



2475 Bella Vista Drive

Dazzling Mediterranean estate with dramatic ocean, island, and mountain views in private Montecito location! This Don Nulty designed home has recently been remodeled with the finest finishes. Main house features 3 bed/3.5 bath, stunning wood floors, gourmet kitchen with state-of-the-art appliances, and ocean views from the living room, dining room, kitchen, family room, and master bedroom. Back patio with outdoor fireplace and seating area boasts mature landscaping, privacy, and ocean/island views. Beautiful stonework, fruit trees and rose gardens surround the pool and spa.

Private and gated guest house features 2 bed/2 bath, wood floors, outside patio, path to the pool and path to a beautiful bocce court! 4-stall barn with stunning arched entryway, and separate den/bar room complete this truly special property in the hills of Montecito. In coveted MUS school district.

Offered at \$6,950,000

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:	2475 Bella Vista Drive	PRICE:	\$6,950,000
LISTING AGENT:	Daniel Encell	APN #:	007-040-006, 007-040-007
HOW SHOWN:	Appt/Agent	STYLE:	Mediterranean; designed by Don Nulty, remodeled in 2011-2012

LIVING ROOM:	33'6" x 18'2"; Wood floors, fireplace, ocean views, French doors to back patio, open to formal dining area, open to library	BEDROOMS: 3	
KITCHEN:	16'5" x 14'4"; Wood floors, oversized island with seating, stainless steel appliances, wine fridge, walk-in pantry, ocean views, open to family room	Master Bedroom:	19'8" x 17'3"; Wood floors, walk-in closet, fireplace, ocean views, French doors to covered balcony
FAMILY ROOM:	20'1" x 15'9"; Wood floors, open to kitchen, window seat, doors to side patio and balcony	Bedroom 2:	13'11" x 13'7"; Wood floors, double closets, attached full bath
LIBRARY:	11'2" x 9'5"; Wood floors, built-in cabinets	Bedroom 3:	20'8" x 14'4"; Wood floors, attached full bath, window seat, door to side patio
GARAGE:	32'2" x 22'11"; 3-car attached with storage	BATHS:	3.5
DEN/BAR:	17'8" x 10'5"; Concrete floor, wet bar with wine fridge & mini-fridge, attached powder room	<u>GUEST HOUSE:</u>	
STABLES:	4-stalls & storage, private entrance	KITCHEN:	11'4" x 8'7"; Wood floors, breakfast bar, open to dining area & family room
ROOF:	Tile	FAMILY ROOM:	16'10" x 16'7"; Wood floors, back entrance & porch
WATER:	Well, Mont. Water	DINING AREA:	10'3" x 10'2"; Wood floors, fireplace, open to kitchen & living room
SEWER:	Septic	Bedroom 1:	19'10" x 12'2"; Wood floors, attached bathroom, double closets, sun room
LAUNDRY:	Room with additional storage	Bedroom 2:	14'2" x 11'10"; Wood floors, attached bath
BUILT:	1997: Remodeled 2011-2012	BATHS:	2
CONSTRUCTION:	Slab	SCHOOL:	MUS, SB. Jr., SB. Sr.
		GROUND:	Large back patio with seating, fireplace, fountain, fruit trees, stone work, pool with lounge area, bocce court, bar/den, stables
		VIEWS:	Ocean, Mountain & Setting
		HEATING/COOLING:	GFA, AC

ADDITIONAL COMMENTS:

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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.