



617 Alameda Padre Serra • Santa Barbara

Stunning ocean, island & Santa Barbara city views! Perfectly situated on the Lower Riviera on a private, gated, South facing lot, this remodeled Spanish beauty offers a versatile floor plan as either a 4-bedroom 3 bath home or a duplex (3/2 + 1/1). Gorgeous light graces the recently updated kitchen and living room adding to its cheerful vibe. Enjoy dynamic vistas from the huge view decks on both levels while the tropically landscaped yard is fully fenced and offers yet another platform deck to enjoy the beauty of Santa Barbara's Riviera. A tidy two car garage and additional parking are on site behind the entry gate.

Offered at \$2,690,000



Daniel Encell
"The Real Estate Guy"

1170 Coast Village Road
Montecito, CA. 93108
(805) 565-4896
DanEncell@aol.com
DRE: 00976141



BERKSHIRE HATHAWAY
HomeServices
California Properties



Laurel Abbott
Luxury Property Specialist

1170 Coast Village Road
Montecito, CA. 93108
(805) 455-5409
LaurelAbbott@bhhsca.com
DRE: 01247432

Listing Information Profile

ADDRESS:	617 Alameda Padre Serra	PRICE:	\$2,690,000
LISTING AGENT:	Daniel Encell/Laurel Abbott	APN #:	031-261-002
HOW SHOWN:	Appt/Agent	STYLE:	Spanish
MAIN HOUSE:		GUEST AREA:	
LIVING ROOM:	26'0" X 12'0": Ocean, island and city views; French doors with access to view deck; open to kitchen; wood floors	LIVING ROOM:	12'7" X 11'4": Access to covered deck; open to kitchen; tile floors
KITCHEN:	13'6" X 9'6": Ocean, island and city views; updated appliances - Viking range; large island	KITCHEN:	12'7" X 6'6": Open to living room; breakfast bar; tile floors
MASTER BEDROOM:	13'5" x 14'6": Ocean, island and city views; access to covered deck; large closet; private bath; tile floors	BEDROOM:	11'7" X 11'4": Tile floors
BEDROOM 2:	13'9" X 12'0": Ocean, island and city views; French doors with access to view deck; wood floors	LAUNDRY:	In garage
BEDROOM 3:	10'0" X 11'0": Wood floors	EXTERIOR:	Garden deck; lawn; pond; mature landscaping; gated; fenced
ROOF:	Tile	SCHOOLS:	Franklin; SB J.r., SB S.r.
FOUNDATION:	Mixed	GARAGE:	2 car attached
WATER/SEWER:	S.B. Water/ S.B. Sewer	YEAR BUILT:	1957/ extensively remodeled
LOT SIZE:	.2 acre	HEATING/COOLING:	A/C central/ GFA

ADDITIONAL COMMENTS:

Enjoy colorful Santa Barbara sunset's from the south-facing view deck - a view that never gets old. An open-concept living room, dining room and kitchen make entertaining a breeze. Gated and fenced with high hedges, this property offers an excellent level of privacy and security. With ocean/island views from nearly every room, this property allows everyone to appreciate Santa Barbara's beauty.

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.