



365 HOT SPRINGS ROAD
MONTECITO, CALIFORNIA
Offered at \$3,750,000



Style:	Country Estate	Built:	Remodeled
Lot Size:	1.30 Acres	Bedrooms:	Five
APN#:	009-070-026	Bathrooms:	Four & One-Half

Tranquil Country Estate on a private drive within the Montecito Union School District. The inviting, comfortable interior of the home boasts a spacious floor plan with all amenities sought by buyers today. There is a wonderful open designer kitchen with adjoining breakfast room, formal living and dining rooms with shared two-way fireplace and French door access to the backyard flagstone patio. The master bedroom wing of the home has a large separate office and the bedroom suite enjoys bay window seating and French door access to patio, wonderful tiled bath with dressing area and walk-in closet. Additionally, there are three family bedrooms plus separate guest suite with private entrance. Peaceful, Creek side setting with garden pathways to enjoy the family orchard, rose cutting gardens and mature oaks and sycamore trees.

Entry Foyer		Wood and glass entry door with glass paned side windows, hardwood, entry closet off main hall			
Living Room	14.8x19.9	Warm and inviting room with vaulted paneled ceiling, two-way fireplace with raised hearth, hardwood floors, art lighting, paned windows and custom built-in bookcase/display cabinetry. French door access to garden patio	Living Room	18x21.5	Upstairs Guest Retreat
Dining Room	13.1x14.8	Hardwood floors, two-way fireplace with raised hearth, vaulted paneled ceiling, custom chandelier, and French door access to garden patio	High beamed and paneled ceiling with overhead and chandelier lighting, hardwood floors, built-in cabinetry, storage and work centers, convenience kitchenette, large closet and private exterior patio and entrance. 14x14.12 separate Bedroom with hardwood floors, paned windows and spacious closet. Light and bright tiled bath with access from both the living room and bedroom		
Kitchen	9.10x18	Woodmode Maple cabinetry, Thermador Professional appliances, full size Sub-Zero Refrigerator and Freezer, Caesar Stone counters with tiled backsplash, recessed lighting, bay window alcove and hardwood floors	Additional Features		
Breakfast Room	10x11.7	An extension of the kitchen with hardwood floors, paned windows with window coverings, custom built-in hutch with china storage	* Security System with integrated smoke and CO2 Detectors		
Family Room	20x20	A vestibule from the kitchen transitions you to this wonderful room. Hardwood floors, skylights, high beamed ceilings with overhead lighting, brick fireplace with raised hearth, flat screen television, built-in bookcases, paned windows and French doors to the garden patio	* Interior Sprinkler System		
Study/Sitting Room	16x21	Glass entry doors, hardwood floors, fireplace with slate surround, recessed lighting, television and storage closets and French doors to private patio	* Upgraded Electrical Panel		
Master Suite	18x18	Your own private retreat with high beamed and paneled ceilings, shaded skylights, recessed and art lighting, hardwood floors, wrap around paned windows with bay seating, custom window coverings and French door access to garden patio	* 3 Zone Air Conditioning and FAG heating system		
Master Bath	14x14	Separate pedestal vanities with mirrored medicine and storage cabinetry, tiled wainscoting with accent tiles, French doors, separate commode room, large tiled walk-in shower, Spa tub, dressing area and walk-in closet	* Two Water Softeners		
Bedroom/Office	10.7x13	Hardwood floors, closet, built-in desk center bookcases storage cabinetry, paned windows with window coverings and garden views. Shared hallway tiled bath	* Two-Car Garage with Epoxy floors, and extended storage		
Bedroom	11.9x13	Hardwood floors, closet, paned windows with window coverings and garden views. Shared hallway tiled bath	* New Laundry area in garage with storage		
Bedroom	12x14	Hardwood floors, recessed lighting, wrap around windows with custom window coverings, seating shelf and French door access to garden patio. En-suite tiled bath with dressing area and closets.	* Numerous Outdoor Entertainment Patios		
			* Private Creek side parcel with expansive lawns and gardens		





365 HOT SPRINGS ROAD
Residence ±4511 Square Feet
Garage ±574 Square Feet

0 5 FT. 10 FT. 15 FT. 20 FT. 25 FT.
This information is compiled from sources deemed reliable but accuracy is not guaranteed.
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