



1453 Twinridge Road

This light and bright Mediterranean home is nestled on 1.1 acres with great ocean and coastline views! Featuring superior quality throughout, the extensively renovated home includes 3 bedrooms, 2.5 baths, formal dining, wonderful kitchen with granite countertops and adjacent family room, hardwood floors, superb fixtures, 2 fireplaces, and 2-car garage. Offering colorful landscaping and lawns, the property includes inviting patios with sweeping views, rose gardens, fountains, and fruit trees.

Offered at \$1,559,000

Daniel Encell

Director, Estates Division
Prudential California Realty

(805) 565-4896

For more information, photos, and floorplan, please visit www.DanEncell.com



Listing Information Profile

ADDRESS:	1453 Twinridge Road	PRICE:	\$1,559,000
LISTING AGENT:	Daniel Encell	APN #:	153-221-005
HOW SHOWN:	Lockbox or by Appointment	LOT SIZE:	1.10 acres

LIVING ROOM:	16'2" x 13'7"; with magnificent stone fireplace, hardwood floors, cathedral ceilings	BEDROOMS:	3
DINING ROOM:	19'9" x 10'4"; hardwood floors, cathedral ceilings	Master Bedroom:	22'6" x 14'6"; ocean and coastline views, luxurious bath, walk-in closet, opens to stone patio
KITCHEN:	13'6" x 12'0"; ocean views, granite countertops, adjacent to family room, cathedral ceilings	Bedroom 2:	15'0" x 12'6";
		Bedroom 3:	18'6" x 12'4";
FAMILY ROOM:	14'6" x 14'6"; ocean views, opens to stone patio; with grand fireplace	BATHS:	2.5

FIREPLACES:	2; LR, FR	GARAGE:	2-car
HEAT/COOL:	GFA/AC Central	LAUNDRY:	Room
ROOF:	Tile	YARD:	Colorful landscaping and lawns, fountain, inviting patios with sweeping views, rose gardens, and fruit trees
FOUNDATION:	Slab		
SEWER:	Septic In	SCHOOL:	Foothill School District
WATER:	Goleta Water		
SYSTEM:	Security system		

ADDITIONAL COMMENTS: This light and bright Mediterranean home is nestled on 1.1 acres with great ocean and coastline views! Featuring superior quality throughout, the extensively renovated home includes 3 bedrooms, 2.5 baths, formal dining, wonderful kitchen with granite countertops and adjacent family room, hardwood floors, superb fixtures, 2 fireplaces, and 2-car garage. Offering colorful landscaping and lawns, the property includes inviting patios with sweeping views, rose gardens, fountains, and fruit trees.

1170 Coast Village Road, Santa Barbara, CA 93108 * (805) 565-4896

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