



## *3997 Laguna Blanca Drive*

Wonderful single-level traditional home in Hope Ranch on 1 acre. Beautifully laid out floor plan includes formal Entry way, spacious Living Room with fireplace, and Dining Room, all opening up to the inviting back patio with pool. Four bedrooms, each with their own bath, plus a comfortable den with window seat and wet bar. Master Bedroom includes large closets, private bath with additional closet and storage space, and doors to back patio and pool area. Mature landscaping, magnificent oaks, covered and uncovered patio, and pool complete this Hope Ranch beauty with great potential!

*Offered at \$2,495,000*  
**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: 3997 Laguna Blanca Drive PRICE: \$2,495,000

LISTING AGENT: Daniel Encell APN #: 049-270-002

HOW SHOWN: Appt/Agent STYLE: Traditional

LIVING ROOM: 22'10" x 16'9"; Carpet, fireplace, sliding doors to back patio & pool area

BEDROOMS: 4

MASTER BEDROOM: 20'0" x 14'5"; Carpet, 3 closets, built-in cabinets, sliding door to patio

DINING ROOM: 14'7" x 11'3"; Carpet, sliding door to back patio & pool area

BEDROOM 2: 20'8" x 15'11"; Carpet, 2 closets, built-in cabinets, window seat

KITCHEN 12'8" x 11'10"; Breakfast area, sliding door to covered outdoor patio & pool area

BEDROOM 3: 15'3" x 14'11"; Carpet, window seat

STUDY: 19'10" x 15'2"; Carpet, wet bar, window seat

BEDROOM 4: 11'9" x 11'5"; Carpet, attached bathroom

BATHS: 4

GARAGE: Attached 2-Car with storage

SCHOOL: Vieja Valley, La Colina Jr., San Marcos Sr.

EXTERIOR: Open & Covered patio, pool, natural landscaping

WATER: Goleta Water

ROOF: Concrete tile

SEWER: Septic

FOUNDATION: Slab

CONSTRUCTION: One-story

LAUNDRY: Area in garage

BUILT: 1966

## ADDITIONAL COMMENTS:

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