



## *345 Malaga Drive*

This charming, single level, 4 bedroom/3 bathroom home is situated in the heart of Montecito enjoying mountain views from the pool and tennis court. This beautiful home's location on a tucked away cul-de-sac provides privacy, while still being convenient to Upper and Lower Villages! With high ceilings and lots of natural light throughout, this home is inviting inside and out. The large living room area is perfect for entertaining guests with a fireplace and backyard views of the pool and tennis court. The large master bedroom includes access to backyard as well a fireplace and spacious master bathroom. The kitchen includes granite counter tops, updated cabinets and appliances, as well as tile floors. The exterior of the home boasts of a pool complete with slide and spa, as well as your own personal tennis court!

*Offered at \$2,650,000!*

**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)*



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# *Listing Information Profile*

|                           |                           |
|---------------------------|---------------------------|
| ADDRESS: 345 Malaga Drive | PRICE: \$2,650,000        |
| LISTING AGENT: Dan Encell | APN #: 007-280-023        |
| HOW SHOWN: Appt/Agent     | STYLE: Contemporary Ranch |

|   |  |
|---|--|
| <b>LIVING ROOM:</b> 32'7" x 16'9"; High ceilings, french doors with access and views of backyard, fireplace, wood floors, lots of natural light.              | <b>4BD/3BA</b><br><br><b>MASTER BED:</b> 17'11" x 15'0"; High ceilings, french doors with access and views of backyard, fireplace, private bathroom, walk in closet, carpet. |
| <b>DINING ROOM:</b> 11'9" x 10'2"; High ceilings, views of front and back yard, open to living room, tile floors.   | <b>BEDROOM 2:</b> 14'3" x 10'10"; High ceilings, lots of natural light, carpet.  |
| <b>BREAKFAST NOOK:</b> 8'11" x 8'9"; Access to patio and pool through french doors, tile floors.  | <b>BEDROOM 3:</b> 14'4" x 10'10"; High ceilings, french doors with access to private covered patio.  |
| <b>KITCHEN:</b> 10'7" x 8'11"; Granite counter tops, updated cabinets and appliances, tile floors, walk in pantry, dual ovens, breakfast bar with extra sink. | <b>BEDROOM 4:</b> 12'9" x 11'2"; Access to side patio, lots of natural light.  |
| <b>Exterior</b> Front: Mature hedging and landscaping.<br>Back: Patio, pool with slide, spa, tennis court with mountain views, outdoor shower, fenced.        |  |

|                                     |  |
|-------------------------------------|--|
| WATER/SEWER: Mont Water /Mont Sewer | SCHOOL : Montecito Union, SB Jr, SB Sr |
| FIREPLACE: 2; LR , MB               | YEAR BUILT: 1973                       |
| GARAGE: 2 Car                       | ROOF: Composite Shingle                |

**ADDITIONAL COMMENTS:**

This charming, single level, 4 bedroom/3 bathroom home is situated in the heart of Montecito enjoying mountain views from the pool and tennis court. This beautiful home's location on a tucked away cul-de-sac provides privacy, while still being convenient to Upper and Lower Villages! With high ceilings and lots of natural light throughout, this home is inviting inside and out. The large living room area is perfect for entertaining guests with a fireplace and backyard views of the pool and tennis court. The large master bedroom includes access to backyard as well a fireplace and spacious master bathroom. The kitchen includes granite counter tops, updated cabinets and appliances, as well as tile floors. The exterior of the home boasts of a pool complete with slide and spa, as well as your own personal tennis court!

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

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