

“Villa Barbone”
190 MIRAMAR AVENUE
Montecito, California
\$2,250,000

Style:	Italian Renaissance	Bedrooms:	Three
APN:	007-311-07	Bathrooms:	Three
Lot Size:	30,492 square feet	Age:	Renovation 1991

Entry: Picturesque large custom iron and glass door leads to travertine tiled entry way with domed ceiling, hand painted wall mural and three entry closets

Living Room: 15.x24.3 Arched entry way with crystal chandelier, wood beamed ceiling, large fireplace with raised hearth, travertine tiled floors, three sets of French doors leading to a travertine loggia

Dining Room: 9.8x15.1 Travertine tiled floors, domed ceiling detail, china storage closet, French doors to beautiful front courtyard garden

Kitchen: 10.2x14.4 Wonderful, efficient design, with tiled center island, hand painted cabinetry, sub-zero refrigerator, double oven, gas cook top, and French door access to tiled patio with wisteria covered pergola

Breakfast Room: 7.7x11.9 Built-in cabinetry with butler's counter with sink, wine cooler, glass front cabinets and separate built-in desk. Wonderful bookcases with French door access to garden loggia and gardens

Laundry Room: Spacious room with built-in cabinetry, French door access to motor court and direct access from garage

Master Bedroom

Sitting Room: 13.1x15.5 Located just off the master bedroom with entry full bath, travertine tiled floors, inviting fireplace, paned windows, walk-in closet and additional linen storage

Master Bedroom: 13.9x20.11 This warm and inviting room enters through a curved arch with shuttered doors, travertine tiled floors, high ceilings, fireplace with hand painted cabinetry on each side, two closets, paned windows and two sets of French doors to garden patio. Lovely master bath with large vanity, step in tub/shower, hand-painted cabinetry and large walk-in closet

Bedroom: 11.10x13 Light and bright with travertine tiled floors, paned windows, spacious closet with built-in storage and adjoining tiled bath

Bedroom/Office: 15.6x17.3 Currently used as a home office with wood floors, built-in work center and walk-in closet. Paned windows and French door access to garden patio with wisteria covered pergola. This room has plumbing for a en-suite bathroom

Additional Features:

- Two Car garage with sink and storage cabinetry
- DSC Security System
- Electric gates for private motor court
- Lush landscaping with garden fountains and lighting
- Family Fruit Trees
- Garden pathways throughout the property

