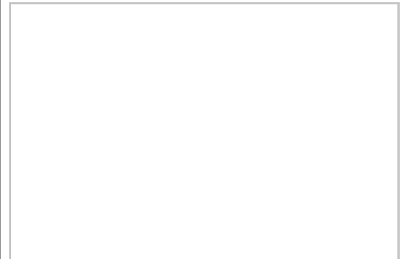
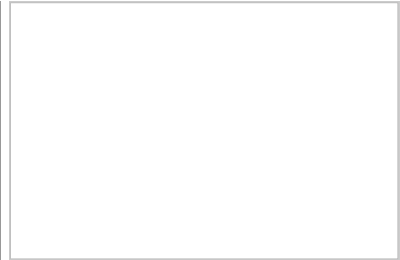


# 1444 SCHOOL HOUSE ROAD

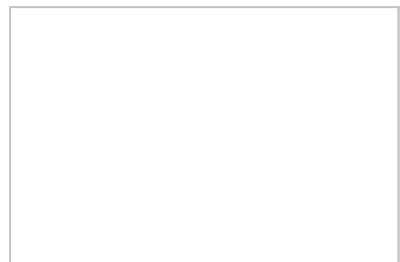
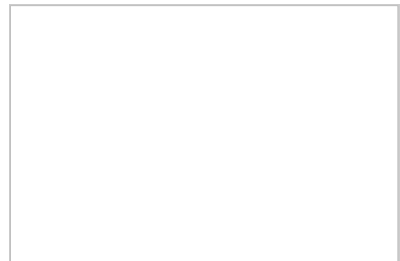
MONTECITO , CA 93108



**\$2,750,000** | 3+ GUEST HOUSE & STUDIO BEDS | 3+ GUEST HOUSE & STUDIO BATHROOMS | POOL, SEPERATE GUEST HOUSE & STUDIO | 3,948+/- (INCLUDES MAIN, GUEST & STUDIO) SQUARE FEET



View Online: <http://www.1444SchoolHouseRd.com>  
For Instant Photos: Text 555136 To 415-877-1411

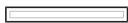


## ENGLISH COUNTRY GARDEN OASIS

This early 1900's bungalow style home with separate guest house and studio has the feel of an enchanted garden sanctuary. Its .66 acres setting gives the impression of a much larger lot as the rear of the property abuts Manning Park with it's stately trees and mountain views, creating a continuous flow with the property's own abundance of nature foliage including ancient gnarled olive and oak trees, various fruit trees, rambling bougainvillea, lavender, hydrangea and salvia.

Connected by meandering brick and gravel pathways that wind through the flowering shrubs, the many structures on this lot offer the possibility of an intimate family enclave with room enough for everyone's separate and diverse activities. They remind one of a set of nested Russian dolls that ha...

- Enchanted Gardens & Meandering Pathways
- Pool with lovely brick detail & patio
- Detached guest house with bathroom, kitchen, brick fireplace & private patio (approx. 767 sq.ft.)
- Detached studio with brick fireplace, walk-in closet, bathroom & wet bar (approx. 446 sq.ft.)
- .66 acres of privacy
- Adjacent to Manning Park
- Close to Montecito Union School, Upper Village & YMCA
- 2 Separate Bedroom Wings



### AGENT INFORMATION

**Bob Ruccione, Debbie Merlo,**  
**Company Owners, Realtors**  
M: (805) 729-2004  
License # California  
[bob@bobruccione.com](mailto:bob@bobruccione.com)  
[www.BobRuccione.com](http://www.BobRuccione.com)

**Coast & Valley Properties**

### ABOUT BOB RUCCIONE, DEBBIE MERLO, COMPANY OWNERS, REALTORS

"Providing Over 40 Years Of Local Real Estate Marketing, Sales & Acquisition Expertise"



All information deemed reliable, but not guaranteed. Buyer to verify.