

269 Las Entradas Drive

Montecito, California

Romantic Mediterranean Villa

\$14,000,000



Stately canopy of magnificent Italian stone pine trees leads you down a private, gated drive to this romantic villa. Two magical acres of lush, colorful formal and informal gardens with spectacular views of the Santa Ynez Mountains, the Pacific Ocean and Santa Barbara Harbor wrap around the estate. This romantic hilltop estate, set in the exclusive, gated community of Ennisbrook, features in the main residence, five bedroom suites, elegant and gracious formal living and dining rooms, inviting country kitchen with spacious family room and elegant library with rich cherry wood. There are extraordinary design elements and appointments throughout the home, including handcrafted European details, high coffered ceilings, oak and pine planked flooring, classic French doors and leaded glass windows. Additionally, the property includes a magnificent swimming pool and pool house with two spacious bedrooms, with private baths. Above the five car tandem garage is an upstairs, private guest suite/home gymnasium with kitchenette. This magnificent estate property has a gracious elegance with a warm and inviting ambience.

- Entry:** 17 X 18 Elegant entry with beautiful, ornate wrought iron and glass entry doors with limestone mosaic tile floor
- Formal Powder Room** Mosaic limestone floors, custom painted walls, antique sink cabinet with elegant marble
- Living Room** 25 X 30 Gracious and elegant with floor to ceiling windows and French doors opening to vistas of the Santa Ynez Mountains, Pacific Ocean, Santa Barbara harbor, colorful formal and informal gardens. Hardwood oak floors, magnificent 13-foot raised inlaid ceiling with gold leaf detail, in wall speaker system. Beautiful stone fireplace inset in wall of custom designed cabinetry and bookcases



- Library** 20 X 21 Beautiful built-in custom designed cherry wood cabinetry with entertainment center and bookcases. Hardwood floors, wet bar, and in wall speaker system. Granite surround fireplace and 13-foot covered ceilings with recessed lighting. Panoramic views through french doors and floor to ceiling windows



- Dining Room** 17 X 24 Leaded glass entry doors, oak hardwood floors, two beautiful antique recessed niches, high ceilings with gold leaf detailing, in wall speaker system, gracious french doors lead to terrace with panoramic mountain and garden views
- Country Kitchen** 17 X 22 Charming, open and spacious with custom designed cabinetry and granite counters. Large center island with bar seating, gourmet appliances, hanging pot rack, coved hand painted ceiling with recessed lighting, beautiful pine planked floors and in wall speaker system
- Family Room** 15 X 30 Open from the kitchen with pine planked floors, high wood beamed ceiling with recessed lighting, leaded glass windows and magnificent stone fireplace with limestone hearth. With Adjoining Octagonal Family Dining Nook (10 X 11) with cathedral domed ceiling and wrap around leaded glass windows and french doors out to terrace. Beautiful mountain and garden views
- Pantry/Mudroom** 11 X 17 Wonderful room with walk-in-storage room, additional 48" sub-zero refrigerator, adjoining tiled laundry room, pine planked floors and dutch door to back motor court and garage. There is an additional tiled family powder bath off this room



Guest Bedroom/ Office	14 X 15	Pine planked floors, lovely ocean and garden views, three spacious closets, attached tiled bath with large shower. French doors to front patio
Upstairs:		Gracious three tiered stairway with ornate iron banister and marble detailing. Domed hand painted skylight at top of stairway galleria. Recessed lighting
Master Bedroom	18 X 22	Random wood planked pine floors. Four sets of French doors lead to terrace with beautiful ocean and island views. Master Bath with double vanities, Jacuzzi tub and separate shower, bidet and commode room and elegant dark green marble. His (9 X 12) and Hers (12 X 13) large walk-in closets with custom built-ins
Bedroom One	17 X 19	Carpet. Light and bright with high ceilings and two large closets with custom built-ins. Three sets of French doors lead to upstairs wrap-around terrace with stone balustrade and expansive mountain, Valley Club, ocean and harbor views. Attached tiled full bath
Bedroom Two	14 X 19	Wood planked pine floors, high ceilings and two sets of French doors to covered terrace and beautiful ocean views. Attached tiled bath with shower. Coastline and mountain views
Bedroom Three/ Media Room	14 X 15	Carpet, high ceilings, french doors to exterior terrace with expansive mountain and Valley Club views. Large walk-in closet and adjoining tiled full bath with French door access to terrace
Upstairs Laundry/Utility Room	7 X 11	Built-in cabinetry and ironing board center
Upstairs Over Garage:		Guest Suite/Home Gymnasium - 19 X 21 Large carpeted room with kitchenette, mirrored walls and ceiling fan. Beautiful mountain views. Attached tiled bath with closet
Pool House		Guest Room One - 14 X 22 Stone floors and magnificent stone fireplace. Attached tiled bath. French doors to private terrace Guest Room Two - 14 X 22 Stone floors, attached tiled bath. Beautiful mountain and garden views. French doors to private terrace



Mature olive trees and magnificent oaks envelop you while the winding pathways throughout the property lead you to private lawns and terraces, fountains and statuary and private gardens with charming benches.



Additional Features:

- ◆ Custom recessed lighting with reostats
- ◆ Many French doors with pocket screens
- ◆ Outdoor fountains
- ◆ Outdoor barbecue center and fireplace
- ◆ Wrap-around covered terraces
- ◆ Air-conditioned
- ◆ Five car tandem garage with storage
- ◆ All indoor/outdoor thresholds are stone or marble
- ◆ Private gardens
- ◆ Pool and spa
- ◆ Play area
- ◆ Poolside Grotto



For more information on this fine property or to schedule a private showing, please call

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