



5840/5844 Casitas Pass Road

Stunning mountain and ocean views from this 27.5 acre compound in the Carpinteria Foothills!

The circa 1915 farmhouse sits atop the property and enjoys the best views on site. It features 2 bedrooms and 2 bathrooms, charming master suite with private attached office, renovated kitchen with newer appliances, stone fireplace in the living room, covered outdoor patio, dog run, lawn, and mature landscaping. The rest of the property features 3 additional structures, reservoir, and horse arena with corrals, tack house, and pasture. This special property offers all the privacy or a rural ranch, while still being convenient to downtown Carpinteria restaurants and shops, and the beach!

Offered at \$3,995,000!

Daniel Encell

Director, Estates Division

Berkshire Hathaway HomeServices California Properties

(805) 565-4896

For more information, photos & floorplan, please visit www.DanEncell.com



BERKSHIRE HATHAWAY
HomeServices
California Properties



Listing Information Profile

| | | | |
|----------------|------------------------|--------|-------------|
| ADDRESS: | 5844 Casitas Pass Road | PRICE: | \$3,995,000 |
| LISTING AGENT: | Dan Encell | APN #: | 155-200-078 |
| HOW SHOWN: | Appt/Agent | STYLE: | Ranch |

MAIN HOUSE

| | | | |
|----------------|--|-----------------|---|
| LIVING ROOM: | 15'6" X 15'1"; Views of the front yard, stone fireplace, open to the dining room, wood floor | BED/BATH: | 2/2 |
| DINING ROOM: | 10'0" X 15'1"; Informal, wood floor | Master Bedroom: | 13'5" X 13'7"; French doors to front yard, wood floors, private master bath with large open shower and tile floor. |
| KITCHEN: | 8'11" X 11'10"; Granite counter tops, updated appliances, views of backyard. Breakfast area with French doors to covered back patio. | Office: | 7'4" X 14'10"; Private office off of the Master Bedroom Suite. Views and access to front yard and gated back patio, large walk-in closet, wood floor. |
| BREAKFAST NOOK | 10'7" X 15'5"; Large windows, bright natural light, and backyard views | Bedroom 2: | 12'9" X 11'10"; Access to back gated patio, laundry area, wood floor |

| | | | |
|--------------|------------------------------|-------------|--|
| LOT SIZE: | 27.5 AC | Year built: | 1915 |
| SCHOOL : | Canalino, Carp Jr., Carp Sr. | Roof: | Tile |
| SEWER/WATER: | Septic/Carp Water | Exterior: | Outdoor covered patio with ocean and mountain views, surrounded by lush grass and mature trees. Heron bone brick driveway and a gated dog run in the backyard. |
| Fireplace: | 1; LR | | |

ADDITIONAL COMMENTS:

Stunning mountain and ocean views from this 27.5 acre property in the Carpinteria Foothills! The main house sits atop the property and enjoys the best views on site. It features 2 bedrooms and 2 bathrooms, charming master suite with private attached office, renovated kitchen with newer appliances, stone fireplace in the living room, covered outdoor patio, dog run, lawn, and mature landscaping. The rest of the property features 3 additional residences, reservoir, and horse arena with corrals, tack house, and pasture. This special property offers all the privacy or a rural ranch, while still being convenient to downtown Carpinteria restaurants and shops, and the beach!

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| RESIDENCE 2 - BOTTOM UNIT | | | |
| BED/BATH: | 2 / 2.5 | Fireplace: | 2; LR, FR |
| LIVING ROOM: | 23'4" X 15'3"; Stone fireplace, wood beamed ceiling, wood floors | Foundation: | Slab |
| FAMILY ROOM: | 17'4" X 15'6"; Views of hillside and fountain, French doors to back patio, fireplace, wood floor | Exterior: | Outdoor stone patio and a tree canopy with sitting area with mature landscaping. 2 fountains, orchard and mountain views. |
| DINING ROOM: | 12'7" X 17'8"; Formal, wood beamed ceiling, wood floors | RESIDENCE 2 - UPSTAIRS UNIT | |
| KITCHEN: | 15'6" X 10'4"; Updated appliances, Granite counter tops, access to front patio, tile floor | BED/BATH: | 1 / 1 |
| BREAKFAST NOOK: | 6'6" X 7'3"; Built-in wood and leather breakfast nook | KITCHEN: | Marble counter tops, wood floor |
| LAUNDRY: | Room off of kitchen with large pantry and a powder room | BREAKFAST NOOK: | 6'6" X 10'7"; Marble floors |
| Bedroom 1: | 16'3" x 11'10"; Private bathroom, large shared walk-in closet with built-ins, wood floor | LIVING ROOM: | 11'7" X 17'9"; Access to porch with ocean views, wood floor, 2 storage spaces |
| Bedroom 2: | 16'3" X 11'10"; Cozy sun room with views and access to backyard, private bathroom, shared walk-in closet, wood floor | Bedroom: | 12'8" X 14'6"; Views of hillside, additional storage space, wood floor |
| YEAR BUILT: | 1925 | Roof: | Tile |
| SEWER/WATER: | Septic/Carp Water | LOT SIZE: | 27.5 AC |
| 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.

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RESIDENCE 3

| | |
|--------------|--|
| BED/BATH: | 1/1 |
| LIVING ROOM: | 12'7" X 18'10"; Wood beamed ceiling, wood floor |
| KITCHEN: | 12'7" X 7'6"; Breakfast area, tile floor |
| Bedroom 1: | 11'9" X 22'6"; French doors to backyard with ocean views, private bath, carpet |
| GARAGE: | 19'0" X 23'0"; 2 car, attached, interior access |

| | |
|-----------|---------------------------------------|
| Roof: | Metal |
| Exterior: | Hand-laid paver driveway, ocean views |

RESIDENCE 4 - STUDIO

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|--------------|---|
| BED/BATH: | 1/1 |
| LIVING ROOM: | 10'3" X 13'6"; Access to outside porch, tile floor |
| KITCHEN: | 10'3" X 6'0"; Granite counter top, tile floor |
| Bedroom 1: | 10'6" X 8'3"; Access to backyard, tile floor |
| Roof: | Tile |
| Foundation: | Raised/Slab |
| Exterior: | Fenced in lawn with a pond, olive trees, stone work and a deck off of the living room with french doors |

| | | | |
|-----------|------------------------------|--------------|-------------------|
| LOT SIZE: | 27.5 AC | SEWER/WATER: | Septic/Carp Water |
| SCHOOL : | Canalino, Carp Jr., Carp Sr. | | |

ADDITIONAL COMMENTS:

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