



AN ENNISBROOK MEDITERRANEAN

423 ENNISBROOK DRIVE ~ MONTECITO, CALIFORNIA

Style: Mediterranean
Lot Size: .58 ± Acres
APN#: 007-530-031

Year Built: 1999
Bedrooms/Baths: 3 / 4 Baths & 1 Powder Room
Architect: Robert Senn / Builder: Mark Trabucco



Enjoy ocean, mountain and natural habitat views from this classic Mediterranean-style home located in the prestigious gated community of Ennisbrook in Montecito, California. Set on a smaller lot than usual in this community for those seeking less maintenance, this highly appointed 3-bedroom, 4.5-bath home, plus an office, features approximately 4,523 square feet of expansive public rooms with vaulted, beamed ceilings, elegant antique fixtures, cherry plank wood floors and 3-fireplaces. Perfect for entertaining, the gourmet kitchen is open to the family room and ideal for gatherings with granite countertops, a professional-grade range and butcher block kitchen island. The expansive living room with a large arched leaded glass window, a fireplace and French doors opens to the formal dining room with a wall of French doors and custom-made bronze and crystal chandelier, and sconces. The entire home is surrounded by intimate flagstone terraces and vibrant gardens, including a charming walled interior courtyard with a Spanish water feature. A dramatic tower leads to the second-story Master Bedroom suite with inspiring ocean views and includes a private tile terrace with ocean, rear garden, and natural habitat views.

Ennisbrook is at the heart of the Montecito community with incredible ocean and mountain views spread over 200 gated acres with open spaces, wildlife habitat and walking trails. The Clubhouse features four championship tennis courts - two of imported clay - an immense heated swimming pool with lap lanes, outdoor barbecue area, private wine lockers and complete kitchen facilities to host your own private parties.

Offered at \$4,200,000

Please Call Harry Kolb at 805.452.2500 for showings.

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Walled Entry Courtyard:

- Iron entry gate
- Spanish water feature
- Covered tile loggia
- Wrought-iron sconces
- Tile patio
- Extensive landscaping

- Fireplace with a Travertine hearth and plaster sculpted surround with gas starter
- Built-in display cabinets
- Cherry plank wood floor

- and crystal center chandelier and wall sconces
- Cherry plank wood floor

RESIDENCE:

Entry (15' x 8'):

- Vaulted beamed 14' ceiling
- Large arched glass and wrought-iron front door and arched sidelites
- Wrought-iron chandelier
- 2 coat closets
- Cherry plank wood floor



Grand Entry & Gallery

Dining Room (22' x 13'):

- Beamed 11' ceiling
- 3 ft. thick interior wall to Living Room
- A wall of 3-French doors to the front garden flagstone patio
- Custom-designed and handmade brass with bronze

Main Gallery (26' x 5'):

- 11' groin-vaulted ceiling
- A wall of 3-French doors to the walled interior courtyard
- Antique brass wall sconces
- Wood doors to the kitchen and family room
- Cherry plank wood floor



Formal Dining Room

Living Room (24' x 17'):

- Vaulted beamed 14' ceiling
- Large arched leaded glass window to front gardens and a window to the side gardens
- French door to the flagstone terrace patio
- Antique French silver wall sconces



Kitchen & Family Room (30' x 18'):

- ***Appliances:*** GE Monogram stainless steel refrigerator/freezer; Kitchen Aid microwave; KitchenAid dishwasher; KitchenAid compactor; Commercial Thermadore Professional 6-burner with grill range and double oven with large commercial decorative hood
- ***Butler's Pantry:*** Wine cabinet, storage cases and wine cooler
- Black honed granite countertops with stainless steel double sink and RO fresh water
- Butcher block island with farmhouse sink and custom wrought-iron chandelier and pot rack over island
- Built-in Alder display cabinets and storage drawers and a built-in secretary desk with antique glass display cabinets
- Indirect lighting
- Cherry plank wood floor

Family Room:

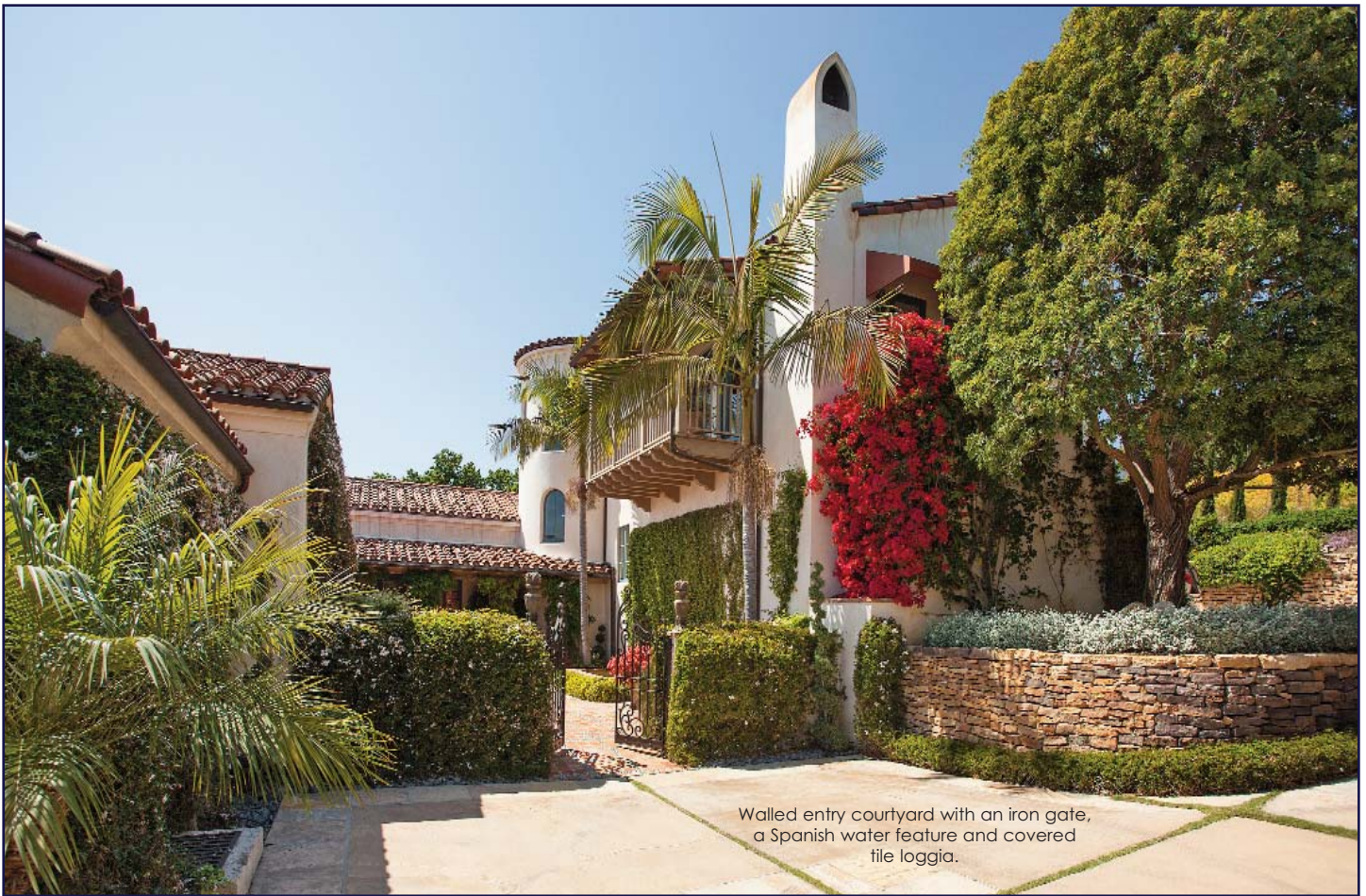
- Vaulted beamed 14' ceiling
- Large arched leaded glass window to front gardens and a window to the side gardens
- One French door to the front garden and flagstone terrace and two French doors to the side garden and another flagstone terrace
- Built-in Alder media cabinet with speakers and extensive storage
- Corner plaster fireplace with a Travertine hearth and gas starter
- Indirect lighting
- Cherry plank wood floor



Family Room facing the Kitchen



Private garden patio off the Family Room



Walled entry courtyard with an iron gate, a Spanish water feature and covered tile loggia.

Powder Room:

- French cabinet basin with marble countertop and period fixtures
- Antique wall sconces
- Hand stenciled walls
- Cherry plank wood floor

Laundry Room:

- Granite countertops with farmhouse sink
- Upper and lower cabinets
- Ceramic tile floor

Library/Office or Optional Guest Suite (16' x 13'):

- Cherry wood floors
- Tall French doors to the front flagstone terrace
- Windows to side gardens
- Built-in cabinets and desk
- Full Tile Bath with limestone countertops and floors and window to front gardens
- Storage closet

Bedroom Wing & Tower: Stairs lead up to the guest bedroom wing. Located on this landing is a circular tower and

curved staircase with wrought-iron balustrade leading further up to the second-story Master Suite. Bathed in natural light from surrounding windows, the tower also has antique wall sconces and a hurricane chandelier. The second floor Master Suite landing has a glass door that opens to a private tile terrace with ocean, mountain and rear garden views.

Bedroom #1 (15' x 13'):

- French doors with sidelites open to a flagstone patio and side gardens



- Wall-to-wall carpet with large crown and baseboard moldings
- Walk-in closet with extensive storage shelves
- Full Bath with tile vanity, tile shower over tub, and pewter wall sconces

Bedroom #2 (12' x 12'):

- French doors open to a flagstone patio and side gardens, and a window to the rear gardens
- Wall-to-wall carpet with large crown and baseboard moldings
- Large closet with organizer
- Full Bath with tile vanity, tile shower over tub, and pewter wall sconces



Master Bedroom (21' x 16'):

- Vaulted beamed 13' ceiling
- 2 French doors to second floor covered balcony over the interior courtyard and ocean views
- Glass door to small tile patio with steps to rear staircase and motor court
- 2 windows to the rear gardens and a window to side gardens
- Corner fireplace with a travertine tile hearth and gas starter
- Inspiring ocean views
- Built-in white-washed Alder TV cabinet
- Two large walk-in closets with extensive organizers and cabinetry
- Wall-to-wall carpet

- Oversized tub with jets and tile deck with a large window to rear gardens
- Glass door to 2nd floor terrace balcony

Above is the private second floor tile patio with beautiful ocean and island views. Below is the large second floor master suite with ocean a covered balcony.

Master Bath:

- Large bathroom with tile countertop and floor and a double vanity
- White-washed Alder cabinets
- Commode room
- Large glass shower enclosure



Additional Amenities

- *Cherry wood plank floors throughout*
- *Antique wall sconces*
- *Security System*
- *Sound system throughout*
- *Wooden shutters*
- *Large crown and baseboard moldings*
- *3 – Furnaces*
- *2 – Air conditioning units*
- *75-gallon water heater*
- *Reverse osmosis Water purifier at Kitchen Sink*
- *Raised foundation with fans to circulate air*
- *Stone-walled motor court leading to 3-car garage and guest parking*
- *Ennisbrook Homeowner Association 2013 Dues \$540 per month*
- *Montecito Union School District*

