

# Listing Information Profile

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ADDRESS:	425 Woodley Road	PRICE:	\$4,800,000
LISTING AGENT:	Marsha Kotlyar	YEAR BUILT:	1971, remodeled 2015
APN #:	009-020-083	HOUSE SIZE:	3,750 Square Feet
MLS:	Not in MLS	LOT SIZE:	1.30 Acres

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LIVING ROOM:	19'4" X 17'4" Formal Living room with wood floors, high oak beamed ceiling, large stone fireplace, and french doors that open to the backyard patio.	BEDROOMS:	3
DINING ROOM:	18'3" X 11'8" Exquisite and spacious dining room opens to the formal living room, with wood floors and dramatic Spanish crown molding.	MASTER BEDROOM 1:	19' X 17'3" Dramatic windows with mountain views and Glass French doors opening to patio. Full bath with spa tub and mountain views.
KITCHEN:	16'3" X 15'4" New gourmet open concept kitchen with Alder cabinets, top of the line appliances, built-in Subzero refrigerator, wine cooler, Wolf range, Wolf steam oven, Bosch dishwasher, large island with African marble counter top, and breakfast area with stunning mountain views. Opens to an outdoor kitchen and BBQ area.	MASTER BEDROOM 2:	17'4" X 16'9" Stunning mountain views, wood floors, high beamed ceilings, large bath, with floor to ceiling stone, spa tub with panoramic views, and large walk-in closet with Mahogany wood built-ins.
FAMILY ROOM:	23'5" X 15'11" Adjacent to the kitchen, with Mahogany built-ins, wood floors, wood beamed ceilings, fireplace, and French doors.	BEDROOM 3:	13'9" X 9'8 Wood floors, wood beamed ceilings, large windows opening to patio and grounds.
		BEDROOM 4:	12' X 9'3 Wood floors, high beamed ceilings
		BATHS:	3.5

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FIREPLACES:	3; Living Room, Family Room, Outdoor	LAUNDRY ROOM:	10'1 X 6'2" With sink and built-ins.
HEAT:	GFA heating	GARAGE:	Attached 3 car garage with interior entrance.
FOUNDATION:	Raised	YARD:	Landscaped grounds with grey water system, 45' x 20' saltwater solar heated pool, numerous seating areas, fire pit, outdoor kitchen, outdoor fireplace, stone vegetable garden. Numerous fruit trees including Tangerine, Orange, Apple, Apricot, Plum, Mulberry, Fig, Persimmon, Pomegranate, Guava, Sapote, and Blueberry shrubs.
SEWER/ WATER:	Montecito Water, Sewer Hookup		
SCHOOL:	Cold Spring, S.B. Jr., S.B. Sr.		
HOA:	\$800 annually, the majority of the dues pay for road repairs, upkeep, insurance, and maintenance of the common areas.	View:	Mountain and Setting

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