

\$8,200,000 - 1091 Mountain Drive, Santa Barbara

MLS® #25519439

\$8,200,000

4 Bedroom, 3.00 Bathroom, 3,488 sqft
Residential on 1 Acres

N/A, Santa Barbara,

Set against a spectacular mountain backdrop in Montecito's coveted Cold Spring School District, this thoughtfully designed 4-bedroom, 3-bathroom residence is nothing short of a retreat. Situated on an expansive 1.22-acre parcel, the home effortlessly blends sophistication with its serene surroundings. Upon arrival, lush landscaping designed by ORCA Living welcomes guests, complete with winding paths, mature olive trees, native plants, and verdant hedging. Inside, carefully positioned windows seamlessly connect the indoors with nature, offering picturesque views of the mountains, gardens, or the shimmering pool and south-facing grounds from every room. The living room features dramatically vaulted ceilings, capturing some of the home's most breathtaking views, and is anchored by an elegant Beaumaniere Limestone fireplace an ideal setting for formal gatherings or tranquil evenings. A secondary living space, warm and inviting, offers direct access to the backyard and pool, perfect for more relaxed entertaining. A majestic California Live Oak and sparkling pool serve as the centerpiece of the backyard, which offers abundant space for outdoor enjoyment, including dedicated areas for alfresco dining, relaxing by the fire pit, and playing on the expansive grassy lawn. Additionally, a detached bonus structure provides versatile space perfect for a home gym or private office. The kitchen boasts top-of-the-line Thermador appliances, luxurious Calacatta Viola surfaces, and dining



table with banquette, maintaining excellent natural light throughout the day, as with the adjoining dining room. The spacious primary suite features sliding glass doors that open directly to the pool area, complemented by a luxurious ensuite bathroom with heated floors, Calacatta Paonazzo surfaces, Travertine tile, and an expansive closet. Additional bedrooms include one with floor-to-ceiling custom bookcases and a private outdoor sitting area, as well as two comfortable interior bedrooms with serene views of the pool and back yard. This meticulously renovated property presents a rare opportunity to own a refined retreat in the heart of Montecito.

Built in 1965

Essential Information

MLS® #	25519439
Price	\$8,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,488
Acres	1.22
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Paul Suding
Listing Office	Compass

Community Information

Address	1091 Mountain Drive
Area	MCTO - Montecito
Subdivision	N/A
City	Santa Barbara
County	Santa Barbara

Zip Code	93108
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Amenities

Parking	Door-Multi, Garage, Driveway
Garages	Door-Multi, Garage, Driveway
View	Mountain(s)
Has Pool	Yes
Pool	In Ground
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

Exterior

Lot Description	Landscaped, Lawn
Windows	Double Pane Windows
Roof	Composition, Shingle
Foundation	Raised

Interior

Interior	Tile, Wood
Interior Features	Breakfast Area, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Refrigerator, Dryer, Washer, Double Oven
Heating	Forced Air
Fireplace	Yes
Fireplaces	Living Room
Stories	One

Additional Information

Date Listed	April 1st, 2025
Days on Market	49
Zoning	2-E-1
Short Sale	N
RE / Bank Owned	N

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