



2255 Featherhill Road

Montecito

NESTLED ON OVER TWO USABLE ACRES in a peaceful country setting with dramatic mountain views and glimpses of the ocean, this compound property is a fantastic opportunity! Conceptual plans are available to add approximately 4,800 square feet to the existing 2,935 square foot farmhouse and transform the property into an elegant Montecito Urban Ranch Estate. The main residence is turn-key and offers modern amenities with hardwood floors and French doors throughout. The light and bright 4 bedroom, 3 baths home has a gourmet kitchen with family room, formal dining room, and living

room. This property is located on a lane that feels rural yet is close to the Upper Village. Additionally, there is a chic, renovated, one-bedroom guesthouse with a gourmet kitchen, living room, fireplace, and private patio. A detached three-car garage with workshop, pool, pool cabana, gas fire pit, raised vegetable beds, cheerful landscaping, and numerous avocado trees complete the property. Within the highly desired Montecito Union school district, this beautiful property offers endless possibility to create the idyllic Montecito dream estate.

Offered at \$3,695,000



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Listing Information Profile

ADDRESS 2255 Featherhill Road

LISTING AGENT Marsha Kotlyar

APN# 155-060-004

MLS# 17-56 & 17-59

WEBSITE 2255Featherhill.com

TOTAL 5 Bedrooms; 4.25 Bathrooms

PRICE \$3,695,000

HOUSE SIZE Residence 2,935 sq ft; Guest House 986 sq ft; Garage 1,004 sq ft; Studio 144 sq ft; Cabana 175 sq ft

LOT SIZE 2.28 acre

YEAR BUILT 1925; Updated in 2015

Main Residence

FAMILY ROOM Adjacent to the kitchen and the entry hallway, with wood floors, luxury stone fireplace, surround sound and two glass French doors that open to the brick patio with peaks of the ocean.

KITCHEN Ample counter space, custom cabinetry, island with seating, high end stainless steel appliances including a warming drawer, and large subzero fridge. Walk-in pantry and laundry room are attached.

FORMAL DINING Located at the north west corner of the main residence, enclosed with pocket doors, with wood floors, and large windows looking out to the gardens.

LIVING ROOM Large entertaining room, with wood floors, dark stone fireplace, and French doors opening to the expansive patio.

SUN ROOM With adobe stone tile floors and enclosed by glass, this additional space offers

views of the ocean, garden, sunrise and spectacular sunsets.

MASTER BEDROOM Wood floors, romantic fireplace, surround sound, and large walk-in closet. The masterbath includes wainscotting, marble floors, dual sinks, stand alone tub, and a marble shower.

BEDROOM 2 Wood floors, large closet, ocean and garden views, and adjacent full bath with wainscotting, marble

floors, modern marble sink, and marble glass shower.

BEDROOM 3 Corner room, with large closet, two windows with views of the garden, and adjacent full bath.

BEDROOM 4 Wood floors, large closet, and built-ins for storage.

BATHROOMS 3

Guest House

KITCHEN Light and bright with skylights, open kitchen enjoys modern stainless steel appliances, custom cabinets, wall to wall counter space, island with seating, beamed ceilings, opens to living

room with polished stone floors.

LIVING ROOM Vaulted beamed ceilings, surround sound, stone floors, cozy fireplace and views of the tropical landscaping.

BEDROOM Stone floors, large windows, built-in shutters and romantic views of lush landscaping and private patio. There is an additional large walk-in closet with expansive storage,

and separate modern bathroom with two sinks, large shower, and opalescent tile.

FIREPLACES 4: Living Room, Family Room, Master Suite, Guest House Family Room

FOUNDATION Raised

SEWER/WATER Septic & Sewer, Montecito Water

SCHOOL Montecito Union, Santa Barbara Junior, Santa Barbara Senior.

HEAT/AIR GFA

GARAGE Detached 3-car garage with workshop & expansive storage room.

GARDEN The sprawling gardens include colorful, low maintenance drought tolerant landscaping, approximately 100 citrus trees, romantic patios and decks, raised vegetable garden, garden shed, playground, dog run, fire

pit, gated pool and pool equipment storage, pool bathroom and an outdoor shower.

VIEWS Dramatic mountain vistas, and peaks of the ocean and islands.

