



1907 San Leandro Lane

Montecito, CA 93108

Tucked down a drive within the highly desired Hedgerow neighborhood, you will find a light and bright contemporary residence designed for easy living. Clean, elegant lines meet with walls of glass and soaring ceilings. Through numerous French doors, the fabulous great room is flooded with sunlight and opens to the south-facing backyard. The 3 bedroom, 3 bath single-level home enjoys high quality amenities such as bamboo flooring, marble bathrooms, formal dining room, office, a lovely eat in kitchen with newer stainless steel appliances and granite countertops. The oversized third bedroom with separate entrance allows for a flexible living or working space that could accommodate a media room, home gym, or in-laws apartment. Enjoy privacy in the many outdoor areas, including the welcoming entry courtyard and large backyard deck set amongst cheerful gardens and mature oak trees. Convenient to Montecito's lower village and local beaches. This home is located within the highly rated Montecito Union School District.

OFFERED AT \$2,195,000

MARSHA KOTLYAR  MICHELE WHITE
BERKSHIRE HATHAWAY LUXURY PROPERTIES
INTERNATIONAL
BRE: 1317331
PROPERTIES

www.1907SanLeandroLane.com



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Listing Information Profile

ADDRESS: 1907 San Leandro Lane PRICE: \$2,195,000
LISTING AGENT: Marsha Kotlyar & Michele White YEAR BUILT: 1964
APN #: 007-360-015 HOUSE SIZE: 2,981 Square Feet

LIVING ROOM: 28'10" X 21'3" Fabulous Living room with wood floors, high beamed ceilings, ample natural light, and South facing French doors opening to backyard deck and outdoor living space.

DINING ROOM: 14'9" X 12'2" Light filled dining room with oversized windows and French doors opening to backyard deck.

KITCHEN: 15' X 9'3" Eat in kitchen with newer stainless steel appliances, granite counter tops and French doors opening to the backyard deck and outdoor space.

BEDROOMS: 3

BATHROOMS: 3

MASTER BEDROOM 1: 16'9" X 16'4" Light filled Master bedroom with high ceilings, oversized windows, and French doors over looking the backyard. The master bath has a large soaking tub, marble top vanity with two sinks, marble tile floors, and large marble walk-in shower.

BEDROOM 2: 15'9" X 12' Ample natural light with two sets of French doors, high ceilings, and nicely sized closet. Adjacent full bath with linen closet, vanity with storage, and shower.

BEDROOM 3/ MEDIA ROOM: 23'7" X 17'11" Privately situated down a long hall, this attached guest suite features an optional outside entry, fireplace, built-in shelving, two storage closets, and French doors.

OFFICE: 11'6" X 10'9" Office adjacent to Bedroom 3, with French doors to private side garden.

FIREPLACES: 2; Living Room, Bedroom 3 SCHOOL: Montecito Union, Santa Barbara Jr. High, Santa Barbara Sr. High

HEATING/COOLING: GFA heating, Central AC PARKING: Carport & Driveway

FOUNDATION: Raised YARD: Large backyard deck, cheerful gardens, and mature oak trees

SEWER/ WATER: Montecito Water, Sewer Hookup View: Setting
