



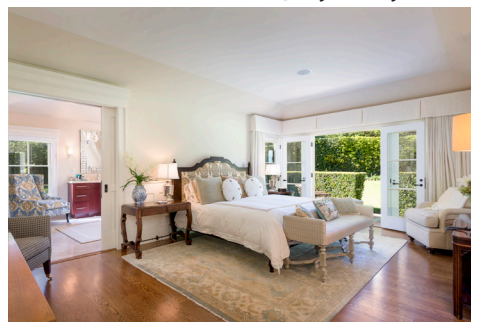
1290 Pepper Lane

MONTECITO

AS IF TORN FROM THE PAGES OF A HOME DESIGN MAGAZINE, this striking Montecito Cape traditional has all the hallmarks of a coastal home with the effortless elements of California living. Beaming with warmth, the home features bright and inviting spaces, crisp finishes, beautiful wood work, tall ceilings, wide hallways, crown molding, paneling, vaulted beam ceilings, built-in cabinetry, and numerous French doors. Designer renovated, the open floor plan enjoys a gourmet kitchen, formal dining, spacious living and sun drenched family room lined with French doors to

transition from indoors to out. Four en-suite bedrooms in total, the elegant main floor master suite offers a cozy sitting room, luxurious bathroom, and 2 large walk in closets. Resting on nearly one acre, the property boasts rolling lawns, manicured gardens, covered and heated dining terraces, fruit, oak and magnolia trees, double gates, motor court, and 2 car garage. Situated within the highly desired Montecito Union school district, this property is conveniently located to the shops and restaurants of both the upper & lower village.

Offered at \$4,750,000



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Listing Information Profile

ADDRESS 1290 Pepper Lane
LISTING AGENT Marsha Kotlyar
APN# 009-040-009
MLS# 17-621
WEBSITE 1290PepperLane.com

PRICE \$4,750,000
HOUSE SIZE 4,359 sq ft
LOT SIZE .86 acre
YEAR BUILT 1953; Updated in 2002

FOYER Through the covered brick patio, this spacious area enjoys tall ceilings, prominent crown molding, paneling and oak floors.

GOURMET KITCHEN

Chef's kitchen with ample storage and counter space, granite bar with seating, and a marble backsplash. High end appliances include Viking range, oven, large Sub-Zero refrigerator, farmhouse sink, and a Sub-Zero freezer nestled in the walk-in pantry. Adjacent to the breakfast area.

FORMAL DINING

Oak floors, crown molding, French doors open to a covered and heated dining patio.

LIVING ROOM Oak floors, crown molding, two-sided fireplace, and generous skylight, this room is complete with built-in speakers and open to the kitchen.

FAMILY ROOM Divided from the living room by a dual sided brick fireplace, this spacious and bright room enjoys a cathedral beamed ceiling, oak floors, chic wet bar, surround sound, extensive built-in entertainment center and numerous French doors that extend the room to an outdoor sitting area.

MASTER SITTING ROOM

Generously sized room with custom built-in cabinetry, wainscotting, closet, and surround sound.

MASTER BEDROOM

SUITE Enter through the sitting area, the master bedroom enjoys coffered ceilings, wainscotting, large windows, and French doors that open to romantic patio and lush gardens. Attached is a luxurios Master bath with large shower, soaking tub, private toilet, and two large walk-in closets with built-ins.

BEDROOM 2 Carpet, attached full bath, and walk-in closet.

BEDROOM 3 Oak floor entry-step down to carpet, coffered ceilings, attached full bath, and large walk-in closet.

BEDROOM 4 Privately located upstairs, with large closet space, attached full bath, built-in cabinetry, and mountain views.

MUD ROOM Interior garage entrance with storage.

LAUNDRY ROOM Large counter space, full wash sink and extensive storage.

BATHROOMS 4.5

FIREPLACES 1: Dividing Living Room and Family Room.

HEAT/AIR 3 GFA, cooling fans in attic.

FOUNDATION Raised

SEWER/WATER Sewer, Montecito Water.

SCHOOL Montecito Union Elementary, Santa Barbara Junior, Santa Barbara High school.

SYSTEMS Sonos surround sound, security system.

GARAGE Attached 2-car garage with windows, and extra storage room.

GARDEN The double gated property and gardens include colorful, low maintenance drought-tolerant landscaping, fountains, private flagstone covered patios with built-in barbecue and exterior heaters, fruit trees, Magnolia trees, and mature oaks.

VIEWS Mountain & garden setting.

