



## 533 Las Fuentes Drive

Charming home in the Birnam Wood Golf Club Community! Seasonal creek and wood bridge greet you and lead you to the front door of this quality 3 bed/ 3 bath/ 2 half bath home. Central living room features an inviting fireplace, wood-beamed ceiling with custom skylights, wet bar with sitting area, and access to the back patio. The kitchen includes updated appliances, a large central island, a skylight, and a connected breakfast nook. Dual master bedrooms, each with luxurious master baths and walk-in closets. The backyard is beautifully landscaped to maximize the views of the golf course, and also give a feel of seclusion. The central back garden enjoys a stone patio and seating area with citrus trees, roses, and partial mountain views!

*Offered at \$3,975,000!*

**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:	533 Las Fuentes	PRICE:	\$3,975,000
LISTING AGENT:	Dan Encell	APN #:	007-520-017
HOW SHOWN:	Appt/Agent	STYLE:	Traditional
ENTRY:	Skylight, tile floor	BED/BATH:	3 bed/ 3 baths + 2 half baths
DINING ROOM:	16'10" x 13'5": Formal with views of the backyard and golf course, built-in china cabinet, wood-beamed ceiling, stone floors	MASTER BEDROOM:	25'9" x 14'10": Views of the backyard and access to the back patio, large private bath with jet tub and views of golf course, large walk-in closet, carpet, wood-beamed ceiling
KITCHEN:	15'6" x 14'3": Skylight, updated appliances, large pantry, wood-beamed ceiling, island, stone floor	BEDROOM 2:	17'6" x 15'2": Access to back patio, private bath, carpet
BREAKFAST NOOK:	13'2" x 12'9": Views of the front yard, fireplace, open to the kitchen, built-in desk, stone floors	BEDROOM 3 OR DEN/OFFICE:	23'4" x 12'6": Views of the front yard, built-ins, private bath with walk-in closet, carpet
LIVING ROOM:	30'10" x 20'2": Views of the back patio and golf course and access to the back patio, custom skylights, wood-beamed ceiling, open to entry and formal dining, wood floors	GARAGE:	34'4" x 22'6": 3+ car, attached with interior access
LAUNDRY:	12'3" x 7'5": Room off of the kitchen with built-in wine fridge, access to side patio, large storage closet, garage access	Birnman Wood Dues: New Member Fee: \$80,000 Member Dues: \$760 per month Land Assesment Dues: \$420 per month	
ROOF:	Concrete Tile	YEAR BUILT:	1993
FOUNDATION:	Slab	SCHOOL :	MUS, S.B. Jr, S.B. Sr
SEWER/WATER:	Mont. Water/ Mont. Sewer	EXTERIOR:	Charming bridge and seasonal creek, views of golf course, large hedges & mature landscaping, citrus trees.
FIREPLACE:	2; LR, Breakfast Nook		
LOT SIZE:	1.05 AC		

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## ADDITIONAL COMMENTS:

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