



857 Cheltenham Road

Charm and character abound in this 1920's French style home, nestled in the Santa Barbara Foothills. Artistic upgrades can be seen throughout the interior, which features an elegant living room with fireplace, a cozy sunroom, family/dining room off of the kitchen that opens to the back patio, master bedroom with island views, and upstairs balcony off of the fourth bedroom with wonderful views, as well. Outside you will find a back patio and covered sitting/BBQ area, natural in-ground hot tub, gardens with roses, fruit trees and lavender, and views from the lower patios and upper-level balcony. This two-story home facing the sea is convenient to town, the Botanical Gardens, Natural History Museum, the Mission, and so much more.

Watch a walk-through video of the house online at www.DanEncell.com to see more!

Offered at \$1,395,000
Daniel Encell

Director, Estates Division
Prudential California Realty

(805) 565-4896



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



Listing Information Profile

ADDRESS:	857 Cheltenham Road	PRICE:	\$1,395,000
LISTING AGENT:	Daniel Encell	APN #:	023-164-003
HOW SHOWN:	Appt/Agent	STYLE:	French Normandy
LIVING ROOM:	25'7" x 15'5": Wood floors, large windows to back yard, Fireplace	BEDROOMS:	4
DINING ROOM:	13'1" x 12'8": Wood floors, off of the kitchen	Master Bedroom:	15'6" x 14'2": Second level, wood floors, balcony with ocean/island views, Fireplace
KITCHEN:	11'8" x 11'2": Tile floors, family room connected	Sitting Room:	15'6" x 11'0": Wood floors, off of master bedroom, private entrance from front of the house
FAMILY ROOM:	18'0" x 12'8": Off of kitchen, opens to back patio	Bedroom 2/ OFFICE:	13'4" x 12'10": First level, wood floors, connected sunroom, full bathroom
SUN ROOM:	11'10" x 9'11": Wood floors, views of backyard	Bedroom 3:	13'3" x 12'10": Second level, wood floors, window seat
GARAGE:	20'1" x 19'4": 2 Car with laundry	Bedroom 4:	12'7" x 12'0": Second level, wood floors, opens to balcony with ocean/island views
BASEMENT:	Perfect for storage, wine cellar, or additional hobby/game room!	BATHS:	2
FIREPLACES:	2: LR, MBR	SCHOOL:	Roosevelt; SB Jr; SB Sr
HEATING:	Gravity	VIEWS:	Slices of Ocean, Island and Mountain
ROOF:	Composition	GROUNDS:	Gardens, outdoor covered and uncovered patios, in-ground hot tub
FOUNDATION:	Mixed: Raised and Slab	BUILT:	1928
WATER/SEWER:	SB water/ Sewer hook-up	LOT SIZE:	.19 Acres
LAUNDRY:	In garage		

ADDITIONAL COMMENTS:

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