



1506 MIMOSA LANE

MONTECITO, CA

Sited in the heart of Montecito, on nearly a half acre, this incredible Spanish style home features over 5,000 square feet! The renovated home contains 4 bedrooms, 4.5 baths, mountain views, gourmet chef's kitchen, spacious family room, voluminous living room, formal dining, sunroom, plus a guest suite with separate entry. Charming old world feel throughout, the home enjoys tall beamed ceilings, 2 fireplaces, quality appliances in kitchen, bamboo floors, wet-bar, romantic balconies, and numerous French doors leading to picturesque gardens. Gated and walled for privacy, there is a sparkling pool, fountains, BBQ, lawns, majestic oaks, tile courtyards, and 2-car garage. Located between the lower and upper villages, convenient to the beach, parks, and Montecito Union school, this property has a strong rental income history.

OFFERED AT \$2,895,000

Marsha Kotlyar

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For more information & photos, please visit www.1506MimosaLane.com

Listing Information Profile

ADDRESS:	1506 Mimosa Lane	PRICE:	\$2,895,000
LISTING AGENT:	Marsha Kotlyar	SQ FT:	5,074
APN #:	009-140-039	LOT SIZE:	.45 Acres

LIVING ROOM:	28'2" X 20'; With bamboo floors, voluminous ceilings, stone fireplace, pocket doors leading to dining room, French doors to front courtyard.	BEDROOMS:	5
		Master Bedroom:	21'3" X 14'; With oak wood floors, French doors opening to balcony, large walk-in closet, & updated master bath.
DINING ROOM:	17'7" X 13'5"; With fountain, built-in hidden shelving, bamboo floors, & French doors opening to side gardens.	Bedroom 2:	12'7" X 12'6"; With oak floors, built-in shelving, French doors to private balcony, closet with built-in storage, & own full bath.
KITCHEN:	20'0" X 16'5"; Gourmet Chefs kitchen with walk-in pantry, granite counters, double sink, Thermador Double Oven, Sub-Zero Fridge/Freezer, & adjacent to sun room with pool views.	Bedroom 3:	15'5" X 13'1"; With French doors opening to balcony, closet with built-ins. & own full bath with clawfoot tub & separate shower.
SUN ROOM:	24'3" X 9'5"; Bright & opening to patios & pool with bamboo floors.	Bedroom 4:	21'8" X 13'5"; With French doors opening to gardens, skylight, walk-in closet, & own full bath.
FAMILY ROOM:	16'8" X 15'8"; Spacious with stone fireplace, vaulted beam ceilings, built-in bar, copper sink, ice box, & drink fridge, French doors to pool.	Bedroom 5:	18'4" X 12'10" With separate entry, French doors to gardens, full bath & large closet.
GAME ROOM:	16'8" X 12'10"; Off family room with built-ins, large windows, high ceilings, bamboo floors, & own full bath with steam shower.	BATHS:	6.5

FIREPLACES:	2; Living Room & Family Room	GARAGE:	2-Car garage, with built-in cabinets & storage.
FOUNDATION:	Slab & Raised		Fully fenced & gated. Saltillo tile driveway, & courtyards, mature landscaping, oaks, pool, & fountains.
SEWER/ WATER:	Montecito Water, Sewer Hookup	YARD:	
LAUNDRY:	9'9" X 8'11" Large laundry room with sink, & additional storage.	VIEW:	Mountain & Setting
HEAT/COOL:	GFA & Air Conditioning	SCHOOL:	Montecito Union
