



**633 CHELHAM WAY**  
**MONTECITO, CA 93108**

Prepare to fall in love with this charming and sophisticated California cottage. Situated on a double lot and surrounded by tall perimeter hedges, there is beauty at every turn. The elegant yet casual open floor plan features 3 bedrooms, 4 baths, and family room/ den, with garden views from every room. The gourmet kitchen enjoys top of the line appliances, attached to the dining room which extends into the sunroom, with numerous French doors opening to a large view deck. Charming details of the home include oak floors, brick fireplaces, built-ins, and vaulted beamed ceilings. The gardens feature brick patios lined in Rosemary and box wood hedges, an outdoor fireplace with built in barbeque, fruit trees, and mature oaks. Additionally, there is a darling separate guest cottage with a bedroom, living area, and full bath. An oversized one car garage with storage space and two gated parking areas compete this mini estate. Located in and within close proximity to the desirable Cold Springs School District.

OFFERED AT \$2,495,000

**MARSHA** *MK* **KOTLYAR**  
 PROPERTIES

805.565.4014

Associates@MarshaKotlyar.com

BRE #01426886

WWW.MONTECITOFINEESTATES.COM

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 LUXURY  
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# Listing Information Profile

ADDRESS:	633 Chelham Way	PRICE:	\$2,495,000
LISTING AGENT:	Marsha Kotlyar	SQ FT:	Residence 2,790 SqFt Guest Cottage 572 SqFt Garage 541 SqFt
APN #:	013-132-023	LOT SIZE:	.34 Acres
MLS:	16-1480	YEAR BUILT:	1950
WEBSITE:	www.633ChelhamWay.com		
LIVING ROOM:	21'1" X 15'1"; Off of entry with oak floors, vaulted beamed ceilings, brick fireplace, built-in bookcases, and garden views.	BEDROOMS:	3
DINING ROOM:	13'6" X 13'3"; Oak floors, vaulted beamed ceilings, exposed brick wall, built-in shelving and views of the deck and patio.	Master Bedroom:	23'3" X 12'8"; With vaulted beamed ceilings, carpet, large windows looking out to the gardens, sitting area, walk-in closet plus additional closet. Large master bath with marble floors, linen closet, large walk-in shower, his and her sinks, and private toilet.
KITCHEN:	17'7" X 12'7"; Gourmet Chef's kitchen, eat-in island with seating, Thermador double oven & range, wine fridge, oversized Subzero fridge, vaulted beamed ceilings and views of garden.	Bedroom 2:	13'3" X 11'2"; With vaulted beamed ceilings, carpet, built-in storage, and attached full bathroom.
SUNROOM:	31'1" X 10'1"; Off of dining and living room, wood beamed ceilings, oak floors and French doors opening to large wooden deck overlooking the yard and patios.	Bedroom 3:	12'7" X 11'8"; With vaulted beamed ceilings, large closet, adjacent full bath & views of garden.
FAMILY ROOM:	16'4" X 13'3"; Off of dining room with brick floors, vaulted beamed ceilings, alcove for media or possible closet, views of garden, French doors for privacy and attached full bathroom. This room can be a possible 4th bedroom.	BATHROOMS:	4
		GUEST HOUSE Bedroom:	16'11" X 8' With garden views, vaulted ceilings, carpet, full bath & storage closet.
		Living Room:	19'5" X 12'7" Carpet, vaulted beamed ceilings, sitting area, office area, surround sound, opens to a private patio equipped with a spa.
FIREPLACES:	2; Living Room, Patio	GARAGE:	2 gated driveways on either side of the property with ample uncovered parking. 24'3" X 14'7" Covered oversized one-car garage with two large 24'3" x 2'8" storage closets on either wall, as well as an attic for storage.
HEAT/COOL:	GFA, 2 A/C	YARD:	Lush country gardens, courtyards with rosemary lined brick pathways. Built-in barbeque with brick fireplace, and large wood deck overlooking the yard.
FOUNDATION:	Slab & Raised	VIEW:	Setting & Mountain
SEWER/ WATER:	Montecito Water, Sewer Hookup		
SCHOOL:	Cold Springs Elementary; Santa Barbara Junior High; Santa Barbara Senior High.		
SYSTEMS:	Gated, Security, Speakers		