



## *1727 Calle Boca del Canon*

Architectural Westside beauty on a quiet cul-de-sac, with mountain and city views! Designed by architect Sam Hurst, this stunning 2 bed/ 2 bath home features kitchen with newer appliances and custom cabinets with walnut wood handles, living room with fireplace opens to outdoor patio with views, and master bedroom with bamboo floors, walk-in closet, and private patio off of the bedroom and bathroom. Upgrades include radiant heat with 5 zones throughout the house, remote control Vellux windows in the ceilings, and Kashmir granite counter tops. Bamboo, custom stone work, timed watering system, and roof-top patio and BBQ area with views of the Arlington, Granada, St Anthonys, the Mission, and the mountains, complete this dynamic property!

*Offered at \$995,000*

**Daniel Encell**

Director, Estates Division

Berkshire Hathaway HomeServices California Properties

(805) 565-4896

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



BERKSHIRE HATHAWAY  
HomeServices  
California Properties



# Listing Information Profile

---

ADDRESS:	1727 Calle Boca Del Canon	PRICE:	\$995,000
LISTING AGENT:	Daniel Encell	APN #:	041-052-064
HOW SHOWN:	Appt/Agent	STYLE:	Contemporary
KITCHEN:	Tile floors, updated appliances, Kashmir granite counter tops, custom cabinets with walnut wood handles, breakfast area, Vellux remote control ceiling windows	BEDROOMS:	2
LIVING ROOM:	Tile floors, fireplace with copper chimney, sliding doors to patio	Master Bedroom:	Bamboo floors, radiant heating, walk-in closet, large windows with Santa Barbara views, patios off of bedroom and master bathroom
ROOF TOP PATIO:	Water and gas hook-ups, view of mountains and city	Master Bathroom:	Tile floors, Kashmir granite counter tops, balcony, radiant heating
CARPORT:	1-Car, covered	Bedroom 2:	Tile floors, radiant heating, Vellux ceiling window
EXTERIOR:	Cedar with copper inlay	GARAGE:	Wood floors, radiant heating
ROOF:	Flat; rubber/composition	BATHS:	2
FOUNDATION:	Slab	FIREPLACES:	1; FR
SEWER:	Sewer Hook-up	LAUNDRY:	Area
WATER:	SB Water	SCHOOL DIST.	Harding, La Cumbre Jr., San Marcos
YEAR BUILT:	2004	VIEWS:	Mountains, Downtown Santa Barbara
		HEATING:	Radiant floor heating
		GROUNDINGS:	Mature landscaping, lemon tree, bamboo, custom stone work, patios with views

---

## ADDITIONAL COMMENTS:

Architectural Westside beauty on a quiet cul-de-sac, with mountain and city views! Designed by architect Sam Hurst, this stunning 2 bed/ 2 bath home features kitchen with newer appliances and custom cabinets with walnut wood handles, living room with fireplace opens to outdoor patio with views, and master bedroom with bamboo floors, walk-in closet, and private patio off of the bedroom and bathroom. Upgrades include radiant heat with 5 zones throughout the house, remote control Vellux windows in the ceilings, and Kashmir granite counter tops. Bamboo, custom stone work, timed watering system, and roof-top patio and BBQ area with views of the Arlington, Granada, St Anthonys, the Mission, and the mountains, complete this dynamic property!

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