



## 1512 MIMOSA LANE "ROOF TREE" MONTECITO CA

This rarely found circa 1930 European-style residence is nestled in a storybook garden setting on nearly a half acre in coveted Hedgerow neighborhood of Montecito. Featuring 3 bedrooms, 3 baths, formal dining, large second floor master bedroom or studio, classic period details including oak hardwood floors, 3 fireplaces, bay window, French doors, and basement. The magical grounds feature mature specimen plantings, meandering pathways, lawns, lush perimeter landscaping, oaks, fruit trees, and private courtyards.

OFFERED AT \$2,750,000

**Marsha Kotlyar**

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LUXURY  
*Collection*



For more information & photos, please visit [www.MontecitoFineEstates.com](http://www.MontecitoFineEstates.com)

# Listing Information Profile

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ADDRESS:	1512 Mimosa Lane	PRICE:	2,750,000
LISTING AGENT:	Marsha Kotlyar	SQ FT:	2,884
APN #:	009-140-029	LOT SIZE:	.4 Acres

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LIVING ROOM:	24'4" X 16'3" With built-in's, fireplace, hard wood floors, large windows & French doors leading to gardens	BEDROOMS:	3
DINING ROOM:	15'3" X 12'10" Formal, with lots of light, hard wood floors, French doors that open to front patio, & backyard courtyard, & gardens	Studio/Bedroom 1:	33'4" X 16'3" Upper level with own balcony, fireplace, & small bath, & exterior staircase to front garden
KITCHEN:	16'8" X 9'4" Charming cottage kitchen with island, pantry, & bay window overlooking backyard courtyard, & front gardens	Bedroom 2:	15'6" X 12'9" With full bath, hard wood floors & large bay window
BREAKFAST AREA:	13'1 X 8'3 Off kitchen with built-in cabinets, fireplace & bay window looking onto front & back gardens	Bedroom 3:	19'3 X 11'7 With large windows & views of gardens, two closets, own large bath
		BONUS ROOM:	9'5" X 9'5" Views of gardens, adjacent to Bedroom 3
		BATHS:	3

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FIREPLACES:	2	GARAGE:	18'4" X 17'5" With sink & area for washer & dryer
HEAT/COOL:	GFA	CARPORT:	14'5" X 10'7"
FOUNDATION:	Raised	YARD:	Lawns, manicured gardens, mature specimen plantings, lush perimeter landscaping, oaks, fruit trees, roses, private brick courtyards, fountains & meandering pathways
SEWER/ WATER:	Montecito Water, Sewer Hookup	VIEW:	Mountain & Garden Views
SCHOOL:	Montecito Union		

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