



1491 Camino Rio Verde • Santa Barbara

Charming single-level 4-bedroom ranch style home featuring exceptional privacy. Ideally situated at the end of a lane in the coveted Rancho del Ciervo community with new interior paint and carpet throughout. Located in the highly sought-after Mountain View School District, this home enjoys an open-concept floor plan and lots of great outdoor space. A light and bright living room enjoys a cozy fireplace and looks over the gardens. The kitchen features granite countertops and stainless-steel appliances while opening to the family room - a cornerstone for gatherings with family and friends. A spacious primary suite offers ample closet space, a private ensuite bathroom and access to the back patio. Three more bedrooms, each with garden views, complete this home. Entertain on the elevated wooden patio - this backyard provides plenty of space and endless landscaping possibilities.

Offered at \$2,075,000



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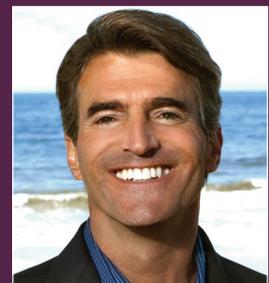
DANIEL ENCELL

"The Real Estate Guy"

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Listing Information Profile

ADDRESS:	1491 Camino Rio Verde	PRICE:	\$2,075,000
LISTING AGENT:	Daniel Encell	APN #:	069-240-008
HOW SHOWN:	Appt/Agent	STYLE:	Ranch
BD/BA:	4 BD / 2 BA	PRIMARY BEDROOM:	15'1" x 14'4": Garden views; dual closets; carpet; patio access; private ensuite bathroom
LIVING ROOM:	14'1" x 20'7": Garden views; fireplace; carpet	BEDROOM 2:	11'2" x 12'2": Front garden views; built-in shelves; carpet
KITCHEN:	11'2" x 14'6": Garden views; granite countertops; stainless appliances; tile flooring; built-in glass cabinetry	BEDROOM 3:	12'9" x 10'2": Front garden views; carpet
FAMILY ROOM:	30'2" x 26'2": Garden views; brick fireplace; carpet; patio access	BEDROOM 4:	11'2" x 10'0": Garden views; carpet; access to side yard
DINING:	Front garden views; bay window; window seat; carpet	EXTERIOR:	Mountain views; lawn; wood patio with built-in bench seats; raised vegetable beds; fruit trees; gazebo; dog run; fenced
ROOF:	Metal Clad Shingle	SCHOOL DIST.	Mountain View; Goleta Valley; Dos Pueblos
WATER/SEWER:	Goleta Water/ Sewer	PARKING:	2-Car Garage; Interior access
YEAR BUILT:	1965	LAUNDRY:	Room with storage & sink
FOUNDATION:	Slab	LOT SIZE:	0.34 AC

ADDITIONAL COMMENTS:

This home features ample storage - with a full pantry, and a large linen closet. Bask in the sun on the back deck or enjoy your favorite book under the gazebo. Wonderful mature avocado and citrus trees abound. Convenient to the Camino Real Marketplace, Tuckers Grove, and hiking trails.

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

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