



A SPANISH CONTEMPORARY-STYLE HOME

202 EUCALYPTUS HILL DRIVE ~ SANTA BARBARA, CALIFORNIA 93108

Style: Spanish Contemporary

Lot Size: .83 ± Acres

APN#: 015-050-013

Year Built: 1978

Bedrooms: 3 Bedrooms + an Office/4th Bedroom

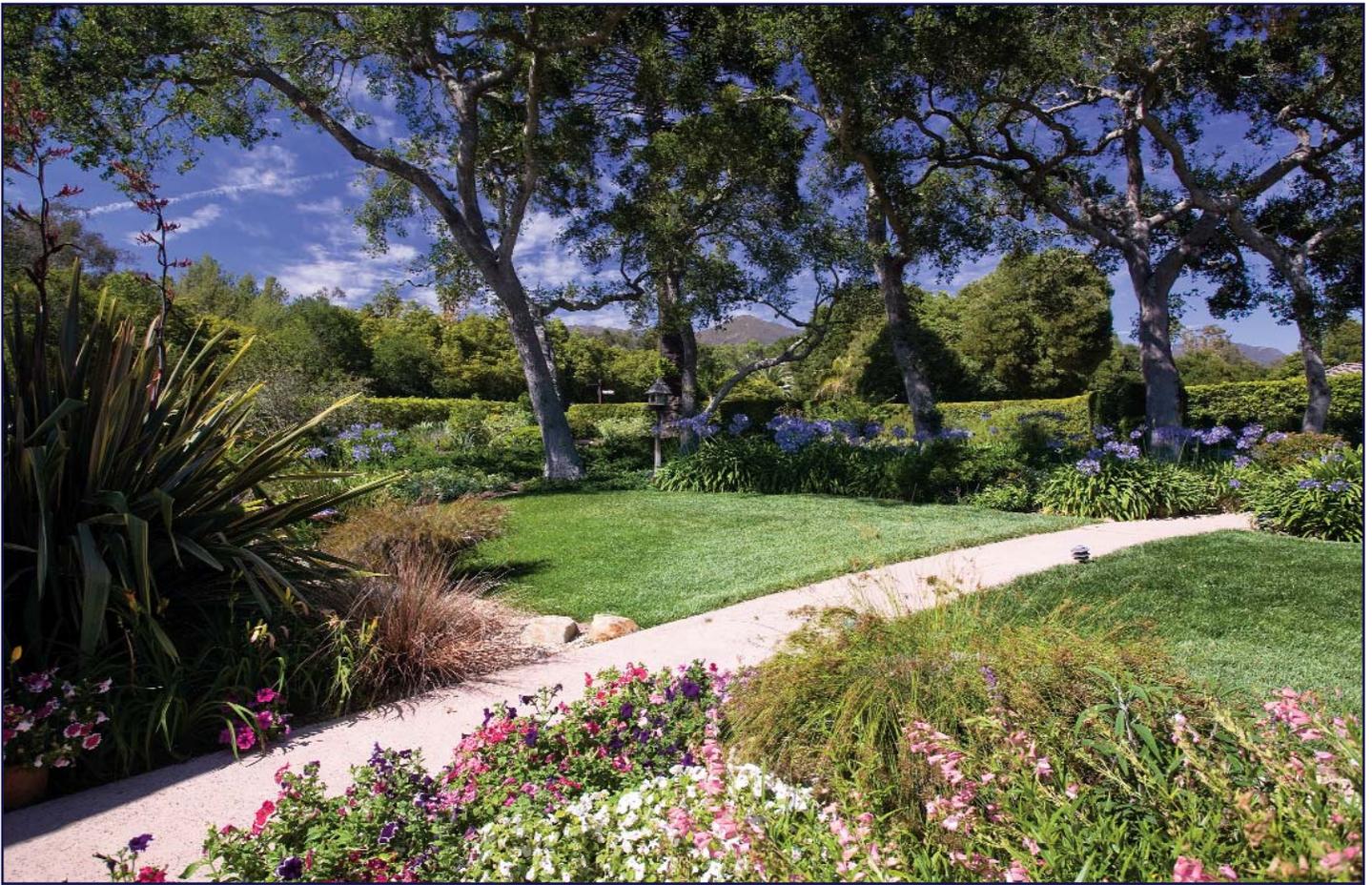
Baths: 3

This spacious single-story Spanish Contemporary home has an open floor plan with soaring ceilings, sunlit rooms, and an approximately 60' long grand entry galleria with views to the wonderful outdoor entertainment patio with a solar heated pool, hot tub and cascading waterfall, all surrounded by lush tropical gardens. The 3-bedroom, 3-bath home is approximately 3,506 square feet and features a formal living room, formal dining room, family room and kitchen with a breakfast area, a large office or possible 4th-bedroom, and a 3-car garage. Located in the Eucalyptus Hill area known for its convenient location, the property is close to Hale Park, a beautiful 13-acre natural forested dog walking park, which sits at the border of Santa Barbara and Montecito.

Offered at \$2,395,000

Please Call Harry Kolb at 805.452.2500 for showings.

www.HarryKolb.com



Beautiful front gardens

RESIDENCE

Entry Foyer (10' x 8'):

- 13' vaulted-beamed ceiling
- Double door entry
- Open wall niche opens to the living room
- Saltillo tile floor

Entry Galleria (60' x 4.9'):

- Grand entry hall with a 13' ceiling
- Two-clerestory windows above two large sliding glass doors that open to the beautiful tropical entertainment terrace
- Ample wall space for art
- Indirect lighting
- Saltillo tile floor

Formal Dining Room (14' x 12'):

- Enter through kitchen or galleria
- 13' ceiling with crown molding
- Built-in butler's sideboard with granite countertops and glass-front display cabinets
- Two- garden view windows to front gardens and mountain views, and a sliding glass door opens to a path leading to the rose garden and fruit trees



Living Room

Living Room (19' x 16'):

- Step-down from the entry galleria to the formal living room
- Vaulted, beamed 13' ceiling
- Gas-starter fireplace with a raised marble hearth and surround
- Large windows with mountain and garden views
- Indirect lighting
- Saltillo tile floor

Family Room (23' x 13'):

- 18' Vaulted, wood beamed ceiling
- Open to Kitchen and breakfast area
- Fireplace with granite tile surround and wood mantle
- Wet bar with Granite countertops and bar sink, wine refrigerator, upper cabinets, and pass-through window to the pergola covered barbeque area
- Clerestory window at ceiling height allows plenty of light and sliding glass doors open to the tropical entertainment terrace and pool
- Indirect lighting
- Saltillo tile floor



Kitchen, Breakfast Area and Family Room

Kitchen and Breakfast Area (13' x 10'):

- Stainless steel appliances include: Viking 6-burner gas range cooktop with custom hood and heat lamp, Dacor built-in double convection oven, Bosch dishwasher, and a KitchenAid side-by-side refrigerator
- Breakfast area is open to the kitchen and family room with a vaulted, beamed ceiling and views to the tropical entertainment terrace
- Granite countertops, a double sink with disposal, and a Granite countertop center island with plenty of storage
- Extensive cabinetry and storage including a pantry
- Indirect lighting
- Saltillo tile floor

Laundry Room:

- Upper storage cabinets and a storage closet
- Door with window opens to the gated pet area

Office or Optional Bedroom #4:

- Extensive built-in upper storage cabinets with a bookcase and a Granite tile work desk
- Double doors open to the breakfast area with entertainment terrace views
- Windows to the front gardens
- Attached bath

- Wired for internet
- Wall-to-wall carpet

Powder Room/Guest Bath:

- Located off the Galleria and attached to the office/bedroom #4
- Granite countertop vanity
- Ceramic tile shower
- Window to front gardens



Formal Dining Room



Master Bedroom Suite

Master Bedroom (22' x 16'):

- Double door entry
- Marble fireplace and mantle
- Crown molding
- Wall-to-wall carpet
- Sliding glass doors overlooking the pool/hot tub, waterfall feature, and tropical gardens

- with a white tile vanity, tiled shower over tub, and Saltillo tile floor.
- Located near the Master wing

- Window to the front gardens and mountain views
- Wall-to-wall carpet

Master Bath

- Remodeled bath with marble countertops and double sinks
- Deep tub with marble tile deck and oversized window to the side gardens
- Glass enclosed marble tile shower
- Private water closet with storage cabinets
- Indirect lighting
- Limestone tile floor
- Spacious dressing room with extensive cabinetry and storage, a window to the pool terrace, and limestone tile floor

Bedroom #2 & #3 (14' x 12'):

Two guest bedrooms share the Guest Bath



Master Bath



OUTDOOR FEATURES

Gated Pool and Entertainment Terrace:

- A solar heated 40' x 17' pool with hot tub set up for saltwater (not currently used)
- Cascading waterfall feature with separate pump and filter
- An approximately 68' x 58' stone terrace bordered by tropical gardens and extensive palm trees
- Built-in Weber Barbeque with tile countertop surround and tile serving island with a pass-through window for access to the family room wet bar.
- 2 separate vine-covered pergolas
- Extensive exterior landscape lighting and auto irrigation
- Outdoor speakers
- Gated pet area
- Detached 20' x 10' storage shed
- Cable and Satellite TV
- Fruit trees: peach, plum, pineapple guava, lemon, Myer lemon, lime, Valencia and navel oranges.

Three-Car Garage:

- A finished garage with epoxy flooring and automatic door opener
- Extensive Storage Cabinets and shelves
- Workbench with sink
- 2-exterior storage cabinets adjacent to gated pet area

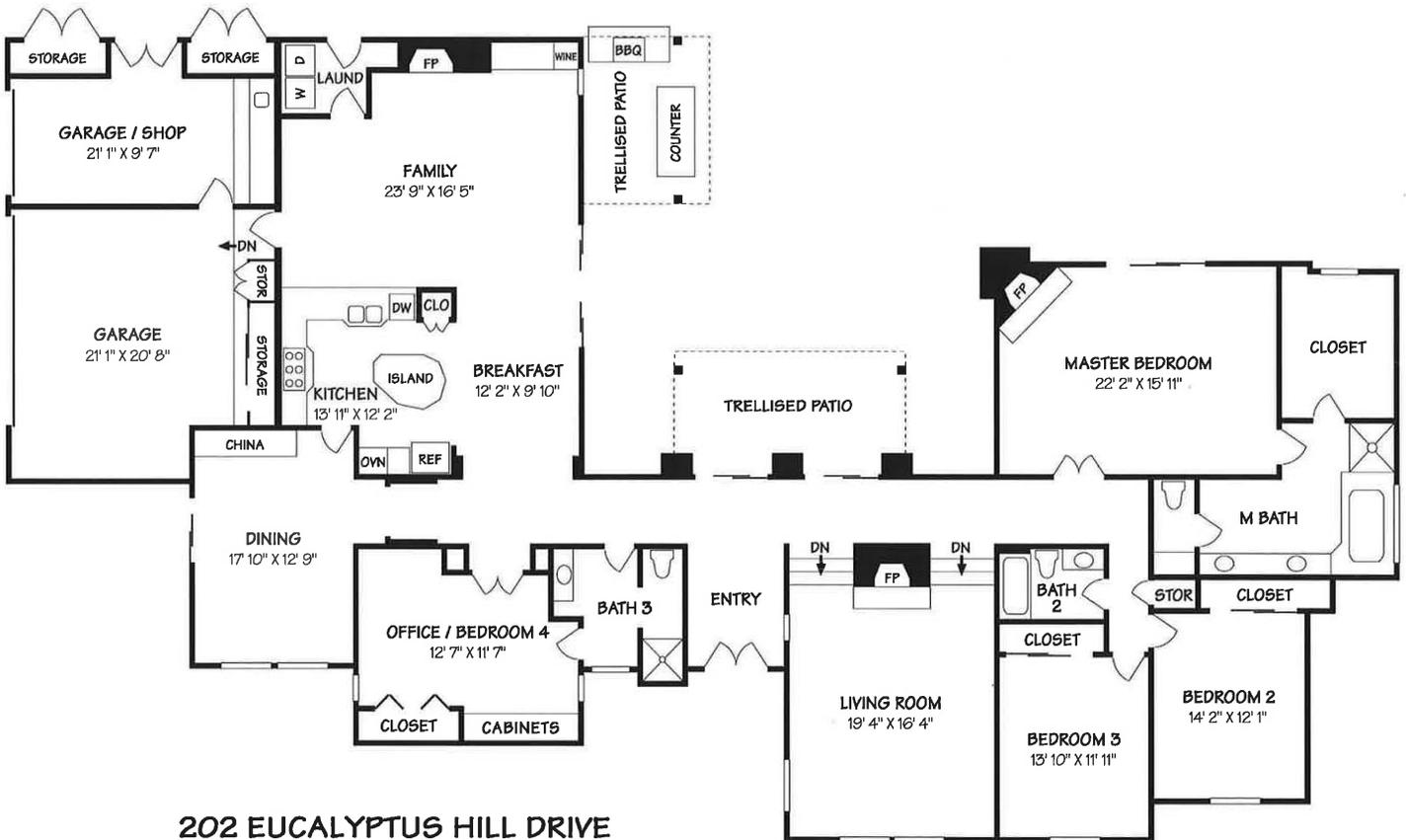
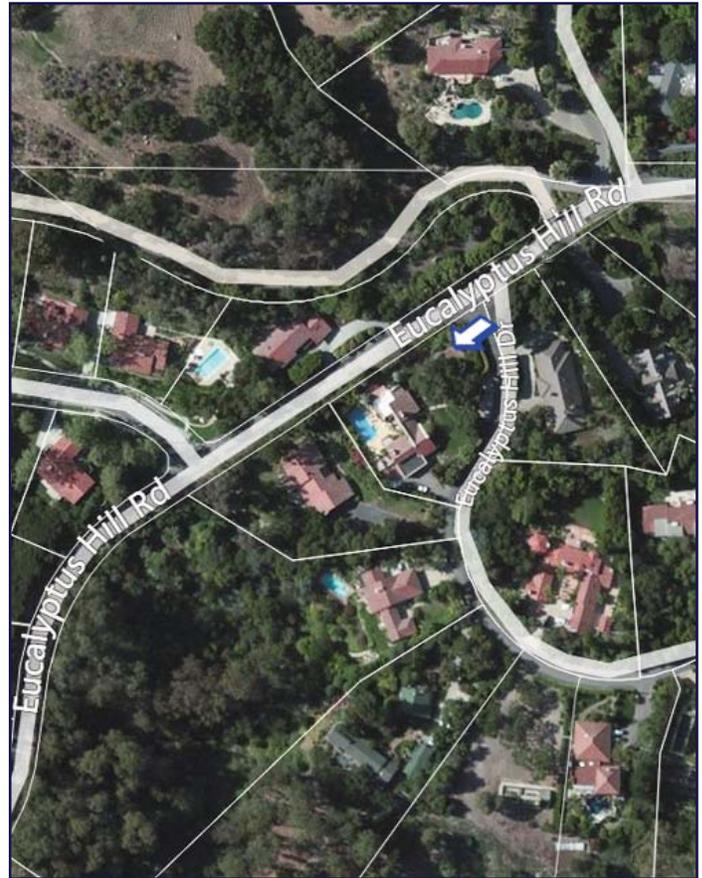


Built-in barbeque and tile serving island



Additional Amenities

- 50-gallon water heater with circulator
- Water softener owned
- 2-Air-Conditioning units: bedroom wing/
main house
- Saltillo tile floors in all public rooms
- Rittenhouse AM/FM intercom system
- Central vacuum



202 EUCALYPTUS HILL DRIVE
±3419 Square Feet

Scale: 5 ft. 10 ft. 15 ft. 20 ft. 25 ft.
 This information is compiled from sources deemed reliable but accuracy is not guaranteed.
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