

758 Via Manana
Montecito, California
Offered at \$4,875,000

Year Built: 2000	Bedrooms: Four
APN: 007-090-013	Bathrooms: Four and One Half
Lot Size: One Acre	Elementary School: Montecito Union

Entry Foyer:	12 x 12	Iron and wood doors, dome entry ceiling, circular inlay limestone mosaic tile and wood design floors, limestone display shelf
Living Room:	21 x 17	Inviting room with high wood beamed ceiling, tile floors, fireplace with stone surround, built-in display niches, recessed lighting, wall sconces, arched window and side windows to view front gardens
Dining Room:	12 x 14	Boxed beam ceiling, French doors with side panel windows, wall sconces, chandelier, tile floors
Kitchen: Irregular shape	20 x 16	Wonderful, open cook's kitchen, tile floors, extensive custom cabinetry, granite counter tops, backsplash limestone design, center island with built-in microwave and storage, recycling center, Viking 6 burner stove, sub zero refrigerator, farm sink, built-in breakfast banquet, French door access to garden patio, mountain and garden views
Family Room:	21 x 15	Warm and inviting room has full wall of custom designed cabinetry with lighting and entertainment center, cut stone raised hearth fire place, tile floors, three sets of French doors, custom chandelier
Powder Bath:		Marble appointments, walk-in shower, custom cabinetry
Laundry Room:	13 x 12	Ironing board center, storage cabinetry, walk-in storage pantry, sink
Mud Room:	12 x 5	Direct access to garage, built-in hutch, tile floors
Master Suite:	19 x 16	The master suite enjoys, hardwood floors, recessed lighting, coved ceiling with overhead ceiling fan, custom cabinetry for wardrobe and storage, French doors to garden patio, custom window coverings, two walk-in closets with built-in dressers
Master Bathroom:	18 x 14	Custom marble appointments, dual vanities, separate commode room with bidet, walk-in wet steam shower, soaking tub with private television, linen storage, heated radiant floors
Bedroom Two:	14 x 14	Hardwood floors, coved beamed ceiling with overhead fan, reach-in closet with custom built-ins, French doors to west facing patio, recessed lighting, Access to hallway bath
Bedroom Three:	11 x 13	Hardwood floors, coved beamed ceiling with overhead fan, reach-in closet with custom built-ins, en suite bath with tile and limestone appointments, tiled tub/shower, vanity with wooden cabinets, recessed lighting

35 Foot Garden Galleria to Office and Guest Suite:

Beautiful barrel ceiling and glass window galleria connects to the Office and private Guest Suite. Appointed with tile floors the dome center has a circular inlay limestone mosaic tile and wood design floor with two wood and iron doors that access the garden and west facing patio.

Office/Recreation Room:

23 x 18.8

Wrap around French windows, hardwood floors, coved wood beamed ceiling with overhead fan, stone raised hearth fireplace, custom lighting, and attached Half bath

Legal Residential Second Unit Guest Suite:

22.7 x 19

From the west patio there is an exterior stairway and path to the Guest Suite. This suite features a private entrance and driveway, tiled floors, beamed ceiling, recessed lighting, service bar area with granite countertops, sink, built-in mini refrigerator, electric start fireplace, walk-in closet, tiled bath with walk-in shower and wooden vanity with marble countertop



• Additional Features

- Security system
- Telephone network
- Built-in sound system
- Water softener
- Professionally Landscaped gardens
- BBQ area and Cascading waterfall pond
- Outdoor firepit
- Mult-Zone FAG heating and air-conditioning system
- Private Generator
- Attached Three-Car Garage with Built-in storage
- Double gated entry with stone paver motor court



Barbara Koutnik

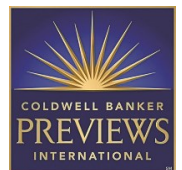
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* information is deemed reliable but not guaranteed