



4689 Via Roblada • Hope Ranch

Sophisticated and elegant, this grand Hope Ranch estate boasts Italian charm and high-quality finishes throughout. From the moment you arrive at the gated entry, you immediately feel the character and quality of this exceptional estate. Lush landscaping, a koi pond and large stone entry welcome you inside where your eyes immediately gravitate toward the grand staircase and views of the sparkling pool. Timeless luxury meets modern elegance as impressive architectural ceilings and wall details on the main level further accentuate the Italian aesthetic. The living room, media room, and expansive great room offer multiple entertaining areas to enjoy good company – each room featuring an abundance of natural light and French doors that open to the beautiful gardens. Sparring no expense, the gourmet kitchen features top-of-the-line appliances, a white marble backsplash and generous chef’s island with bar style seating. Your own private oasis, the primary bedroom features a cozy fireplace, private balcony for enjoying a morning coffee and a generous ensuite bathroom with soaking tub. Guests won’t know which bedroom to choose when visiting as each room features its own unique charm. The elegance of this estate transcends beyond its interior to the outdoors. Spend the afternoon basking in the sun next to the pool or enjoy a good book on the endless patios. Situated on 1.5 acres, the pristine gardens, mature landscaping, serene pond and wide variety of citrus trees add to this property’s natural beauty. The remarkable estate is adjacent to the More Mesa Nature Preserve, one of the most outstanding scenic and environmentally sensitive pieces of undeveloped open space remaining on the South Coast. Members of the Hope Ranch community enjoy amenities that include Hope Ranch Patrol, private beach access, private tennis courts and 20+ miles of equestrian riding trails.

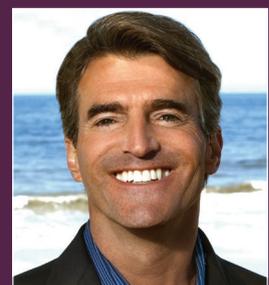
Offered at \$13,900,000



BERKSHIRE HATHAWAY
HomeServices
California Properties

DANIEL ENCELL
“The Real Estate Guy”

(805) 565-4896
DanEncell@aol.com
www.DanEncell.com



Listing Information Profile

ADDRESS:	4689 Via Roblada	PRICE:	\$13,900,000
LISTING AGENT:	Daniel Encell	APN #:	063-101-003
HOW SHOWN:	Appt/Agent	STYLE:	Mediterranean
ENTRY/FOYER:	Garden views; grand staircase; large window; tile flooring; powder bathroom	BD/BA:	5 BD / 5 Full + 2 Half BA
LIVING ROOM:	Garden views; high ceiling; stone fireplace; wood flooring; French doors to patio	PRIMARY BEDROOM:	Ocean/garden views; fireplace; vaulted ceiling; ensuite dual vanity bathroom; soaking tub; walk-in closet; French doors to private patio
DINING ROOM:	Front entry views; tile flooring; opens to front entry	BEDROOM 2:	Ocean/garden views; vaulted ceiling; dual closet; ensuite bathroom with built-in tub; French doors to shared veranda
KITCHEN:	Marble backsplash; farm sink; dish washer; double oven; Sub-zero fridge; AGA range; chef's island with built-in sink and microwave; island seating	BEDROOM 3:	Ocean/garden views; vaulted ceiling; dual closet; ensuite bathroom; French doors to shared veranda
MEDIA ROOM:	Garden views; wood flooring; A/C; French doors to patio	BEDROOM 4:	Garden views; walk-in closet; ensuite bathroom
GREAT ROOM:	Garden views; fireplace; wood flooring; French doors to patio	BEDROOM 5:	Ocean/garden views; fireplace; walk-in closet; ensuite bathroom; soaking tub; French doors to private patio
EXTERIOR:	Gated; koi pond; fountain; solarium; heated pool; citrus trees; patio with seating; storage shed; half basketball court; lawn		
ROOF:	Tile	SCHOOL DIST.	Vieja Valley; La Colina; San Marcos
FOUNDATION:	Slab	YEAR BUILT:	2006
WATER/SEWER:	La Cumbre Water/ Septic	LOT SIZE:	1.5 acres
GARAGE:	Attached 2 Car + Storage; Additional uncovered parking	LAUNDRY:	Area; Room in garage

ADDITIONAL COMMENTS:

Enjoy al fresco dining in the enclosed dinig solarium or out on the canopy-covered loggia with a large outdoor fireplace and grill insert - the perfect combination for outdoor entertaining! The fruit and citrus trees include lemon, lime, fig, avocado, mango, tangerine, bitter orange, and grapefruit. With easy access to the walking trails in More Mesa Nature Preserve and all of the amenities that Hope Ranch has to offer, every day is a new adventure!

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.