



## 760 Chelham Way

There is a charming, Big Sur feel to this wood and glass contemporary home located on a large lot in a quiet Montecito neighborhood, within the desirable Cold Spring School District. Enjoy indoor/outdoor living in this 3 bed, 2 bath home, designed by Brian Cearnal! Ground level master bedroom suite. The living room opens to the kitchen and eating area, and features cozy fireplace with French doors to the back patio. Additional features include tall windows providing great natural light, abundant wood and glass, and outdoor decks and firepit area, perfect for entertaining or relaxing.

*Offered at \$1,249,000*



BERKSHIRE HATHAWAY  
HomeServices  
California Properties

**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)*



# Listing Information Profile

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ADDRESS:	760 Chelham Way	PRICE:	\$1,249,000
LISTING AGENT:	Daniel Encell	APN #:	013-111-034
HOW SHOWN:	Appt/Agent	STYLE:	Wood and glass contemporary

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LIVING ROOM:	18'1" x 11'11"; Wood floors, fireplace, French doors to deck	BEDROOMS:	3
KITCHEN	11'6" x 9'1"; Wood floors, breakfast bar, open to dining area	MASTER BEDROOM:	14'0" x 12'1"; Ground level, wood floors, dual closets, private bath, separate front entrance
GARAGE:	20'4" x 11'5"; Detached, one car	BEDROOM 2:	13'0" x 11'6"; New carpet, dual closets, skylight, sliding doors to private deck
LAUNDRY:	Room off the Kitchen	BEDROOM 3:	14'9" x 12'9"; New carpet, walk-in closet, skylight
		BATHS:	2

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EXTERIOR:	Redwood trees, upper & lower decks, wooded landscaping, bridge to front door, stone work, seasonal creek	SCHOOL:	Cold Springs, SB Jr.; SB Sr.
ROOF:	Composition	CONSTRUCTION:	Two-story
FOUNDATION:	Raised	VIEW:	Setting, Wooded landscaping
WATER/SEWER:	Mont. Water/ Mont. sewer	BUILT:	1983
		HEATING/ COOLING:	GFA & AC

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## ADDITIONAL COMMENTS:

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