



4691 Via Roblada

HOPE RANCH

1930'S CHESTER CARJOLA TASTEFULLY RENOVATED FARMHOUSE on 1.55 acres offers a private park like setting bordering the More Mesa preserve. This 3 bedroom 3.5 bath home has been lovingly restored with a traditional yet update floor plan featuring formal living room, paneled study, dining room and sun drenched family room. Upstairs you'll find 2 generous bedrooms with sunset and ocean vistas. The master suite has a picturesque bay window, renovated bathroom, walk-in closet, cedar lined closet, and sitting area with stunning

view. The second bedroom is ensuite with renovated bath, high ceilings and it's own bright and comfortable sitting room and the third ensuite bedroom is located on the main living area. A separate 1 bedroom 1 bath guest room has generous space and it's own entrance. The property sits on a private tree line street that is quiet yet convenient to all that Hope Ranch has to offer, with the possibility for a pool, horses and more.

Offered at \$3,650,000



Representing Exceptional Properties of Montecito & Santa Barbara

Chairmans Circle Diamond
 Ranked #4 BHHS Agent Nationwide
 1170 Coast Village Road, Montecito



MK Properties
 MontecitoFineEstates.com **805 565 4014**
Associates@MarshaKotlyar.com

Listing Information Profile

ADDRESS 4691 Via Roblada

LISTING AGENT MK Properties

APN# 063-101-002

MLS# 18-1349

WEBSITE 4691ViaRoblada.com

PRICE \$3,650,000

HOUSE SIZE Residence: 3,249 sq ft

Garage: 388 sqft

LOT SIZE 1.55 acre

YEAR BUILT 1932, Remodeled 2012

HOA Annual payment

FOYER Wide plank wood floors, opens to staircase & family room, with a powder bath under the stairs.

FAMILY ROOM Spacious & bright with two bay windows looking out to the gardens. Crown molding, original floors, & large fireplace.

DINING/SUNROOM Just off the kitchen and family room with numerous French doors leading to back patio with views of the garden and the More Mesa preserve.

LIVING ROOM Open & bright, with French doors leading to the dining area and back patio. Bay window & large gas & wood burning fireplace.

GOURMET KITCHEN

Ample counter space & custom cabinetry. Stone counters & large island with storage & seating. Professional stainless steel appliances include Wolf stove and oven, Sub-Zero refrigerator and wine refrigerator, Bosch dishwasher, large farm sink & filtration system with instant hot water. With an attached Butler's pantry.

MASTER BEDROOM

SUITE Upstairs is the elegant & private master suite with attached office. Spacious dressing room and well-designed bathroom.

BEDROOM 2 Upstairs with numerous large windows, and attached enclosed sitting room overlooking the garden. Ensuite with a remodeled bath.

BEDROOM 3 Off the kitchen with its own ensuite bath.

BEDROOM 4 Separate guest suite with office space, garden views & full ensuite bath.

BATHROOMS 4.5

LAUNDRY ROOM

Attached to the garage & Bedroom 4.

ABOUT HOPE RANCH

An intimate private beach community developed in the 1920's hosting approximately 770 home sites and estates. The Ranch enjoys superb private roads, 27 miles of rustic equestrian trails, private beach access, private middle school and high school, public elementary, tennis courts, and La Cumbre Country club.

FIREPLACES 2: Living Room and downstairs office.

HEAT/AIR 2 GFA

FOUNDATION Raised

SEWER/WATER Septic, La Cumbre Water.

SCHOOL Vieja Valley Elementary, La Colina Junior, San Marcos Senior.

VIEWS Setting, ocean & mountain

SYSTEMS Security

GARAGE Detached 2-car garage with windows, and storage.

GARDEN Mature Oak trees, sprawling lawns, bocce ball court and colorful drought tolerant landscaping. Room for equestrian facilities, pool and more.

