



# 5533 Cathedral Oaks Road

Goleta, CA 93111

This charming and spacious 1960's ranch style home embraces the peaceful and easy going lifestyle of Goleta. The living room features a stone fireplace and opens to the sunny dining area, glass doors lead to the outside patio and backyard making the space ideal for indoor/outdoor entertaining. From the living room, step down to the light filled lower level family room that features a wet bar, glass doors opening to the backyard, and a full bath. Attached two car garage, and 4th bedroom complete the lower level. The vintage style kitchen has an eat-in breakfast area, separate entrance to a side patio, and a pocket door at the entry for privacy. Upstairs you will find the light and bright master bedroom featuring two spacious closets and an updated master bathroom. The upstairs landing has three built-in linen closets as well as a full bathroom and two additional bedrooms.

The spacious backyard has multiple patios, geraniums, rose bushes, lavender, lawns, and numerous fruit trees including: oranges, tangerines, avocado, lemon, & olive. Located conveniently to Cathedral Oaks Athletic Club and all that Goleta has to offer. This home is ready for you to move right in or add your finishing touches!

Offered at \$975,000

[www.5533CathedralOaks.com](http://www.5533CathedralOaks.com)

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# Listing Information Profile

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ADDRESS:	5533 Cathedral Oaks Road	PRICE:	\$975,000
LISTING AGENT:	Michele White & Marsha Kotlyar	HOUSE SIZE:	1,806
APN #:	069-504-006	LOT SIZE:	.24 Acres
MLS #:	16-782	YEAR BUILT:	1964

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LIVING ROOM:	15'8" X 12'9" Light and bright with stone fireplace & open floorplan leading to the dining area.	MASTER BEDROOM:	10'3" X 15'1" Hardwood floors, bright, full bath with walk-in shower, two closets & garden views of the back yard.
DINING AREA:	8'5" X 10'1" Adjacent to living room with ample light and glass doors opening to backyard patio.	BEDROOM 2:	12'11" X 11'1" Light and bright with hardwood floors, front garden views & nice closet with built-in shelf.
KITCHEN:	10'9" X 8'1" Vintage kitchen with windows overlooking the front yard. Tile counter tops and wood cabinetry, pantry and eat-in breakfast area. Separate entrance to back yard and pocket door for privacy at entry.	BEDROOM 3:	10'7" X 12'1" With hardwood floors, front yard views & a nice closet.
		BEDROOM 4:	10'3" X 12'1" Lower level bedroom adjacent to the family room. Large closet with additional storage under the stairs.
FAMILY ROOM:	15'7" X 18'8" Generous light filled family room with wet bar, large glass doors opening to backyard lawn, and an interior entrance from the garage. Full bath and adjacent to the lower level bedroom.	BED ROOMS:	4
		BATHS:	3

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FIREPLACES:	1	GARAGE:	2 car
HEAT/COOL:	Electric	YARD:	Lawns, patios, geraniums, rose bushes, lavender, fruit trees including: orange, tangerine, avocado, lemon, & olive.
FOUNDATION:	Slab	VIEW:	Mountain Views, Setting
SEWER/ WATER:	Goleta Water, Sewer Hookup	SCHOOL:	Kellogg Elementary, Goleta Valley Junior High, Dos Pueblos High School

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