



# 5207 Barwick Road

Santa Barbara

**SITUATED ON A CUL-DE-SAC** in a lovely community is a sophisticated coastal hideaway. Newly updated, this single level 3 bedroom, 3 bath California cottage enjoys vaulted beamed ceilings, 2 fireplaces, skylights, and numerous French doors. Light and bright, the inviting living room boasts large windows and picturesque mountain views. The gourmet kitchen extends naturally to the dining area, and out to the blooming trellised patios. The exquisite master bedroom suite features high ceilings, large brick fireplace, walk-in closet, and a luxurious granite bathroom with private patio. Additionally, under

a yellow Acacia tree and lined by brick and roses, is a separate studio with storage room and French doors. The cheerful grounds feature numerous patios, colorful landscaping, lawn, fruit trees, vegetable gardens and lovely mountain views. Located in the private community of More Mesa Shores, the home offers a casual beach lifestyle with large lots, wide streets, private beach access, and close proximity to hiking and bike trails.

**Offered at \$1,595,000**



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# Listing Information Profile

**ADDRESS** 5207 Barwick Road

**LISTING AGENT** Marsha Kotlyar

**APN#** 065-290-035

**MLS#** 17-382

**DEVELOPEMENT** More Mesa Shores \$475/year

**WEBSITE** 5207BarwickRoad.com

**PRICE** \$1,625,000

**HOUSE SIZE** Residence 2,397 sq ft,

Studio/Office 391 sq ft

Garage 481 sq ft

**LOT SIZE** 0.56 acre

**LIVING ROOM** Vaulted wood beamed ceilings, large brick wood burning fireplace, floor to ceiling windows, French doors spill onto brick patio with garden and mountain views.

**KITCHEN** Granite counters, stone back splash and stainless steel appliances. Island with stove top, sink, wine fridge, and seating. Opens to dining area and outdoor dining patios

**DINING** Large area off of kitchen, with wainscotting, pitched ceilings, skylight, and French doors opening

to two separate patios: front covered porch with beautiful garden views, and large brick patio with enchanting trellised veranda.

**MASTER BEDROOM** Privately situated at the west wing of the house with vaulted beamed ceilings windows with views of the gardens, brick fireplace, and walk-in closet with built-ins. The luxurious master bath features granite counters, large walk-in shower with seating, and standalone tub. Glass doors open to private patio and gardens.

**BEDROOM 2** Off of the living room, with carpet, molding, and large window looking out to the gardens. Adjacent to own full bath.

**DEN/BEDROOM 3** Off of kitchen and laundry, with closet, large windows, and French doors opening to the backyard patio. Adjacent to own full bath.

**BATHROOMS** 3

**LAUNDRY ROOM** Secluded off the living room, vaulted ceiling, skylight, ample counter space, built-in shelving, cabinets, and sink

**BONUS ROOM** Located in the backyard with a hedged, brick lined entrance. Details include beamed ceilings, two glass doors and windows looking out to the beautiful gardens. Additional storage room with outdoor access. Surrounded by roses, fruit trees, and a petite vegetable garden.

**AMENITIES** All Electric solar powered home. New energy efficient doors and windows. Access to private beach.

**FIREPLACES** 2; Living Room; Master Bedroom

**FOUNDATION** Mixed: Slab & Raised

**VIEWS** Mountain and setting.

**SEWER/WATER** Sewer, Goleta Water, Meter in place

**HEAT** Electric

**SCHOOL** Hollister Elementary, La Colina Jr., San Marcos Sr.

**GARAGE** Newly built 2-car garage with separate entrance.

**GARDEN** Large wood gated front yard with drought tolerant landscaping, brick patio, Magnolia tree, and colorful plants. Brick patios and white pillars wrap the around the home. Backyard enjoys sprawling lawns, colorful plants, yellow Acacia tree, trellised patios, fruit trees, and petit vegetable garden.

