

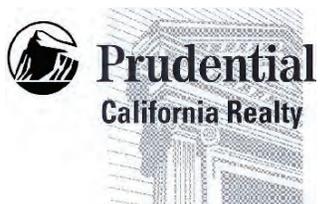
875 Rockbridge Road

Gated contemporary estate in Riven Rock with resort-like feel. This very private home offers 1.07 acres of fully-fenced land with mountain views, peaceful front yard with gazebo and koi pond, and large backyard with pool, BBQ terrace, and sprawling lawn, perfect for entertaining. Inside, the home boasts 3 bedrooms, plus office/den/nursery, 3.5 baths, high ceilings, stainless steel appliances and marble floors, and luxurious and contemporary style throughout. Master bedroom features large walk-in closet that serves as security Safe Room. Three car garage, plus storage room. Get the luxurious, resort atmosphere with the great Montecito location!

Offered at \$3,250,000!

Daniel Encell

Director, Estates Division
Prudential California Realty
(805) 565-4896



For more information, photos & floorplan, please visit www.DanEncell.com

Listing Information Profile

ADDRESS:	875 Rockbridge	PRICE:	\$3,250,000
LISTING AGENT:	Daniel Encell	APN #:	011-040-026
HOW SHOWN:	Appt/Agent	STYLE:	Contemporary

FAMILY ROOM/ DINING AREA:	28'1" x 20'3"; Marble floors, fireplace, opens to back patio	BEDROOMS:	3
LIVING ROOM:	21'6" x 21'3"; Marble floors, stone fireplace, opens to back patio, built-in shelves	Master Bedroom:	19'11" x 17'1"; Wood floors, large walk-in closet that serves as security safe-room, luxurious master bath, opens to back patio
KITCHEN:	19' x 10'; Marble floors, island with workspace and updated appliances, Sub-Zero fridge, breakfast area, beverage fridge	Office:	17'2" x 13'; Fireplace, wood floors, attached to Master Bedroom
GARAGE:	28' 11" x 19' 11"; 3-car detached	Bedroom 2:	16' x 11'3"; Wood floors, large closet, private bath, opens to back patio
STORAGE:	15'1" x 10'10"	Bedroom 3:	14'4" x 11'5"; Wood floors, private bath, private patio
		BATHS:	3.5

FIREPLACES:	3; LR, FR, MBR	SCHOOL:	Cold Springs; SB Jr ; SB Sr.
HEATING:	GFA; Air Conditioning	VIEWS:	Mountain; Setting
ROOF:	Slate	YARD:	Fully fenced; front yard with gazebo & koi pond, large backyard with patio, pool, grassy lawn, play structure
EXTERIOR:	Stucco		
FOUNDATION:	Slab		
WATER/SEWER:	Riven Rock Private Mutual Water Company; 2 meters - for potable water and irrigation/Septic	BUILT:	2003
		LOT SIZE:	1.07 acre
		LAUNDRY:	Room

ADDITIONAL COMMENTS:

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