



706 Park Lane

Gorgeous Park Lane Estate, private and gated on 3.67 acres in MUS! Beautifully renovated with the finest finishes, including stunning wine cellar, large kitchen with upgraded appliances and hand made farm sink, family room with large wet bar, and sunny pool and pool patio - all perfect for entertaining!

Luxurious Master Bedroom suite with fireplace and dual bathrooms, is the perfect place to relax. Guest House features fireplace and cozy wood-beamed ceiling. Incredible mountain views, sprawling lawns, charming brick walking paths, beautiful blooming flower gardens and mature landscaping, all complete this special estate - convenient to Upper and Lower Villages in Montecito.

Offered at \$8,200,000!

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:	706 Park Lane	PRICE:	\$8,750,000
LISTING AGENT:	Daniel Encell	APN #:	007-100-019
HOW SHOWN:	Appt/Agent	STYLE:	French Country Estate

KITCHEN:	Tile floor, updated appliances - Subzero fridge, Viking dual ovens + Viking range, 2 handmade farm sinks, wood beamed ceiling, large central island with bar seating. Separate butlers kitchen/pantry with farm sink, Subzero fridge, storage, and back entrance	<u>MAIN HOUSE:</u>	BED/BATH: 4/4.5
INFORMAL DINING:	Tile floor, fireplace, French doors to patio	MASTER BEDROOM SUITE:	Wood floor, fireplace, window seat, dual sets of French doors to private balcony, seperate luxurious bathrooms with walk-in closets
FORMAL DINING:	Tile floor, bright windows with views of the yard, wood beamed ceiling	BEDROOM 2:	Wood floor, reading nook, large closet, private bath
FAMILY ROOM:	Tile floor, wet bar with seating, open to additional cozy seating area with fireplace and French doors to outdoor patio	BEDROOM 3:	Wood floor, built-in office area, private bath
LIVING ROOM:	Tile floor, fireplace, french doors to patio	BEDROOM 4:	Tile floor, wood beamed ceiling, cozy fireplace, French doors to yard, private bathroom
SITTING ROOM:	Tile floor, fireplace, 2 sets of French doors to patio	LAUNDRY:	Room with sink and storage
		<u>GUEST HOUSE:</u>	
		1 BED/ 1 BATH:	Studio with full kitchen, fireplace, wood beamed ceiling, dual sets of French doors to patio, private bath

SEWER/WATER:	Mont. sewer/ Mont. water/ private well	LOT SIZE:	3.67 AC
ROOF:	Slate	SCHOOL DIST.	M.U.S, SB Jr., SB Sr.
YEAR BUILT:	1987	GARAGE:	3-car, attached, interior access
HEATING/COOL:	GFA + Central A/C	EXTERIOR:	Pool with spa, brick patio, outdoor BBQ, natural landscaping, seating areas, veggie and flower gardens, mature trees, mountain views, lawn
FIREPLACES:	DR1, LR, Sitting Room, MBR, Guest House		

ADDITIONAL COMMENTS:

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