



1933 Mission Ridge Road

SANTA BARBARA

PREPARE TO FALL IN LOVE WITH this ocean and city view Riviera gem! Set above the red tile roofs of Santa Barbara, the circa 1927 the home features period charm while incorporating today's modern amenities. The light and bright home includes 3 bedrooms, 4 baths, sun drenched living room, renovated kitchen, lower level family room/den, sun room, laundry room and 2-car garage. With sparkling ocean and island views, the master suite enjoys large windows, private balcony, walk-in closet & renovated marble bath with double sinks. Classic Spanish architectural

details include stenciled wood beam ceilings, wrought iron elements, arched doorways, colorful tile-lined stairways, French doors and picturesque terraces. Beyond the patios, there is a private, fairytale garden with fountains, fruit trees and drought tolerant landscaping. Coveted Upper Riviera location, convenient to the El Encanto Resort and historic Riviera Theatre, this hillside haven is an entertainer's dream!

Offered at \$2,650,000



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Listing Information Profile

ADDRESS 1933 Mission Ridge Road
LISTING AGENT Marsha Kotlyar & Michele White
APN# 019-170-004
MLS# 17-1416
WEBSITE 1933MissionRidge.com

PRICE \$2,650,000
HOUSE SIZE 2,511 sq ft Main Residence; 66 sq ft Utility/ Wash Room; 316 sq ft Garage
LOT SIZE .17 acre
YEAR BUILT 1927; Recently Updated

FOYER Enter through the front courtyard and crafted wood door. Antique light fixtures, colorful Spanish tile-lined stairs lead upstairs.

LIVING ROOM Open and bright with oak floors, cathedral stenciled beamed ceilings, antique light fixtures, arched doorway, and large fireplace with wood mantle. French doors extend the indoors outside to an ocean and garden view balcony.

FORMAL DINING South facing with oak floors, Andalusian stenciled beams, classic wrought iron fixtures, and French doors lead to the view balcony.

GOURMET KITCHEN Oak floors, antique light fixtures, farmhouse sink, custom cabinetry, and black soap stone counters. Top of the line appliances include Viking oven and range, Subzero refrigerator, and Miele dishwasher. Breakfast area with cozy fireplace, large windows and doors open to a romantic view patio.

MASTER BEDROOM SUITE Naturally lit and filled with sweeping ocean and city views. Complete with oak floors, walk-in closet, wide French doors, and a private south facing balcony. The chic master bath is newly updated with marble floors and counters, dual sinks, and a spacious shower with circle view window.

BEDROOM 2 Upstairs and north facing, private balcony, ensuite spacious closet and full bath.

BEDROOM 3 Located on the entry level, complete with oak floors, built-in cabinetry and desk, adjacent bath with shower.

FAMILY ROOM/ DEN Tucked away on the bottom floor, with custom steal beams, adobe tile floor, built-in cabinetry with media storage, and attached bath with shower.

LAUNDRY ROOM Large counter space, full wash sink and extensive storage.

SUN ROOM Off of the family room, lined with large windows and French doors that open to a secluded garden patio.

UTILITY/ WASH ROOM With an exterior entrance, ample counter space, sink, and possibility for an additional washer/ dryer.

FIREPLACES 2: Living Room and Kitchen.

HEAT/AIR GFA

FOUNDATION Mixed: raised and slab

SYSTEMS Security

SEWER/WATER Sewer, Santa Barbara Water.

SCHOOL Roosevelt Elementary, Santa Barbara Junior, Santa Barbara High school.

GARAGE 2-car garage

GARDEN Magnificent succulent garden, colorful, low maintenance, drought tolerant landscaping, fountains, romantic balconies, adobe tile patios and flagstone pathways, numerous fruit trees, and mature agave.

VIEWS Ocean, city, harbor,

