



1419 WYANT ROAD
MONTECITO, CALIFORNIA

OFFERED AT \$5,200,000

Chic, Sophisticated Contemporary Estate perched on a private knoll with majestic mountain views. The open and spacious floor plan allows for family living and gracious entertaining. "Green Construction" with four bedroom suites, fabulous cook's kitchen with dining/family room, media room, outdoor entertainment patios and two covered Loggias. The lush private 1.3 acres enjoy an infinity pool/spa, dipping pool, cascading waterfalls and fountains, sports court, garden studio and artist cottage. Conveniently located to Upper and Lower Villages, Montecito Union School and Miramar Beach.

Entry:		Three sets of French Doors open to the spacious Living Room. Inviting courtyard and patio with fountain and mountain views
Living Room:	26.11 x 21.1	Fireplace with woven detailed stainless steel surround, recessed lighting, concrete floors with radiant heat, Jarrah wood and glass doors, antique built-in oriental chest/coat closet, French door access to a covered outdoor loggia. Access to powder room with antique carved door, antique chest commode with glass bowl sink, antique fixtures, custom wall paper, touch tone lighting
Kitchen:	19.3 x 15.5	Euro style kitchen with stainless steel custom designed cabinetry, recycling center, large center island with chopping block/stainless appointments, extra preparation sink and bar seating, Bosch dishwasher, pull out storage, large refrigerator, 7 burner gas cook top with custom hood, Miele oven, built-in work center desk, concrete floors with radiant heat, French door access to outdoor dining Loggia
Dining/Family Room:	21 x 15.5	Light and open combination dining and family room with built-in window seating and overhead lighting along with recessed lighting, concrete floors with radiant heat, television alcove with carved wood panel doors, large picture window with sweeping mountain views
Service Hallway:		Service hallway with side door access to motor court, large walk in pantry, ¼ bath with Asian antique vanity, spacious laundry room with ironing board center and walk in utility room, access to oversized 2-car garage
Media Room:	19.11 x 15.2	Recessed lighting, large media storage closet, built-in home theater screen with wall projector, in-wall speaker system, large picture window with built-in seating, wall pullout storage drawer and sweeping mountain and garden views
Bedroom Suite:	17.8 x 15	A separate suite that adjoins the Media Room with French door access from the outdoor Loggia, concrete floors with radiant heat, recessed lighting, window seating, garden views. The adjoining bath has concrete floors, venetian plaster, antique Asian vanity cabinet with marble top, separate commode room and walk-in shower. French door access to meditation garden and dipping pool
Upstairs		Stairwell Tower with wood floors, cable railing, contemporary antique light fixture. Spacious vestibule landing with French door access to tiled patio terrace
Master bedroom:	20.8 x 19.3	Entry with wooden antique doors, Television alcove with antique panels, built-in window seating, wood floors, raised hearth fireplace, high ceilings with recessed lighting and ceiling fan, French door access to north facing front patio terrace with sweeping mountain views, and South facing tiled patio overlooking pool and gardens

Master Bath/Dressing Area:		Antique panel doors to bath and dressing areas, recessed lighting, bath has marble floors, large spa tub, dual vanities with antique chest and glass sink, separate commode and bidet room, large walk in shower with dual shower heads and storage cabinetry. The dressing area has wood floors, two large walk in closets with stainless steel hammerhead locking storage units, window seating
Office:	15.5 x 10.11	Accessed off the dressing area within the master suite, the Office has wood floors, built-in bookcases and storage cabinetry, custom chandelier, recessed lighting, in-wall speakers, wrap around windows with views of mountains and gardens and French door access to tiled patio terrace
Bedroom Suite:	15 x 14.11	Large walk in closet with automatic lighting, wood floors, overhead ceiling fan, in-wall speakers, built-in window seating, sweeping mountain and garden views
Bedroom Suite	14.10 x 14.10	Large walk in closet with automatic lighting, wood floors, overhead ceiling fan, in-wall speakers, built-in window seating, garden and mountain views
Bath:		Adjoining bath from both bedroom suites with dual Asian chest/vanity with glass sinks, walk-in shower, deep soaking tub, separate commode room, marble tile appointments
Outdoor Amenities:		
Entertainment Loggia:		Opens to the back gardens and pool with French door access from the living room and guest bedroom suite. Warmth from the Fireplace, radiant heated floors, recessed lighting, in-wall speakers and decorative draperies
Dining Loggia:		Opens to the back gardens and pool with French door access to the kitchen, high ceiling, radiant heated floors decorative draperies, antique panels to provide privacy from the BBQ cooking center
Garden Studio:		Bamboo accents, wood floors, French windows, overhead lighting, Private gated entry, phone and internet capabilities
Artist Cottage:		Bar sink, high ceilings with two skylights, concrete floors, phone and internet capabilities, separate workroom or extra garage, outdoor storage and shower

Additional Features:

- Modern green building design
- In wall speaker system
- Radiant heating system
- Venetian plaster throughout
- State of the art alarm system
- Telephone Network
- Fruit and citrus trees
- Lush gardens
- Garden lighting
- Metal roof
- Dipping Pool
- Basketball Court
- Electric Gated Entry and service gate
- Solar heated infinity-style Pool and Spa

