



# 1775 Glen Oaks Drive

Montecito, CA 93108

This stylish and iconic redesigned Mid-Century modern compound truly embraces the chic Montecito Lifestyle.

Fantastic indoor and outdoor entertaining through its open design, the two bedroom and two bathroom single-level main house opens to a new pool, outdoor kitchen, fire pit, expansive lawns, & mountain views. The three-bedroom guesthouse includes a living room, kitchenette and expansive decking. Additionally there is a studio with own bath, separate laundry room, and extensive storage. Custom high-end finishes throughout, with walls of glass, skylights, Walnut floors and cabinets, Italian marble, built-ins, and state of the art appliances and systems. Gated for privacy and situated in the coveted Glen Oaks neighborhood, this dreamy compound is spread over one peaceful creek side acre within the highly desired Montecito Union School district.

Offered at \$3,950,000

MARSHA *MK* KOTLYAR  
PROPERTIES

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# Listing Information Profile

ADDRESS:	1775 Glen Oaks Drive	PRICE:	\$3,950,000
LISTING AGENT:	Marsha Kotlyar	LOT SIZE:	1.06 Acres
APN #:	007-190-007	YEAR BUILT:	1956; Remodeled 2010-2011
<b>MAIN HOUSE</b>		<b>GUEST HOUSE</b>	
ENTRY GALLERY:	With exposed brick and wood paneled walls, Concrete floors inlaid with walnut, clerestory windows and disappearing doors with views of outdoor living space, including the fire pit, pool, and lawns.	GUEST HOUSE SITTING:	17' X 15'8" With sliding doors opening to wrap around deck, Amani Marble gas fireplace, recessed lighting and Walnut floors.
LIVING ROOM:	22' X 14'9" Light and bright with Walnut wood floors, large windows, white exposed brick and white plaster walls, gas fireplace, opening to kitchen and dining room.	BEDROOM 1:	11'9" X 11' With custom Walnut built-in desk, shelving & night stand, doors opening to wrap around deck.
DINING AREA:	12'1" X 10'1" Adjacent to kitchen and living room, window seat, Walnut wood floors, glass doors open to outdoor patios.	BEDROOM 2:	11' X 9'4" Custom Walnut built-in desk and large closet.
KITCHEN:	12'1" X 9'11" Gourmet kitchen with Bronze Amani marble counters, Custom Walnut cabinets and Walnut wood floors. Top of the line appliances including a Bertazzoni oven range and Sub-Zero fridge. Kitchen opens to outdoor entertaining area, grill and pool.	BEDROOM 3:	9'3" X 8'5" Custom Walnut built-in desk, & shelves, closet with built-ins, garden views.
MASTER BEDROOM SUITE:	13' X 11'7" With white exposed brick walls, clerestory windows and skylight, Custom made Walnut built-in night stands & armoire. Luxurious master bath, with dual closets, Walnut vanity with Water Works faucets and sinks, Large shower. Outdoor tub in a private garden off bath.	LAUNDRY ROOM:	13'3" X 7'4" With built-in storage cabinets, Amani marble counter-tops, sink, built-in bench, Avanti wine fridge.
BEDROOM 2:	13'5" X 12'4" With Walnut floors, exposed brick walls, glass doors opening to patio, pool, and gardens. Closet with built-ins, own full bath with Amani Marble vanity.	STUDIO :	10'4" X 10'4" Separate apartment with half bath and outdoor shower.
<b>FIREPLACES:</b>		<b>CAR PORT:</b>	
3; Living Room in Main House, Sitting Room in Guest House, & Patio		21'8" X 19'2"	
<b>HEAT/COOL:</b>		<b>YARD:</b>	
GFA		Gas fire pit, open patio with heaters, pool & spa, BBQ area with built-in DCS grill, Amani marble counter tops, & Mila sink. Play area swing set and play house. Rolling lawns, mature oaks & sycamores. Adjacent to a seasonal creek.	
<b>FOUNDATION:</b>		<b>VIEW:</b>	
Raised & Slab		Mountain and Setting	
<b>SEWER/ WATER:</b>		<b>SCHOOL:</b>	
Montecito Water, Meter In, Sewer Hookup		Montecito Union, Santa Barbara Jr. High, Santa Barbara Sr. High	
<b>SYSTEMS:</b>			
Sonos Sound System, Creston Lighting System, & Gated Entry			