



## *3531 Los Pinos Drive*

Charming and renovated single-story home in San Roque! Spacious living room with wood floors, window seat, and fireplace, greet you as you walk in the front door. Beautifully renovated kitchen features beautiful wood floors, Wolf range, upgraded appliances, and back laundry area. Master bedroom enjoys wood floors, private bathroom, and cozy window seat. Darling white picket fence borders the front yard, while a private wall encloses the back yard. Brick patio in the back with trellis and outdoor fireplace is perfect for entertaining or relaxing and lounging. Mature trees, roses, and chirping birds - all in the privacy of a quiet neighborhood in the Peabody School district, yet just 2 blocks off of State Street and the restaurants, shopping, parks, and more!

*Offered at \$1,395,000!*

**Daniel Encell**

Director, Estates Division

Berkshire Hathaway HomeServices California Properties

(805) 565-4896



*For more information, photos & floorplan, please visit [www.DanEncell.com](http://www.DanEncell.com)*



BERKSHIRE HATHAWAY  
HomeServices  
California Properties

# Listing Information Profile

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ADDRESS:	3531 Los Pinos Drive	PRICE:	\$1,395,000
LISTING AGENT:	Daniel Encell	APN #:	053-312-003
HOW SHOWN:	Appt/Agent	STYLE:	Single-Story California Cottage

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LIVING ROOM:	19'6" x 14'3"; Wood floor, window seat, fireplace, built-ins	BEDROOMS:	3
DINING ROOM:	12'0" x 11'2"; Wood floor, corner built-ins	Master Bedroom:	13'8" x 11'10"; Wood floor, window seat, private entrance, private bath with additional closet space
KITCHEN:	14'3" x 8'4"; Wood floor, beautifully updated countertops with newer appliances & Wolf range. Custom cabinetry and bright, natural lighting	Bedroom 2:	11'9" x 10'5"; Wood floor
LAUNDRY:	Area off kitchen with built-ins and work space	Bedroom 3:	13'3" x 12'8"; Wood floor
		BATHS:	2

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SEWER:	SB sewer	GARAGE:	2-car, detached
WATER:	SB water	SCHOOL DIST.	Peabody, SB Jr., SB Sr.
FOUNDATION:	Raised	EXTERIOR:	Darling white picket fence, brick walkway, mature trees, birds chirping, roses, trellised brick patio with outdoor fireplace, small front/back lawns. Walled & fenced for privacy & pet friendly! Lovely neighborhood, 2 blocks from State Street and all that it has to offer!
ROOF:	Composition		
FIREPLACES:	1; LR		

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## ADDITIONAL COMMENTS:

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1170 Coast Village Road, Santa Barbara, CA 93108 \* (805) 565-4896 \* License #:00976141

The information above, while not guaranteed, has been secured from sources we believe to be reliable.