

363 Woodley Road *Montecito, California*

COMPASS





MOUNTAIN VIEWS MILES

The contemporary-style two-story residence was built in 1991 and offers mountain vistas, 2,756 sq. ft., 3 bedrooms, 2.5 bathrooms, a large living room and kitchen with balconies and stunning mountain views, an expansive downstairs media room or home office with a private entrance, and a 2-car garage. The property is in the Cold Springs School District and centrally located between Montecito's chic Upper and Lower Villages and Butterfly Beach.

Suzanne Perkins DRE: 01106512 +1 805 895 2138 mobile suzanne.perkins@compass.com perkinsgroupre.com

Compass Real Estate Montecito - 1101 Coast Village Road

578TOROCANYONPARKRD.COM PRICE UPON REQUEST Ivor Miskilin DRE: 01934503 +1 805 455 3154 mobile ivor.miskulin@compass.com perkinsgroupre.com







ABUNDANT POSSIBILITIES

The extensive reach of this hillside property provides space to incorporate a potential guest house, pool house, and an infinity pool, all with dramatic views. For more info, please visit **363WoodleyRd.com**.

- Set on approximately 2.25 ± acres
- 2,756sq. ft. | 3-bedrooms | 2 1/2-baths
- Private and gated



EXLUSIVE PEPPER HILL ENCLAVE

Located in the exclusive Pepper Hill enclave of Montecito, embrace the landscape of this impressive 2.25-acre parcel that offers stunning views of La Cumbre and Montecito Mountain peaks, along with abundant possibilities to remodel or build your dream home with seamless transitions between indoor/outdoor living. The private, gated entrance opens to a serene setting with manicured oak trees and natural landscaping.

393 Woodley Road Montecito, California

\$4,850,000

- Shown by Appointment Only
- Photography by Brian Kruelle Photography

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed.

COMPASS