

753 AVENIDA PEQUENA

SANTA BARBARA, CA 93111

\$\$\$565,000 | 2 BEDS | 2 BATHROOMS | 2+ CAR PARKING | 1,348 SQUARE FEET



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GREAT OPPORTUNITY TO OWN A PRISTINE HOME AT CATHEDRAL OAKS VILLAGE! WITH JUST ONE SHARED WALL AND A NEARLY 40' X 20' FENCED BACK YARD PLUS SIDE PATIO, YOU'LL ENJOY PRIVACY AND A RELAXING, SPACIOUS LIVING ENVIRONMENT.

THIS SINGLE-LEVEL, 1,348 S.F. HOME FEATURES REMODELED KITCHEN AND BATHS, VAULTED CEILINGS, FIREPLACE, AND TWO BEDROOM SUITES. NO STORAGE PROBLEM HERE -- THERE ARE FIVE CLOSETS AND A PULL-DOWN LADDER TO A PARTIALLY FINISHED ATTIC AREA! TWO PATIOS, A MARQUIS SPA, AND ZEN-INSPIRED LANDSCAPING PROVIDE A PEACEFUL OUTDOOR AMBIENCE, VISIBLE FROM MOST ROOMS.

CATHEDRAL OAKS VILLAGE IS SITUATED ON 17 ACRES WITH SWEEPING LAWNS, MEANDERING PATHS, AN OVER-SIZED POOL, CLUBHOUSE, TWO TENNIS COURTS, EXTRA GUEST PARKING, RV PARKING, AND A SHARED ORCHARD. WITHIN 5 MINUTES DRIVE TIME TO SHOPPING, FARMER'S MARKET, RESTA...

- SPACIOUS GREAT ROOM (APPROX. 28' X 16') WITH VAULTED CEILINGS, FIREPLACES AND PLENTY OF ROOM FOR FORMAL DINING. (SEE FLOORPLAN UNDER DOCUMENTS LINK.)
- TWO BEDROOM SUITES, EACH WITH ITS OWN REMODELED BATH AND PLENTIFUL CLOSETS
- MASTER BEDROOM IS APPROX. 13' X 17', WITH PATIO ACCESS AND ADJOINING AREA OF DOUBLE CLOSETS AND BATH

- SLIDING GLASS DOORS FROM LIVING ROOM TO PATIO AND BEAUTIFULLY LANDSCAPED YARD
- BRIGHT, NEWLY REMODELED KITCHEN WITH BOSCH DISHWASHER, REVERSE OSMOSIS, AND NEWLY INSTALLED COUNTERS, FLOORING, SINK, AND FIXTURES
- SLIDING GLASS DOORS FROM KITCHEN AND FROM MASTER BEDROOM TO SIDE PATIO AND SPA
- PRIVATE BACK YARD MEASURES NEARLY 40' X 20' AND IS FULLY FENCED AND LANDSCAPED
- THE GROUNDS AT CATHEDRAL OAKS VILLAGE ARE UNSURPASSED: SPACIOUS LAWNS, A COUNTRY-CLUB STYLE POOL AND CLUBHOUSE, PLUS TWO TENNIS COURTS



AGENT INFORMATION



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ABOUT SUE IRWIN, REALTOR

Call or text Sue Irwin, Realtor, at 805-705-6973. Sue is a full-time real estate professional serving sellers and buyers in Santa Barbara, Goleta, Carpinteria, Summerland, Montecito and Ventura. Down-to-earth and personable, Sue is known for her unwavering commitment to her clients' best interests, providing them with expertise, listening carefully to their goals and needs, and delivering...



Disclaimer: All information deemed reliable but not guaranteed.