

*1144 Dulzura Drive  
Montecito, California  
Offered at \$3,095,000*

This beautifully constructed single level custom built Montecito home offers approximately 5,000 square feet of gracious, open living space. Quality craftsmanship and attention to detail are evident throughout the home with four generous bedroom suites, two offices, gourmet kitchen and relaxing entertainment patio with fireplace and BBQ cooking center. Conveniently located, this private location enjoys views of the ocean, islands and Montecito Foothills.

<b>Entry Foyer:</b>		Gracious foyer with marble floors, chandelier, powder bath and walk-in coat closet. Direct access from the garage
<b>Office:</b>	<b>17.5 x 13.11</b>	Private office off the entry with double doors, recessed lighting, electronic window blinds, ocean and mountain views
<b>Living Room:</b>	<b>26.6 x 21.5</b>	This wonderful light and open great room has radius ceiling with soffit lighting, recessed lighting, raised hearth fireplace with built-in bookcases and storage, electronic window blinds, marble floors, French door access to entertainment patio, large picture windows to enjoy the mountain and ocean views
<b>Dining Room:</b>	<b>21.5 x 19</b>	An extension of the living room with marble floors, radius ceiling with soffit lighting, recessed lighting, sliding doors to entertainment patio
<b>Kitchen:</b>	<b>19.10 x 16.11</b>	Custom designed with extensive cherry wood cabinetry, marble counters with glass wall accent, double oven, sub-zero refrigerator, microwave, recessed lighting, marble floors, large center island with marble counter, bar seating, storage, overhead light fixtures. Annex room with outdoor access to garden and Motor court along with access to large walk-in pantry storage room
<b>Transition Hall:</b>		Marble floors, barrel ceiling detail with French sliding doors that access both the entertainment patio and back gardens
<b>Master Bedroom Suite:</b>		
<b>Office/ Sitting Room:</b>	<b>13.3 x 13.1</b>	Within the master suite this delightful office has pocket doors, carpeting, large windows with electronic blinds, recessed lighting and ocean/mountain views
<b>Bedroom:</b>	<b>17.1 x 14.5</b>	Recessed lighting, carpeting, French doors to private garden patio, side windows, electronic window blinds
<b>Bathroom:</b>	<b>17.1 x 16.10</b>	Spacious and open with two vanities with marble appointments, mirrored walls, wallpaper, recessed lighting, spa Jacuzzi tub with marble surround, large picture window with electronic window blinds, walk-in marble shower and separate commode room
<b>Walk-in Closet:</b>	<b>17.1 x 14.2</b>	Custom designed dream closet with walnut closet organizers and storage cabinetry
<b>Bedroom:</b>	<b>17.4 x 13.6</b>	Recessed lighting, large windows with back garden views, recessed lighting, spacious walk-in closet and adjoining bath with marble appointments

- Bedroom:** 16.5 x 13.8 Recessed lighting, large windows with back garden and mountain views, spacious walk-in closet and adjoining bath with white cabinetry and marble appointments
- Bedroom:** 15.3x14.4 Radius ceiling detail with soffit lighting, large windows with electronic blinds, south facing light with ocean views and large walk-in closet. The adjoining bath has large window with electronic blinds, spa Jacuzzi tub, separate walk-in shower, two vanities with mirrored walls, wallpaper, and Verdi marble appointments
- Entertainment Patio:** Spacious flagstone patio with custom trellis, built-in BBQ cooking center, raised hearth fireplace with stone surround, built-in firewood storage, outdoor lighting, ocean and mountain views

### Additional Features:

- Solid Walnut Doors
- Cherry Wood Cabinetry
- Three Zone Heating and Air Conditioning
- 280-Gallon Hot Water Heater
- RO Water System
- Water Softening System
- Concrete Roofing with Copper Barrel Roof Detail
- Spacious Three-Car Garage
- Walk-in Utility Room
- Expansive motor court with stone pavers

