Master Suite:	17'6" x 16'10"; Rich wood floors, fireplace, private office/sunroom, large private bathroom with walk-in closet, luxurious spa and tub
DINING ROOM:	15'1" x 11'7"; Rich wood floors, formal, access to back and side deck	Office in Master Suite:	13'5" x 13'2"; Fireplace, bright and sunny natural light, access to backyard
LIVING ROOM:	23'7" x 15'1"; Rich wood floors, French doors to back deck, fireplace	Bedroom 2:	15'1" x 11'4"; Rich wood floors, private bathroom
GARAGE:	20'6" x 19'7"; 2 car with storage + additional storage room	Bedroom 3:	15'1" x 11'4"; Rich wood floors, private bathroom, dual closets
LAUNDRY:	Room with storage and separate entrance		

SEWER:	Montecito Sewer	SCHOOL DIST.	M.U.S, SB Jr., SB Sr.
WATER:	Montecito Water	LOT SIZE:	.48 Acres (21,344 Sq Ft)
FOUNDATION:	Raised	ZONING:	R-1
ROOF:	Composition	EXTERIOR:	Large covered and uncovered deck and back brick patio, perfect for entertaining or relaxing! Sprawling back lawn, mature trees, fruit trees, and rose garden. Private and gated with front yard wall and backyard fence
HEATING/COOLING:	GFA/ Central AC		
YEAR BUILT:	1946		

ADDITIONAL COMMENTS:

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