



## *1405 Mission Ridge Road*

This fantastic Santa Barbara Riviera home is privately situated on nearly one acre with unobstructed and panoramic ocean, island, city, and harbor views from almost every room! Formerly owned by Edward Vail, the recently renovated home features a versatile floorplan, 4 bedrooms and 4 baths, a gourmet kitchen with top-of-the-line appliances, marble counters, butler's pantry, and PJ Milligan cabinetry, family room off kitchen, office, 2 fireplaces, French doors, wood floors, cathedral beam ceilings, and 2-car garage. Additionally, there is a downstairs guest apartment that includes a bedroom, bath and living room. Surrounding the home is a beautiful yard with extensive decking, lawns, stone pathways, colorful gardens, and fruit trees.

*Offered at \$3,595,000*

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*For floorplan, photos & more information, visit [www.DanEncell.com](http://www.DanEncell.com)*