

677 Orchard Avenue
 Montecito, California
 Offered at \$2,150,000

APN: 007-151-002
 Lot Size: 7,840 Sq. Ft
 School: Montecito Union

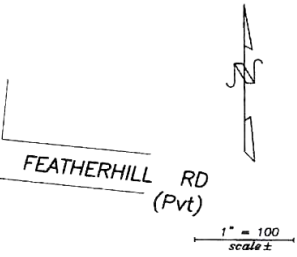
Year Built: 1994
 Bedrooms: Three
 Bathrooms: Two and One Half

Entrance Foyer:	15 x 7.5	Hardwood floors, coat closet, wall sconces, powder bath with marble appointments
Living Room:	18.6 x 18	Hardwood floors, recessed and track lighting, surround sound speaker system, fireplace with limestone surround, wrap around windows and sliding doors to access and enjoy patio and gardens
Kitchen:	19.2 x 16	Chef's kitchen with open dining room, hardwood floors, granite countertops, center island with abundance of storage, Viking stove, stainless steel appliances, custom black laminate cabinetry, atrium windows, work center desk and numerous built-in bookcases
Laundry Room:	10.9 x 9	Tiled floors, walk-in pantry, two spacious storage closets, exterior access to garden, laundry sink and ironing board center
Hallway Galleria:	28	Wood floors, hallway closet, wall sconces and three sets of iron clad windows
Master Bedroom:	21 x 14	Wrap around windows, sliding door access to tiled terrace, in-wall speakers, spacious walk-in closet with custom built-in organizers
Master Bath:	12 x 9	Spacious double vanity, travertine marble appointments, walk-in shower, spa bathtub, heated towel bar, sky lights
Bedroom:	14.2 x 10.13	Recessed lighting, carpeting, spacious closet with built-in organizers, shared hallway bath
Bedroom:	12.7 x 12.3	Spacious corner closet with built-in organizers, carpeting, shared hallway bath
Hallway Bath:		Tiled bath with walk in shower and heated towel bar
Roof Top Terrace:		3rd level roof top terrace/patio, spa, outdoor speakers, garden views
Studio:	16 x 10	Garden studio with double French door entry, tiled floors, bead board panel walls. Bath added without permits, structure permitted as storage only. No representation or warranties of any kind are made with regards to this structure.

Additional Features:

- Two Car Garage, one with direct access to kitchen
- Professionally Landscaped Garden
- Cascading Waterscape
- Electric Gated Entrance
- Outdoor Lighting
- Alarm System
- Two Zone Air Conditioning
- Intercom System
- Hardwood Floors

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NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk, 007-Pg, 15
County of Santa Barbara, Calif.