



## 2740 Sycamore Canyon Road

MONTECITO

**TUCKED BEHIND A GATE IN MONTECITO**, this offering is the epitome of thoughtful design and clever contemporary styling. Extensively renovated inside and out, this property reflects an authentic California experience. Bringing the outdoors in, it reflects the vibe of a luxurious and breezy oasis. Set on nearly an acre, the single-level main house includes 4 bedrooms, 3 bathrooms, an open floor plan, and custom windows and doors drawing in the sunshine. Stylish details include 100+ year-old barn wood used for exterior shutters and beams, oak flooring, calacatta marble in

the bathrooms and kitchen, custom cabinetry, and high-end features throughout. Large glass doors unfold to a spacious patio, pool and spa, built-in fire pit and lush landscaping, ideal for entertaining and relaxation. A detached 1 bedroom cottage, perfect for guests, has its own living and private garden. Minutes to the beach and the Lower Village, this home has an elegant feel of love, life and play. This house sets the new standard for sophisticated coastal living.

**Offered at \$3,995,000**



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**Marsha Kotlyar & Michele White**  
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# Listing Information Profile

**ADDRESS** 2740 Sycamore Canyon Road  
**LISTING AGENT** Marsha Kotlyar & Michele White  
**APN#** 011-160-012  
**MLS#** 17-1932  
**WEBSITE** 2740SycamoreCanyon.com

**PRICE** \$3,995,000  
**HOUSE SIZE** 3,096 sq ft Main Residence (approx.);  
1 bd/ 1ba pool house; 2-car Garage  
**LOT SIZE** .89 acre  
**YEAR BUILT** 1962; Remodled 2017

**FOYER** With wide-plank European oak floors, tall ceilings, and coat closet.

#### LIVING ROOM

Tall arched ceilings with molding, newly designed fireplace with travertine tile, European oak floors, and grand picturesque windows.

**FORMAL DINING** Spacious and bright, with distressed beams, wide-plank European oak floors, designer fixtures and wall to wall glass doors extend to outdoor patios.

#### GOURMET KITCHEN

Bright and spacious with custom cabinets and floating distressed wood shelves. Oversized custom calacatta island with seating, Wolf microwave and Viking wine cooler. Calacatta marble covers the kitchen walls, complimented by Silestone countertops. Top of the line appliances include Wolf dual oven and range, Sub-Zero refrigerator, and Bosch dishwasher. Walk-in pantry, wet bar and breakfast nook complete the room.

**LAUNDRY ROOM** Off the kitchen and garage, with custom cabinets and travertine flooring.

**FAMILY ROOM** Adjacent to the kitchen and dining room. Sweeping glass doors unfold to backyard patios and pool. Distressed wood beam, and wide-plank floors.

#### MASTER BEDROOM

**SUITE** Spacious and open with wide-plank floors, two walk-in closets, large picturesque windows and French doors open to backyard patios. Opulent master bath enjoys marble surfaces, dual sinks, large bath, oversized shower, and private toilet.

**BEDROOM 2** Spacious and open with wide-plank floors, closet, adjacent to a light and bright full bath with chic calacatta patterned floors.

**BEDROOM 3** Near master bedroom, with picturesque windows, closet, and adjacent bath.

**BEDROOM 4** On it's own wing of the home, with closet and attached full bath with calacatta marble patterned floor.

#### BATHROOMS 3

**POOL HOUSE** Gated and private, with refinished floors, French doors, fireplace, cozy bedroom with closet, and full bath.

**FIREPLACES** 2: Living room and pool house.

**HEAT/AIR** 2 central heat zones, 2 air conditioning zones

**FOUNDATION** Slab

**SYSTEMS** Gated

**SEWER/WATER** Sewer, Montecito Water.

**SCHOOL** Cold Spring Elementary, Santa Barbara Junior, Santa Barbara High school.

**GARAGE** 2-car garage and ample parking in motor court.

**GARDEN** Magnificent and colorful, low maintenance, drought tolerant landscaping, with pool and spa, flagstone pathways, lawns, numerous fruit trees, and fire pit.

**VIEWS** Garden setting

