



## 1154 Dulzura Drive

Situated at the top of peaceful and conveniently located Dulzura Drive, this quaint single-level California Ranch has just the right blend of land, views, and character. Inside, the home boasts cozy sunroom off of the kitchen, 4 bathrooms, and 3 of the 4 bedrooms open to the back pool and patio. The property features upper level walking path with beautiful mountain, ocean, and coastline views, along with pool, spa, and partially covered patio on the lower level. Unbeatable location, setting, and potential make this home a great opportunity!

*Offered at \$1,695,000*



**Daniel Encell**  
Director, Estates Division  
Prudential California Realty  
(805) 565-4896



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

# Listing Information Profile

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ADDRESS:	1154 Dulzura Drive	PRICE:	\$1,695,000
LISTING AGENT:	Daniel Encell	APN #:	011-160-062
HOW SHOWN:	Appt/Agent	STYLE:	California Ranch

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LIVING ROOM:	21'4" x 17'2"; Wood floors, fireplace, sliding doors to back patio	BEDROOMS:	4
DINING ROOM:	17'2" x 14'1"; Formal, wood floors, sliding doors to back patio	Master Bedroom:	17'2" x 15'0"; Carpet, sliding doors to back patio, private bath
KITCHEN:	17'3" x 10'4"; Brick floors, attached sun room	Bedroom 2:	14'0" x 11'1"; Carpet, private bath
SUN ROOM:	13'9" x 11'7"; Brick floors, skylights, sliding doors to back patio/pool, mountain views	Bedroom 3:	14'0" x 13'1"; Carpet, can also be used as office off of Master Bedroom
GUEST ROOM:	17'3" x 15'6"; Partially attached to main house, Tile floor, full bath, private office, sliding doors to back patio, private entrance	BATHS:	4

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FIREPLACES:	LR	SCHOOL:	Cold Springs, SB Jr, SB Sr.
HEATING:	GFA	GARAGE:	2 car with storage
ROOF:	Composition	VIEWS:	Mountain, Ocean, Setting
FOUNDATION:	Raised and Slab	YARD:	Heated Pool/Spa, upper and lower level gardens, partially covered patio
SEWER:	Montecito Sanitary District	BUILT:	1967
WATER:	Montecito Water	LAUNDRY:	Off of the kitchen
LOT SIZE:	1 Acre		

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## ADDITIONAL COMMENTS:

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1170 Coast Village Road, Santa Barbara, CA 93108 \* (805) 565-4896 \* License #:00976141

The information above, while not guaranteed, has been secured from sources we believe to be reliable.