



Property Highlights

- ◆ Natural rock Swimming Pond with flagstone decking
- ◆ Lath House with utility sink
- ◆ Tractor Garage with water & power
- ◆ Covered vegetable garden
- ◆ Fruit trees: avocado, orange, Meyer lemons, lime, blueberries, plum, apricot, mulberries, and table grape arbor
- ◆ Three seasonal creeks, one with large waterfall
- ◆ Hiking Trail to top of south-facing mountain

Features and Amenities:

- ◆ 2 Forced Air Heater and Air Conditioning units
- ◆ 2 Water Heaters
- ◆ Soft Water System & Reverse Osmosis - Main House and Guest House
- ◆ Telephone system with intercom & music - Main House & Guest House
- ◆ Security Systems with fire & heat sensors, battery back-up: - Main House and Guest House
- ◆ Internet wired in both Main House and Guest House
- ◆ Cox Cable TV & Internet
- ◆ Private Road Electric Gate system & Driveway Electric Gate system with intercoms

Pools & Orchards

Workshop

Bedroom: 11x14 A generous room for family or guests, there's a quiet deck, walk-in closet and beautiful bath with garden views.

Office: 10x11 Conveniently located with views of the garden, with built in shelves and storage.

Office: Music Room or Wine Cellar 12x20 This lower level room opens to the terraces, enjoys ocean views and provides for versatile use.

Laundry Utility room with laundry convenient to an exterior door for mud room efficacy and generous with plenty of cabinets and storage.

Ocean View Retreat Compound





1090 Toro Canyon Road, Montecito, California Offered at \$3,795,000

This peaceful compound with incredible indoor-outdoor living spaces presents the best of all worlds... spectacular seclusion yet just 10 minutes to Montecito's Upper Village.

Enter the private drive to the veritable hide-a-way in the Montecito foothills. The three bedroom main home offers spacious living rooms, an elegant master suite, a two bedroom family or guest wing, two offices, and decks with views in every direction. The two bedroom guest house and separate gym / studio are nicely located to afford the luxury of ample quiet spaces.

Ocean and mountain views from the main living rooms and decks provide a serene ambiance for entertaining or relaxing.

Main Residence

Entry: 11x12 Antiqued, hand crafted double wooden doors enter to a gracious high ceiling foyer.

Living Room: 16x22 The warmth of the wood plank floors, beamed ceilings, and raised hearth wood burning fire place is cozy, yet open through French doors to the views and decks and feel of the gardens.

Dining Room: 11x16 Segue easily from the kitchen and living rooms to this dining room nicely integrated into the living spaces.

Kitchen: 11x21 A gourmet's delight with top of the line appliances and plenty of light and roomy work spaces. There's a Viking six burner stove, Sub-Zero Refrigerators and Freezers, 2 pantries and more. A breakfast bar with seating is perfect for spectators.

Family Room: 11x16 Adjacent to the kitchen and with French doors to the deck that wraps from the living room.. includes a flat screen wall mounted television with wrap around sound speaker system.

Master: 18x24 The retreat feel of the master is enhanced with southerly views, lovely light and pretty deck. There's a fireplace, wet bar, bay window seats, and two walk in closets. The Master Bath is a spa-like with double tub with Jacuzzi, standard shower, steam shower with dipping tub and gas log fireplace. There are two vanities, water closets, and wardrobe closets.

Bedroom/Den: 13x13 A perfect bedroom or office, there are French door opening to a deck, and views of the gardens and mountains.