



791 Park Lane West

Elegant Montecito Mediterranean estate with pool and guest cottage, near the famous San Ysidro Ranch! This stunning 4 bedroom/ 4.5 bathroom home all revolves around central courtyard - perfect for indoor/outdoor living, entertaining, and relaxing! Inside, the stunning Living Room features vaulted ceiling, fireplace, and French doors to covered terrace.

Master Bedroom has cozy fireplace, large bathroom with 2 walk-in closets, and 2 separate outdoor patios. Guest cottage adjacent to the pool and lawn area, offers an additional 1 bedroom, 1 bathroom, living room, and kitchen. Relax on the sunny patio, which features sparkling pool and spa, water feature, open air cabana, and mountain views. Roses, fruit trees, walking paths, and lower level chicken coop - all convenient to Upper/Lower Villages, and the San Ysidro Ranch!

Offered at \$4,795,000!

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:	791 Park Lane West	PRICE:	\$4,795,000
LISTING AGENT:	Daniel Encell	APN #:	007-050-022
HOW SHOWN:	Appt/Agent	STYLE:	Mediterranean
LIVING ROOM:	29'0" x 17'9"; Tile floor, fireplace, vaulted cathedral ceiling, French doors to sunny terrace.	MASTER BEDROOM:	21'3" x 16'10"; Tile floor, fireplace, French doors to front terrace, large bathroom with dual walk-in closets, access to private back patio
DINING ROOM:	17'2" x 13'7"; Formal, tile floor, French doors to covered balcony overlooking backyard/pool, access to sunny terrace	BED 2:	17'6" x 13'7"; Carpet, private bath
KITCHEN:	15'4" x 14'6"; Tile floor, central island, sitting area overlooking courtyard, breezeway to bedrooms and separate butler's pantry	BED 3:	15'7" x 15'4"; Carpet
MAIN HOUSE:	4 BED/4.5 BATH	BED 4:	15'8" x 15'7"; Carpet, private bath, walk-in closet, private balcony
GUEST COTTAGE:	1 BED/ 1 BATH	GUEST COTTAGE:	
		LIVING ROOM:	15'8" x 13'4"; Carpet, French doors to pool/patio
		KITCHEN:	11'4" x 10'4"; Tile, French doors to back patio/pool
		BEDROOM:	14'1" x 10'9"; Carpet, bath

SEWER/WATER:	Mont. sewer/ Mont. water	SCHOOL DIST.	M.U.S, SB Jr., SB Sr.
ROOF:	Tile	GARAGE:	3-car, attached, with storage
FOUNDATION:	Slab	EXTERIOR:	Central courtyard, walking paths, mountain views, pool, spa, cabana, roses, palm trees, lemon trees, cypress trees, raised vegetable beds and lower level chicken coop!

ADDITIONAL COMMENTS:

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