



635 Grove Lane • Santa Barbara

Welcome to the magnificent private oasis that you have been searching for! This turnkey, single-level 4 Bed/3 Bath San Roque home features a luxurious primary suite, impressive pool and patio area, and is conveniently located near fancy shopping and dining on Upper State Street. Meticulous detail throughout – oak wood floors, a dream kitchen with Wolf stove, double ovens, granite counters and custom cabinetry and easy access to the exterior spaces combine to accentuate this home's quality. The open concept floor plan allows for comfortable living – meander from the inviting living room with an intimate fireplace into the elegant kitchen to the charming dining room or to your own 5-star resort backyard. The primary suite is the ultimate retreat, with high vaulted wood beamed ceilings, a private ensuite dual vanity bathroom with a steam shower and walk-in closet that will make you the envy of all your friends. The 4th bedroom suite is perfect for guests or a live-in nanny. Whether time is spent on the sun deck by the sparkling pool or dining at one of the bistro tables, this backyard is the quintessential compliment to an outdoor lifestyle. A fire pit adds a cozy touch for summer nights spent al fresco. Monte Vista Elementary School District.

Offered at \$2,985,000



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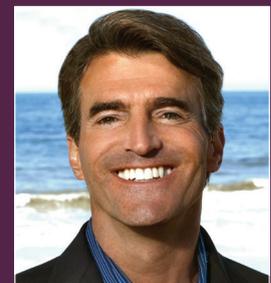
DANIEL ENCELL

"The Real Estate Guy"

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Listing Information Profile

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|----------------|----------------|--------|-------------|
| ADDRESS: | 635 Grove Lane | PRICE: | \$2,985,000 |
| LISTING AGENT: | Daniel Encell | APN #: | 057-152-001 |
| HOW SHOWN: | Appt/Agent | STYLE: | Ranch |

| | | | |
|--------------|--|------------------|---|
| LIVING ROOM: | Backyard views; fireplace; wood flooring; access to back patio/pool | BD/BA: | 4 BD / 3 BA |
| KITCHEN: | Updated appliances; Wolf range; dual oven; wood flooring; granite countertops; limestone backsplash; custom cabinets; open to dining | PRIMARY BEDROOM: | Front yard views; vaulted wood-beamed ceiling; enormous walk-in closet; built-in cabinets and bookshelves; wood flooring; private ensuite dual vanity bathroom; marble counters; steam shower |
| DINING ROOM: | Backyard views; wood flooring; access to back patio/pool; open to kitchen | BEDROOM 2: | Backyard views; wood flooring; private ensuite bathroom with marble counters (perfect for guests or nanny quarters) |
| EXTERIOR: | Pool; spa; fire pit; built-in outdoor kitchen; bistro; lawn; fenced | BEDROOM 3: | Garden views; wood flooring |
| | | BEDROOM 4: | Garden views; wood flooring |

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|--------------|-------------------------------------|----------------------|---------------------------------|
| ROOF: | Composition | SCHOOL DIST. | Monte Vista; La Colina; S.B. Sr |
| FOUNDATION: | Slab | YEAR BUILT: | 1960 - extensively remodeled |
| WATER/SEWER: | SB Water / SB Sewer | LOT SIZE: | .18 Acres |
| GARAGE: | 2 car attached with interior access | HEATING/ COOLING: | GFA; A/C Central |

ADDITIONAL COMMENTS:

This remarkable San Roque home has many upgrades that include: Tesla/car charger, Nest heat and A/C controller, A/V lightening, water filtration, new water heater, new garage flooring and countertop and wired for surround sound inside and out.

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

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