




## VINTAGE MEDITERRANEAN VILLA

210 SAN YSIDRO ROAD, MONTECITO, CA

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Style: Mediterranean / Orig. Pueblo-style	Year Built: 1926
Lot Size: 0.60± Acres	Designer/Builder: W.A.W. Brownell
APN#: 009-140-033	Bedrooms/Baths: 4bd / 4ba & 2 powder

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 charming Mediterranean villa in the heart of Montecito's Upper Village and conveniently located near Montecito Union School. It is believed that this expansive bungalow plan was originally designed and built in 1926 by W.A.W. Brownell, who was very influential in the development of the Hedge Row District where he made his mark over three blocks with his own distinctive style. The home was originally executed in a Pueblo-style with a flat roof and walled garden for the Charles Greenough family. It was remodeled by Jack Warner in 1972 and given its Mediterranean roof line and detailing.

Approach the main entrance through the wrought iron gate to a large Saltillo tiled front motorcourt. This 4 bedroom, 6 bath home features arched doorways, open living spaces, a large kitchen, covered outdoor terrace in the rear, beautifully landscaped gardens, pool, a guest wing with a studio kitchen, as well as separate guest quarters near the pool.

***Offered at \$2,995,000***

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**Entry (22'x12')**: Enter the large entry foyer through the massive front door with wrought iron Speak Easy and two Cloverleaf windows on either side of the front door, hardwood floor, two arched passages to the living room and dining room area, separate archway to the bedroom wing.

**Living Room / Dining Room (41' x 21')**: A light and open space with 11' ceilings and two large skylights above the fireplace with its hand carved stone surround and a herringbone brick back, hardwood floor and two sets of tall French doors to the covered terrace, rear garden and pool area.

## **BEDROOM WING:**

**Full Bath**: Located off the entry, hardwood floor and a tile shower/bath.

**Bedroom #1 (16' x 11')**: Hardwood floor, window to the front garden and motorcourt, linen closet and wardrobe, and may also be used as an office.

**Bedroom #2 (16' x 12')**: Hardwood floor, large window to the front garden and motorcourt with a separate entrance and steps to the rear garden with a lovely brick patio and fountain and inviting rose garden. Tile shower/bath with bidet.

## **MASTER WING:**

**Closet / Nursery (11' x 10')**: Through the master wing hallway a quaint room with a bay window and window seat and views to the side garden, wall-to-wall carpet.

**Master Sitting Room (17' x 10')**: The hallway opens to a relaxing sitting area with hardwood floor, tall French doors to the covered terrace and windows to the side garden.

**His/Hers Master Bath**: Hers with mirrored wall, marble floors, tile shower/bath and bidet and windows to the side garden. His with marble floors and tile shower/bath with windows to the side garden.

**Master Bedroom (22' x 17')**: Hardwood floors, windows to the rear garden with pool views, a large plaster fireplace with wood mantel centerpiece the room.

**Kitchen (24' x 14')**: Saltillo tile floor, wood cabinets with extensive storage space, windows to the side garden, a Wolf 3-burner cooktop under an arched tavern hood with Spanish tiles, Thermadore double oven, Subzero refrigerator, Subzero bar refrigerator and Maytag dishwasher.

**Laundry Room (13' x 10')**: Saltillo tile floor, built-in cabinetry, Subzero freezer and door to the side garden area.



Living Room



Dining Area



Courtyard off Bedroom #2



Covered terrace.

**STAFF WING (OFF KITCHEN):**

**Bedroom #1 (12' x 10')**: Located off the kitchen, hardwood floor, closet, and a window with a front garden view.

**Bedroom #2 / Sitting Area (10' x 9')**: Hardwood floor, closet, opens to the studio kitchen area, window with a view to the front garden.

**Studio Kitchen (9' x 10')**: Wood cabinetry, mini refrigerator, stove and sink. The counter opens to the bedroom #2/sitting area.

**Bathroom**: A full shower/tub tile bath with plenty of sunlight from a large skylight.

**EXTERIOR:**

**Separate Bedroom (17' x 13')**: A separate bedroom with a garden entrance, hardwood floor, windows to the side and rear gardens, fireplace with a hand painted French Chemise surround and half bath.

**Covered Terrace (34' x 11')**: Saltillo tile floor with steps to the rear garden and pool area, and a classic archway opening to the

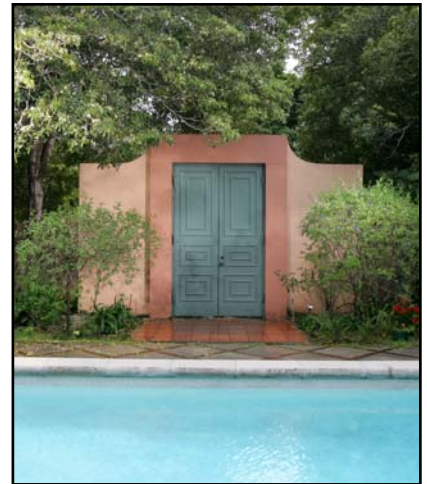
- ADDITIONAL FEATURES**
- Partially walled and hedged around entire property.
  - Dramatic landscape lighting
  - Walled Saltillo tiled motorcourt with electric gate.
  - 40' x 18' pool



View of the courtyard from the pool.

tiled wet bar with flower arranging sink. A stairway leads to the private roof terrace.

**Pool Area**: A beautifully landscaped and fully fenced pool area with a large 40'x18' pool that features a raised lip cast stone surround and decorative fountains surrounded by a concrete and brick pool deck. A large framed Portico doorway with entry off to a private lane allows for additional parking.



Portico doorway to Monte Vista Road.

**3-Car Garage**: Located off San Ysidro Road with plenty of built-in storage closets.

