



## *305 Sierra Vista Road*

Stunning panoramic mountain views from this chic, single-level California Cottage, situated in the Cold Spring school district. Light and bright, this relaxing home features wide plank oak flooring and a central living room with custom built stone fireplace and incredible mountain views. Kitchen has Travertine floors, granite countertops, and upgraded appliances including a 48" Viking range. Private master suite enjoys mountain views, walk-in closet, and renovated bathroom with Limestone double sink countertop and Travertine floors. The property features large outdoor patios for lounging or entertaining, with built-in exterior lighting and breathtaking mountain views. Mature landscaping, walking paths, and fruit trees galore - lemon, lime, tangerine, fig, orange, pomegranate, and avocado. All within walking distance of Cold Spring School!

*Offered at \$1,395,000!*

**Daniel Encell**

Director, Estates Division

Berkshire Hathaway HomeServices California Properties

(805) 565-4896



BERKSHIRE HATHAWAY  
HomeServices  
California Properties

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

# Listing Information Profile

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ADDRESS:	305 Sierra Vista	PRICE:	\$1,395,000
LISTING AGENT:	Daniel Encell	APN #:	013-164-014
HOW SHOWN:	Appt/Agent	STYLE:	California Cottage

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LIVING ROOM:	24'8" X 16'11": Wide plank Oak floor, fireplace, sliding doors to back patio, mountain views	BEDROOMS:	3
DINING ROOM:	12'3" X 11'9": Wide plank Oak floor, mountain views, informal off of the kitchen	Master Bedroom:	16'11" X 15'2": Carpet, walk-in closet, mountain views, private bathroom
KITCHEN:	14'3" X 12'3": Travertine floor, granite counter-tops, upgraded appliances - 48" double oven Viking range	Bedroom 3:	13'2" X 11'0": Carpet
LAUNDRY:	In master bedroom closet	Bedroom 2:	20'10" X 12'5": Carpet, sliding doors to back patio, mountain views
OFFICE:	10'3" X 7'7": Carpet, located off of bedroom 2	BATHS:	2 full / 1 half

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FIREPLACES:	Living Room	SCHOOL DIST.	Cold Spring, SB Jr., SB Sr.
FOUNDATION:	Slab	YEAR BUILT:	1978
SEWER:	Septic In	YARD:	Mountain views, gorgeous mature landscaping, fruit trees (lemon, lime, tangerine, fig, orange, pomegranate, and avocado), patios, walking paths, stunning mountain views
WATER:	SB City Water		

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## ADDITIONAL COMMENTS:

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