



4296 Rancho Asoleado • Santa Barbara

This private, single-story home is a rare offering located in the desirable Rancho Asoleado gated community. The ideal family home - this property features high quality inside and out with 4 bedrooms, 3.5 bathrooms, a detached teenager retreat/office, and a 5-star outdoor pool/spa/entertaining area. An open concept floor plan allows rooms to flow effortlessly from one to the next. With ample cooking and counter space, the kitchen features a chef's island, Wolf range, dual ovens, Subzero fridge, walk-in pantry and opens to an adjacent breakfast nook. Spacious living and family rooms enjoy stone fireplaces and views of the Santa Ynez Mountains. The primary bedroom includes dual walk-in closets, high-ceilings, a cozy fireplace and a private ensuite dual-vanity bathroom with a built-in soaking tub the ideal place to unwind at the end of the day. This dream backyard includes a pool, spa, gas fire pit, large patio and a full-service outdoor kitchen that will make you the envy of your friends. From being greeted by beautiful rose gardens and an impressive Koi pond at the entry, to the backyard getaway with high hedges and fencing surrounding its perimeter, 4296 Rancho Asoleado offers the ultimate level of privacy and tranquility. Convenient to shopping centers and excellent dining options on Upper State Street. Vieja Valley Elementary.

Offered at \$3,195,000



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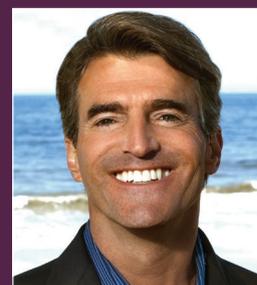
DANIEL ENCELL

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Listing Information Profile

ADDRESS:	4296 Rancho Asoleado	PRICE:	\$3,195,000
LISTING AGENT:	Daniel Encell	APN #:	061-420-001
HOW SHOWN:	Appt/Agent	STYLE:	Ranch
LIVING ROOM:	15'9" x 17'7": Mountain/garden views; stone fireplace; bay window; built-in cabinets; wood flooring; open to dining room	BD/BA:	4 BD / 3.5 BA
DINING ROOM:	16'6" x 13'10": Mountain/garden views; travertine tile flooring; French doors to back patio; open to living room	PRIMARY BEDROOM:	16'3" x 25'3": Garden views; fireplace; dual walk-in closets; wood flooring; private ensuite bathroom; dual vanity; built-in soaking tub; shower with bench seat; French doors to patio;
KITCHEN:	16'2" x 19'2": Mountain/garden views; Wolf stovetop; dual Wolf ovens; Subzero fridge; granite countertops; island with microwave; travertine tile flooring; walk-in pantry; open to breakfast nook/family room	BEDROOM 2:	11'6" x 15'0": Front garden views; wood flooring
BREAKFAST NOOK:	Mountain/garden views; bay window; travertine tile flooring; open to family room/kitchen	BEDROOM 3:	13'1" x 15'0": Front garden views; vaulted ceiling; built-in cabinets; built-in window seat
FAMILY ROOM:	15'6" x 24'6": Mountain/garden views; stone fireplace; built-in cabinets/seating; travertine tile flooring; French doors to back patio; open to kitchen/breakfast nook	BEDROOM 4:	14'10" x 12'4": Tile flooring; French doors to back gardens; private ensuite bathroom
		DETACHED OFFICE/TEENAGER ROOM:	12'0" X 13'3": Mountain/garden views; wood flooring; French doors to back gardens
		POOL CABANA:	Covered outdoor kitchen with stainless steel appliances that include a BBQ, mini fridge, stove top & beer tap; granite countertops; heater; bathroom; laundry
		EXTERIOR:	Stone patio; pool; spa; pool cabana with outdoor kitchen; gas fire pit; fenced; hedges; lawn; palm trees; rose garden; koi pond
ROOF:	Concrete tile	SCHOOL DIST.	Vieja Valley; La Colina; San Marcos
FOUNDATION:	Slab	YEAR BUILT:	1988
WATER/SEWER:	LaCumbre Water / Sewer	LOT SIZE:	.46 acre
GARAGE:	3-car attached + storage	HEATING/COOLING:	Central A/C; GFA

ADDITIONAL COMMENTS:

Additional notable home features include: a 3-car garage with storage; air conditioning; temperature-controlled wine closet; and, a covered outdoor seating area with heaters that provide a comfortable warmth for outdoor evening gatherings.

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.