

# 4035 RAMITAS ROAD

SANTA BARBARA/HOPE RANCH, CALIFORNIA 93110

**\$2,849,000** | 5 BEDS | 4 BATHROOMS | 2 CAR PARKING | 4220+/- SQUARE FEET



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SPANISH STYLE W/ SWEEPING MOUNTAIN VIEWS, 5/4 full bath, w/ approx. 4,200 sq.ft.of sun-drenched living. This Spanish gem was lovingly expanded from its original 1920's construction to its current spaciousness to embrace as much natural light as possible. The main living areas on the entry level open via sliding French doors onto a bright, central tiled courtyard. The living room opens to a large deck with breathtaking mountain & garden views and the open-design custom kitchen & family room are graced with an abundance of paned windows, French doors and gleaming Saltillo tile floors.

Other rooms on the entry level include a formal dining room, a delightful master suite w/ sitting room and large spa-like bathroom and a second en-suite bedroom. Three more bedrooms (1 en-suite) and two full baths have their own private space on the lower level which is ideal for guest, growing children or other uses. There is also an oversized laundry that can double as a crafts room an...

- Hope Ranch, Santa Barbara
- Expansive Mountain Views
- Spanish Style w/ Fountain Courtyard
- 5 Bedrooms & 4 Baths
- 1.5 Acres Private Setting
- Formal Dining Room
- Bright & Light Family Room
- Lovely Bright Kitchen



## AGENT INFORMATION

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**Coast & Valley Properties**

## ABOUT BOB RUCCIONE, DEBBIE MERLO, COMPANY OWNERS, REALTORS

"Providing Over 40 Years Of Local Real Estate Marketing, Sales & Acquisition Expertise"

□ □ Disclaimer: All information deemed reliable but not guaranteed.