



670 PARK LANE, MONTECITO, CA

---

Style: Mediterranean  
Lot Size: 1.25± Acres  
APN#: 007-030-01

Age: Built 1928  
Architect: George Washington Smith  
Bedrooms/Baths: 3/2 Full & Powder Room

---

Originally created in 1928 as a carriage house, this charming George Washington Smith designed Mediterranean home has been lavishly remodeled and updated so that it now combines the comforts and amenities of today with the style and grace of a bygone era. The home is situated in the midst of the finest Montecito has to offer and protected by massive entrance gates and a long drive – truly a world unto itself. Set in a grove of majestic live oak trees, this home offers a large two-room master suite, two additional bedrooms, a large living room with 19 foot vaulted and beamed ceiling, a modern fully-appointed kitchen and a warm library/sitting room. A separate guest cottage with its own private entrance is approached by a wooden footbridge over a romantic creek. *Offered at \$5,495,000.*

**HARRY KOLB**  
**805-565-8633**  
**HarryKolb.com**

This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. ©MMI Sotheby's International Realty, Inc. EQUAL HOUSING OPPORTUNITY

*Entry/Library (17'x14')*:

Double glass/wrought-iron doors enter into this sitting room that has two walls lined with bookcases/display shelving and a third with a sculpted plaster fireplace and limestone hearth. The fireplace is flanked by two window seats, the windows look out toward the rear of the home. The flooring is hickory and the room is lit by recessed lights and wrought-iron sconces. There are two closets, one a cloak closet, the other housing the communications equipment and lighting panels. A step down enters the Living Room.

*Living Room (36'x27')*:

The hickory flooring of the Entry is a unifying element that continues into this room and the Kitchen. An antique wrought-iron chandelier is suspended from the 19 foot high vaulted and beamed ceiling that is supported by decorative wrought-iron trusses. Natural light enters through a wall of glass along the front of the home that is composed of three fan-topped glass/wrought-iron patio doors opening to the front gardens, two windows that open onto the rear and a circular window is at the roof peak. The plaster-sculpted fireplace has a raised, marble, hearth.



*Kitchen (19'x19')*:

The Kitchen is three steps up from the Living Room. A maple, butcher block island/breakfast bar has a large prep sink and two built-in General Electric Monogram crisper drawers. The beamed ceiling and hickory flooring theme is carried through into this room, as is the open feeling of a mostly glass wall of display windows over a double-sink inset in the granite countertop and a glass door, with transom, leading to the patio terrace and barbeque area. The Kitchen is equipped with a Sub-Zero side-by-side refrigerator/freezer; a gas, six-burner range with grill and double-oven by Dynamic Cooking Systems; a Viking warming oven; a built-in Sharp Carousel microwave; a General Electric Monogram wine cabinet; a Miele dishwasher; and a KitchenAid trash compactor. Custom-designed cabinetry is beneath the extensive granite countertop that is accented by a deep decorative tile backsplash. A built-in, pine, glass-front cabinet provides a display area along the pantry wall. The walk-in pantry is a large storage area, with ample shelving.



*Patio Terrace/Barbeque:*

The used-brick terrace has a corner masonry fireplace with a gas starter. A large Dynamic Cooking Systems gas grill with double burners is set in the tile counter with backsplash. A rather unique feature is the doghouse, complete with tile roof and copper drains. Through a gate, the brick path continues to a vine-covered arbor and side terrace featuring a water trough fountain. Each patio has speakers to the sound system.

*Guest Bedrooms (16'x12', 14'x12') and Bath:*

The larger of these the two bedrooms, that are located in the wing of the home adjoining the kitchen, has a private entrance from the rear terrace. This bedroom has windows to the side and front gardens; the second bedroom has views of the front gardens and entry. Both bedrooms are carpeted and each has a closet. They are connected by a hallway that has a linen closet and they share a tiled shower bath, with marble counter, that overlooks the front garden. Off the hall between the bedroom wing and the kitchen is a powder room with hickory flooring and a sink set in an antique bureau with a marble top.

This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. ©MMI Sotheby's International Realty, Inc. EQUAL HOUSING OPPORTUNITY

### ***Master Suite***

The master suite is in a wing by itself off the Library. It is entered through a custom-designed, distressed-wood, paneled door. With the exception of the bath, the entire suite has wall-to-wall carpeting.

### ***Master Bedroom (20'x17')***

One wall of the bedroom is designed for media, with bookshelves and a niche for an entertainment center. The outer wall has wrought-iron and glass French doors set on either side of a gas-starter fireplace with limestone hearth and surround. The doors open out onto a, private, bricked patio with wall fountain and iron balustrade. The patio overlooks raised-bed cutting gardens, a live oak grove and a arched wooden footbridge to the guest cottage.

### ***Sitting Room (15'x10')***

The upholstered sitting room is two steps down from the Bedroom and has a private entrance to the front gardens as well as a window overlooking these gardens. It adjoins the Dressing Room.

### ***Dressing Room (15'x12')***

This spacious dressing area has plenty of bureaus, shelves, drawers and rods for clothing storage, as well as a floor safe for valuables. In addition to indirect lighting, windows to the front and the side gardens admit natural light. A floor-to-ceiling dressing mirror is inset in one wall.

### ***Bath (23'x20')***

The bath area has limestone flooring; a glass-front, tiled shower with built-in seat; a Kohler spa/tub with marble surround; and a marble counter with double sinks and a vanity between. Linen cabinets and custom wood cabinets beneath both sinks provide storage. A circular window above the tub looks out on the cutting gardens, while a window over the vanity has views of the back yard. Wrought-iron wall sconces offer soft lighting. The lav has both a toilet and a bidet. There is a laundry chute to the basement.

### ***Basement (28'x17')***

Located beneath the Master Suite, this large, finished, basement contains the laundry room, the recirculating hot water system and the water softener system for the home. The laundry area has a long, Formica countertop with deep ceramic utility sink and Maytag washer and dryer. There are large built-in, cedar-lined, cabinets for storage, a wine cabinet and a safe for valuables.

### ***Guest Cottage***

The guesthouse is located among live oaks, across the creek from the main house. It can be accessed by an arched wooden footbridge from the main house or by a private driveway from Park Lane. It has a flagstone patio with fountain, a security system and forced air gas heating.

### ***Living Room (19'x18')***

Entry to the guesthouse is through double doors from the patio into the Living Room. The room is bright, having three skylights in the vaulted and beamed ceiling. Wrought-iron wall sconces afford additional lighting. Bookcases line one wall of the room and a gas-starter fireplace with mantel is on the opposing wall. The flooring is limestone.



### ***Kitchen (11'x9')***

The Kitchen has oak floors and is equipped with a Marvel below-counter refrigerator, a double-burner KitchenAid gas range with hood, a Sharp Carousel microwave, and a stainless steel bar sink set in a granite counter and back-splash. Recessed lighting and two windows overlooking the side gardens give light. A pantry is within the Kitchen and a powder room with tiled glass-front shower bath, pedestal sink, and window overlooking the rear patio adjoins it.

### ***Bedroom (14'x13')***

The limestone flooring from the Living Room continues into the Bedroom. There are two windows to the side yard, a closet, and a bath with tiled shower, marble countertop, and a window with views of the rear lawn and creek side.

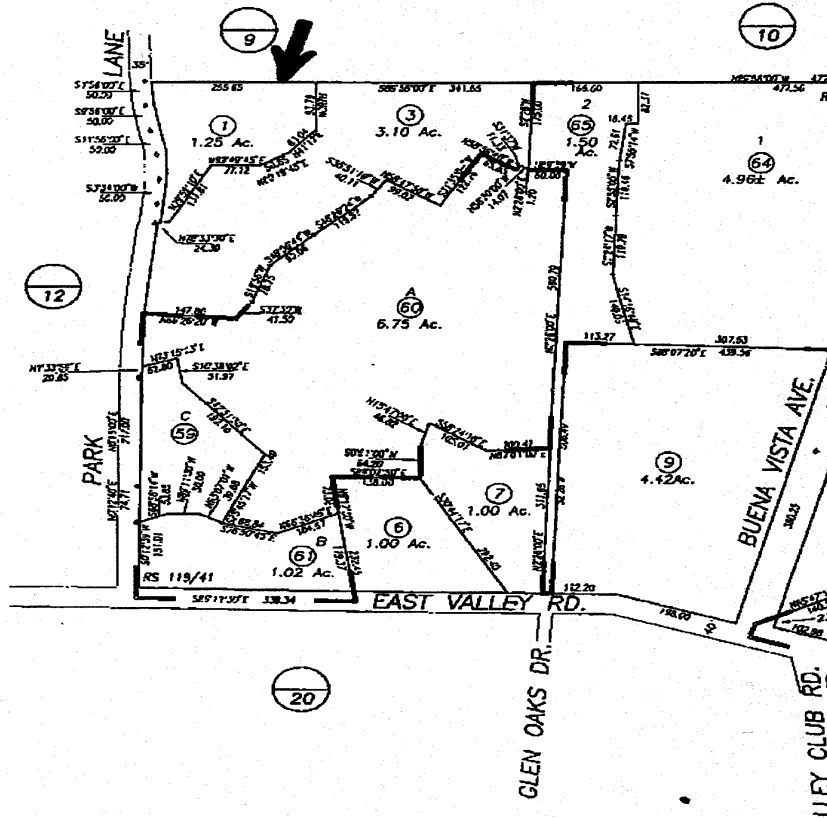
This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. ©MMI Sotheby's International Realty, Inc. EQUAL HOUSING OPPORTUNITY

### Additional Features

- Mature landscaping with numerous oaks and dramatic up lighting.
- Irrigation system. Tiled roofing. Copper gutters and downspouts.
- Gated, entire property walled and fenced. Westec security system.
- Forced air gas heating/air conditioning system. Recessed overhead lighting throughout.
- Panasonic Advanced Hybrid System KX-TA624 telephone system.

Whole-house sound system with speakers/controls in Living Room, Kitchen, Master Suite and both, Barbeque and Side Terraces.

Two-car garage with built-in shelving units and a window to the side terrace.



For further information or to arrange a showing, please contact:

**HARRY KOLB**

**805-565-8633**

**[www.HarryKolb.com](http://www.HarryKolb.com)**

This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. ©MMI Sotheby's International Realty, Inc. EQUAL HOUSING OPPORTUNITY