



407 TICO ROAD | \$2,199,000

- ◆ Approximately 3,760 square feet
- ◆ Four bedrooms, five bathrooms
- ◆ Office with built-in desks, cabinets & bookshelves
- ◆ Formal living room and family room
- ◆ Formal and casual dining rooms
- ◆ Four fireplaces
- ◆ Crown molding and plantation shutters
- ◆ Handmade wallpaper
- ◆ Wood floors
- ◆ Approximately .97 acre
- ◆ Guest house with artist's loft
- ◆ Swimming pool and spa
- ◆ Large garage and guest parking area
- ◆ Mature trees and landscaping
- ◆ Large area for gardening or hobbies
- ◆ Large, separately fence backyard
- ◆ Mountain views

The Southern Colonial architecture of this Arbolada home is a rare find in the Ojai Valley. Set back from the road at the curve of a U-shaped driveway, the eye-catching colonnade and portico give a stately sophistication to the home's façade. Inside, you will find formal living and dining rooms, family room, casual dining, office, laundry room, four fireplaces, handmade wallpaper, crown molding, plantation shutters, wood floors, and a well-designed kitchen with a Wolf range and Miele dishwasher. The second-floor sitting room opens to a balcony overlooking the pool and outdoor living areas, while the large master suite with a fireplace and over-sized soaking tub provides a relaxing retreat at the end of the day. The guest house features a walk-in closet in the first-floor bedroom, as well as a large loft upstairs. Other features include a large garage with lots of storage, mature trees, large garden area, mountain views, and easy access to all that downtown Ojai has to offer.

Nora Davis | 805.207.6177 | www.OjaiValleyEstates.com | Nora@OjaiValleyEstates.com

