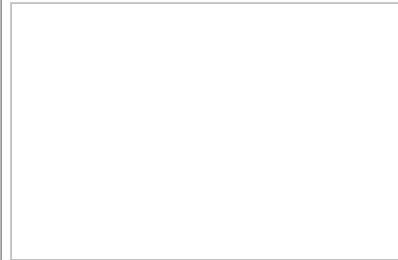
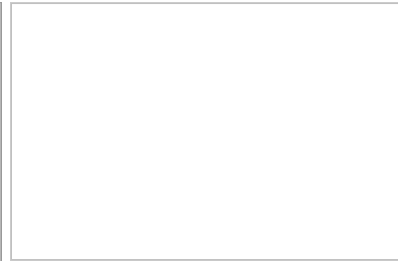


# 3952 FOOTHILL ROAD (NESTLED DOWN A PRIVATE LANE)

SANTA BARBARA, CA 93110 | MLS #: 14-1055



**\$819,000** | 3 BEDS | 2 BATHROOMS | OFF-STREET PARKING | 1300 SQUARE FEET



View Online: <http://www.sanroquehome.com>  
For Instant Photos: Text 125737 To 415-877-1411

Wonderful opportunity to own in the Hope School District! This charming cottage is nestled down a private lane, and situated on a 9,000sf+ lot. This 3-bedroom, 2-bath house is outside city limits and currently set up as a 2-bedroom, 1-bath home, plus a large studio. The studio has its own bath, kitchenette, private entrance and patio, which has potential for rental income or extended family living.

This sunny home has wood floors, beamed ceilings, upgraded windows, and abundant natural light. The living room looks out to the back garden, with a sliding-glass door for easy indoor-outdoor living. The organic, edible landscape includes ten fruit trees, a raised veggie bed, and plenty of space for additional gardening. There's also a chicken coop! The front garden was just landscaped with attractive, low-maintenance plants and drip irrigation.

A rare find in a beautiful, natural setting with nearby parks, hiking trails, and national forest, yet just a few minutes to schools, restaurants, and shopping in uptown Santa Barbara.

(Hope Elementary School: <http://www.sbceportal.org/hope/>)

Small\_316628

- Hope Elementary school district
- Spacious 9,148 sf lot
- Wood floors, newer dual-pane windows
- Fruit trees



## AGENT INFORMATION



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## ABOUT KALIA RORK

Kalia Rork has helped hundreds of people buy and sell real estate in the Santa Barbara area and consistently ranks among the top agents year after year. Her reputation is built on trust, service, and integrity. Repeat clients and satisfied past clients who refer their friends and colleagues comprise over 80% of Kalia's business — a te...

Information herein deemed reliable, but not guaranteed.