

Residential Agent Full

1530 N Refugio RD, Santa Ynez 93460

List Price: \$1,349,000



Status: **Active**  
 ML#: **SR13178703**  
 APN: **141111066**  
 Orig. List Price: **\$1,349,000**  
 Price Per Sqft: **\$423.95**  
 County: **Santa Barbara**  
 Property Type: **Single Family Residence (D)**  
 Bedrooms: **3**  
 Bath(F,T,H,Q): **2,0,0,0**  
 Sqft (Src): **3,182 (Seller)**  
 Ac/LotSqft (Src): **1.69/73,616 (A)**  
 AC: **Yes** Pool: **No**  
 View: **Yes** Horse: **No**

Area: **YNEZ - Santa Ynez**  
 Cross Street: **Fancy Hills Ct**  
 Map Book:  
 Year Built: **1930**  
 Sale Type: **Standard**  
 Driving Directions:  
 Description

Stories: **One Level**  
 Stories Total:  
 Entry Location:  
 Entry Level:

DOM/CDOM: **1/1**  
 Units Total#: **1**  
 Senior Community: **No**  
 Lease Considered: **No**

Living area & bathroom! Zoned for 2 horses!  
 List Price Excludes: **Personal items of the Sellers.**  
 List Price Includes: **Except for some personal items of the Sellers, the property is fully furnished, Turn Key, all elegantly outfitted, ready to be occupied.**

Interior Features

Fireplace:	<b>Living Room</b>	Eating Area:	<b>Area</b>
Cooling:	<b>Central</b>	Floor:	<b>Hardwood, See Remarks</b>
Heating:	<b>Central Furnace</b>	Accessibility Features:	
Laundry:		Appliances:	<b>Barbecue, Built In Range, Dishwasher</b>
Interior Feat:	<b>Bathtub</b>	Utilities:	
Rooms:	<b>All Bedrooms Down</b>		

Exterior Features

Pool:	<b>None</b>	Roofing:	
Spa:	<b>Above Ground, Private</b>	Exterior Features:	<b>Barbecue Private</b>
Patio:		Foundation:	
Common Walls:	<b>No Common Walls</b>	Structural Condition:	<b>Turnkey</b>
View:	<b>See Remarks</b>	Other Structures:	<b>Guest House</b>
Construction Materials:		Window Features:	
Lot Features:	<b>Access via City Streets</b>	Security Features:	
Community Features:	<b>Rural</b>	Sewer/Septic:	<b>Septic Tank</b>
Style:		Water Source:	<b>District/Public</b>
Door Features:	<b>French Doors</b>	Disclosures:	
Fencing:		Direction Faces:	

Garage and Parking

Garage Att/Det:	<b>Detached</b>	Parking Spaces:	<b>6</b>	Garage Spaces:	<b>2</b>	Carport Spaces:	<b>2</b>	RV Dimensions:	
Parking:	<b>Driveway, Garage</b>	Uncovered Spaces:	<b>4</b>	# of Remotes:					
Land:		Lot Number:	<b>1</b>	Zone:	<b>1-E-1</b>	Make of Home:			
Block Number:		Units Total Number:	<b>1</b>	Builder's Tract:		Model Name:			
Tract Number:	<b>14004</b>	Builder's Name:		Assessment:	<b>Unknown</b>	Model Code:			
Lot Dimensions:		Association Phone 1:		Association Phone 2:		Association Dues 1:			
Community/Complex:	<b>Fancy Hill Estates</b>	Association Dues 2:							

Lease/Fees

Land Fee/Lease:	<b>Fee</b>	School District:	
Land Lease Amount:		Elementary School:	<b>College</b>
Land Transfer Fee:		Junior High School:	<b>College</b>
Land Lease Purchase:		High School:	<b>Santa Ynez Valley Un</b>
Land Lease Renew:			

Terms

Possession: Listing Terms: **Cash, Cash To New Loan**

Office/MLS

S.O. Compensation:	<b>3%</b>	Showing Instructions:	<b>Call First, Key Box</b>	Show Type:	
S.O.C. Remarks:		Key Safe Description:	<b>See Remarks</b>	Show Name:	
Dual Variable Rate of Com:	<b>Yes</b>	Key Safe Location:	<b>See Remarks</b>	Show Phone:	
Sign On Property:		Document Number:		Occupant Type:	<b>Owner</b>
Listing Office:		Listing Office Ph:	<b>818-432-1500Ext:0</b>	Owners Name:	
Listing Agent:		Listing Office Fax:	<b>818-432-1501</b>	Phone Contact Priority:	
LA BRE:		List Type:	<b>Exclusive Right To Sell</b>	1.LoPh:	
Co-Listing Agent: ()		Service Type:	<b>Full Service</b>	2.LaCell:	
Co-LA BRE:		Listing Paid:		3.LaDrct:	
Listing Contract:	<b>09/03/2013</b>	Ad Number:		4.LaEmail:	
Modified:	<b>09/04/2013</b>	Internet, Send?/Address?:	<b>Yes/ Yes</b>		
Expiration:	<b>03/03/2014</b>	VOW, AVM?/Comm?:	<b>Yes/ Yes</b>		
Showing Remarks:					
Contingency:					
Agent Remarks:	<b>Please call Elaine Folsom for Showing Instructions at 805-570-9488.</b>				

If you believe there is a violation on this listing, click here to report the problem.

Agent Full - Residential

ML#: SR13178703

Printed By Anita Rich BRE: 00782527 On 9/4/2013 12:28:11 PM

**Fancy Hill Farm is a fabulous property situated in beautiful Santa Ynez Valley, only a short distance from town, wineries and shopping. This private and secluded property features mature oak trees, flourishing gardens of lavender, roses and fruit trees, to name a few. As you enter the expansive historical grounds, you will sense the privacy of the 1.62 acres that allows you to have 2 horses, if that is what you wish.**

**This property also comes with a <sup>876 sq ft.</sup> guest house with a kitchen and bathroom.**

**The main house is styled with elegance while keeping in mind the importance of comfort. You will notice the exceptional quality of this property the moment you drive through the front gates.**

*The property is sold fully furnished except for seller's personal items.*

*Elaine Folsom*

*DRE License # 01421429*

*Phone: 805-570-9488*

*Fax: 800 901-1893*

*Website: [winnrealty@santabarbara@gmail.com](mailto:winnrealty@santabarbara@gmail.com)*




Just minutes from secluded Hendry's Beach and Downtown,  
this Portesuello home may be the perfect Your Portesuello Home.



[MyPortesuelloHome.com](http://MyPortesuelloHome.com)



*My  
Portesuello  
Home*

A large, elegant decorative flourish in a cursive script, positioned below the main text.



*S*ituated close to the top of Portesuello Avenue in beautiful Santa Barbara, this desirable Bel Air Knolls home has been lovingly cared for by one family since 1972.

This Gold Medal, all-electric, environmentally-friendly home comes with a \$28,000 solar installation hidden on the backside of the roof; the current owners have saved over half the cost of their electric bills.

Beauty is in the details. Your new home is spacious and full of natural light. You'll love the new stainless steel appliances in the kitchen and wood-burning fireplace with original brick hearth. Through the three-panel glass door is a large circular patio that's great for entertaining. The master bedroom comes with an en suite bath and walk-in closet. The residence sports a super-size game room and three-car garage. It's freshly painted inside and out. Recently carpeted. Your new home is move-in ready!

2,725 Sq. Ft.

9,148 Sq. Ft. Lot

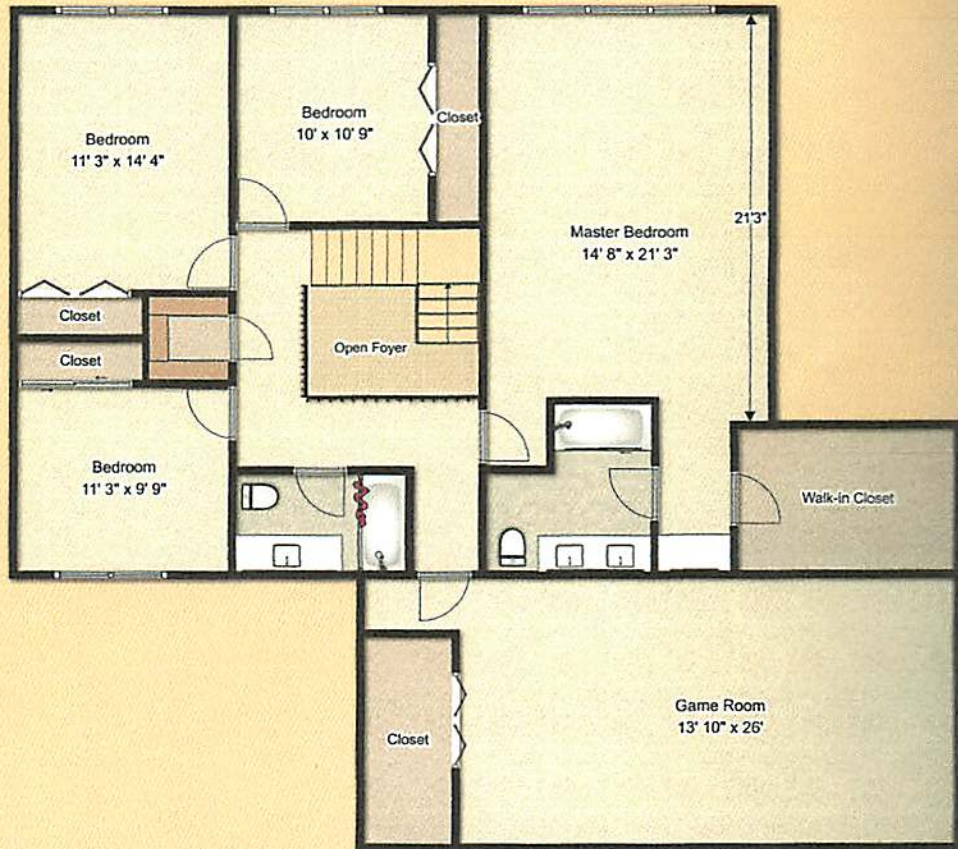
4 Bedrooms

2 $\frac{3}{4}$  Baths

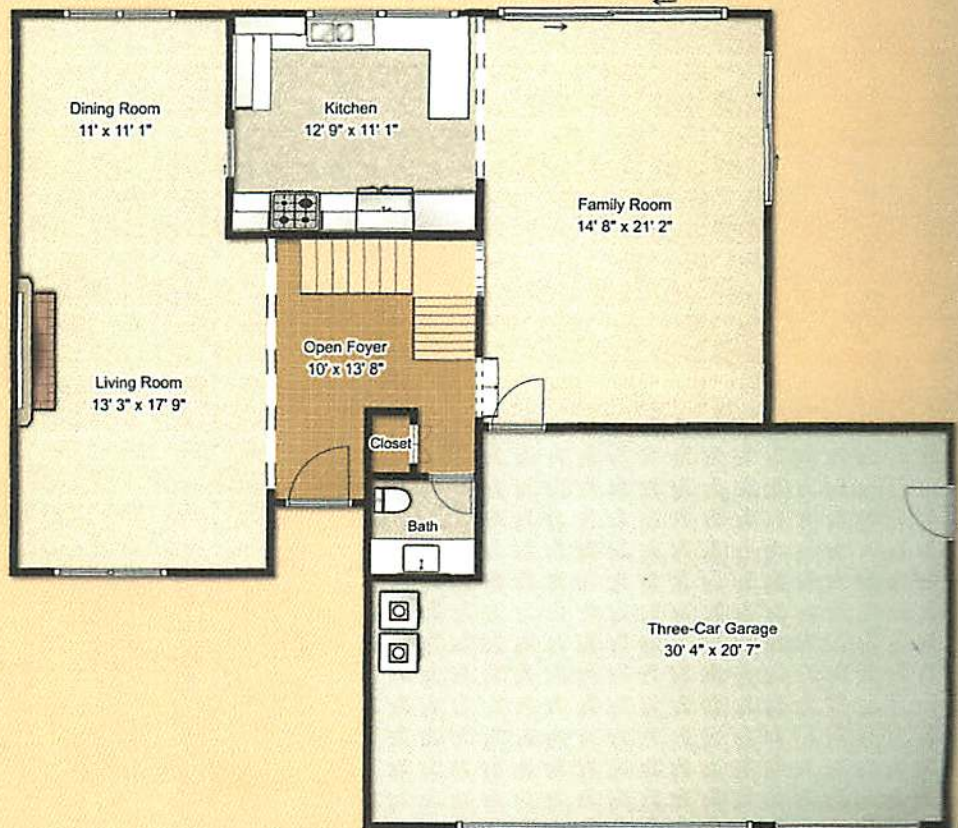
1324 Portesuello Avenue  
Santa Barbara, California 93105

Offered at \$965,000

For more info call Elaine  
at 805-570-9488 or visit  
[MyPortesuelloHome.com](http://MyPortesuelloHome.com)



Second Floor



First Floor

Dimensions and layouts are approximate.

Winn Realty, Elaine Folsom/Broker DRE License No. 01421429. Design by Faulkner Advertising, [iFaulkner.com](http://iFaulkner.com)