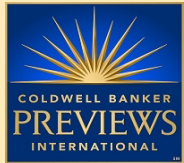




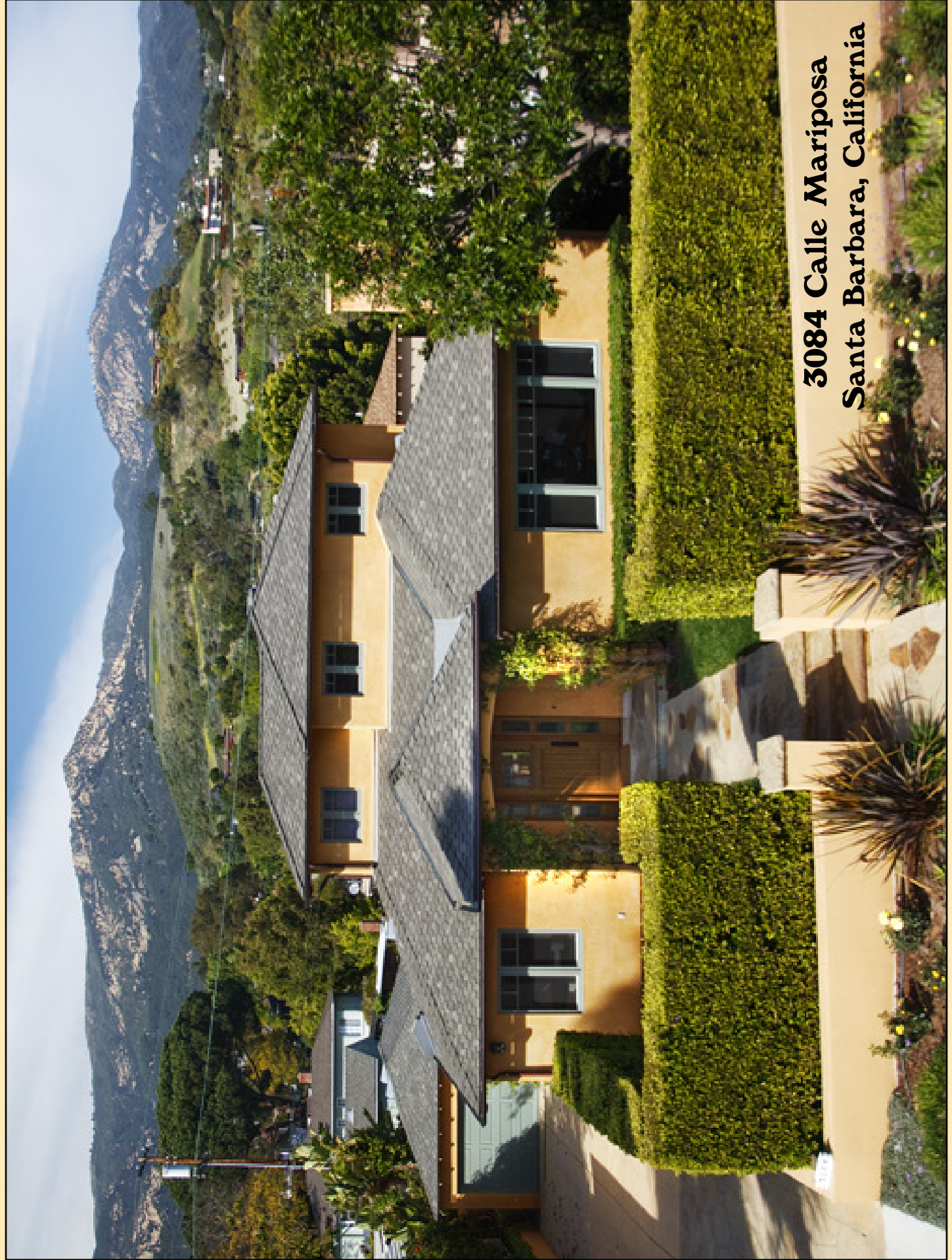
FOR FURTHER INFORMATION AND SHOWINGS, PLEASE CALL:



BARBARA KOUTNIK
COLDWELL BANKER
805-689-3015 CELLULAR
805-565-8811 DIRECT OFFICE
DRE# 00809916



© 2008, NRT Incorporated. An Equal Opportunity Company. Equal Housing Opportunity. Coldwell Banker Residential Brokerage, Owned and Operated by NRT, Inc. Information presented here is deemed reliable, but is not guaranteed.



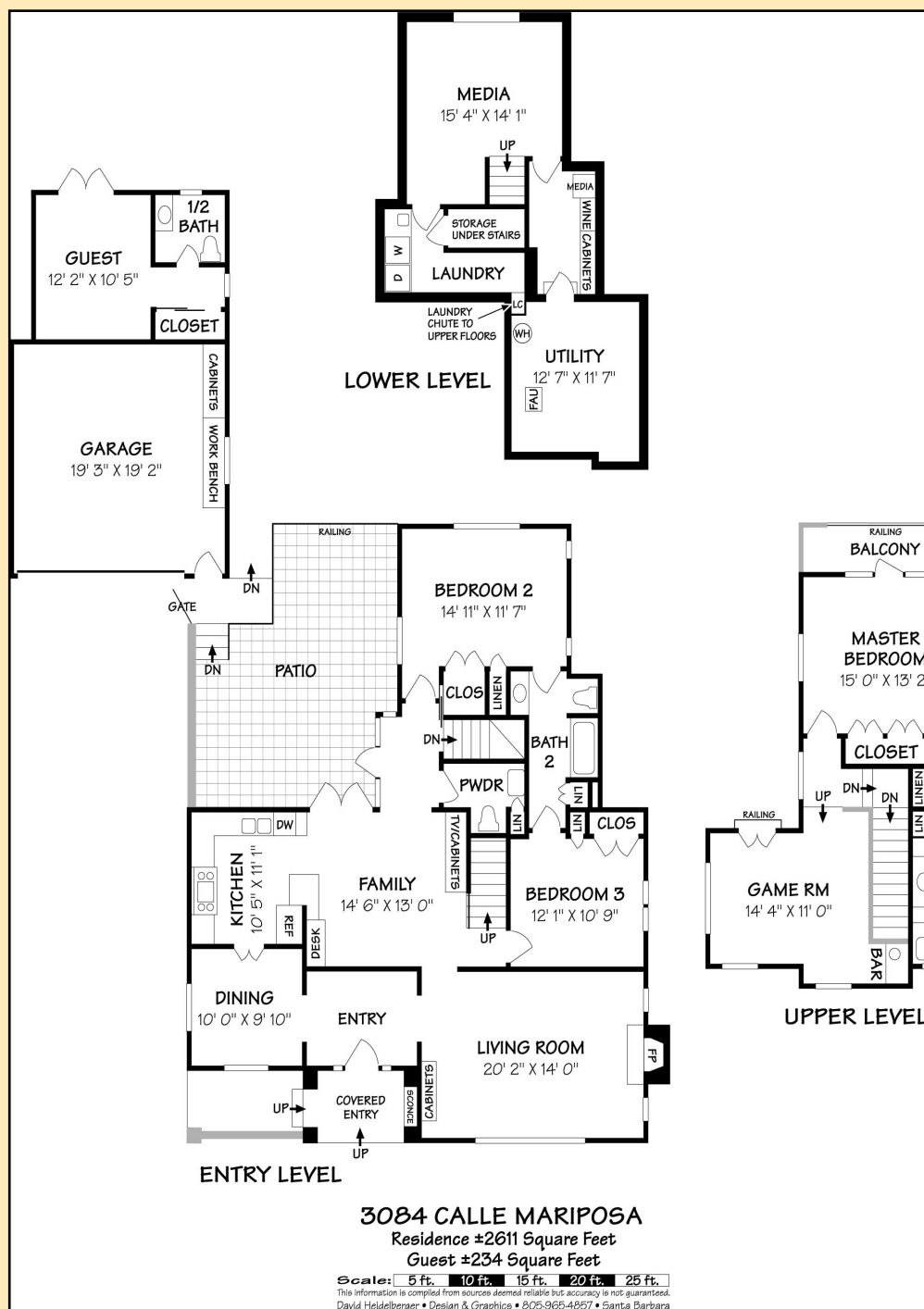


**3084 CALLE MARIPOSA
SANTA BARBARA, CALIFORNIA
\$1,785,000**

| | | | |
|-----------|----------------|------------|----------------------|
| STYLE: | CRAFTSMAN | BEDROOMS: | THREE PLUS GUEST |
| APN: | 053-183-013 | BATHROOMS: | TWO + TWO HALF BATHS |
| LOT SIZE: | 7,840 SQ. FEET | AGE: | REMODELED 2004 |

| | | |
|--------------------------------|-------|---|
| ENTRY: | 8x11 | BEAUTIFUL WOOD ENTRY DOOR WITH SIDE PANELS THAT HAVE FROSTED STAINED GLASS INSERTS, HARDWOOD FLOORS |
| LIVING ROOM: | 14x20 | RECESSED LIGHTING, FIREPLACE WITH MARBLE AND WOOD SURROUND, BUILT-IN HUTCH, HARDWOOD FLOORS, CROWN MOLDING, IN-WALL SPEAKER SYSTEM, LARGE PANED WINDOWS WITH MFRONT GARDEN VIEWS |
| DINING ROOM: | 9x10 | HARDWOOD FLOORS, SOUTH AND WEST PANED WINDOWS WITH CUSTOM WOVEN BLINDS, FRONT GARDEN VIEWS |
| KITCHEN: | 12x12 | WONDERFUL, EFFICIENT DESIGN, WITH VIKING PROFESSIONAL RANGE, MIELE DISHWASHER, BUILT-IN MICROWAVE OVEN, FARM SINK, GRANITE COUNTERS WITH TILED BACK SPLASH, CUSTOM DESIGNED CABINETRY, HARDWOOD FLOORS AND PANED WINDOWS WITH MOUNTAIN AND GARDEN VIEWS |
| FAMILY ROOM: | 12x15 | AN EXTENSION OF THE KITCHEN AREA WITH HARDWOOD FLOORS, BEAMED CEILINGS, RECESSED LIGHTING, IN-WALL SPEAKER SYSTEM, BUILT-IN WORK DESK AND CUSTOM DESIGNED ENTERTAINMENT HUTCH. FRENCH DOORS OPEN TO THE LARGE TILED PATIO WITH VIEWS OF THE GARDEN AND MOUNTAINS |
| BEDROOM: | 11x12 | THIS WARM AND INVITING ROOM HAS HARDWOOD FLOORS, PANED WINDOWS, SPACIOUS CLOSET AND SHARED ADJOINING BATH WITH TILE AND MARBLE APPOINTMENTS |
| BEDROOM: | 13x14 | LIGHT AND BRIGHT WITH HARDWOOD FLOORS, WRAP AROUND PANED WINDOWS, SPACIOUS CLOSET AND SHARED ADJOINING BATH WITH TILE AND MARBLE APPOINTMENTS |
| POWDER BATH: | | CONVENIENTLY LOCATED WITH BEAD BOARD PANELED WAINSCOTING, FREE-STANDING VANITY AND HARDWOOD FLOORS |
| DOWNSTAIRS MEDIA ROOM: | 14x15 | STAINED CONCRETE FLOOR, UPPER WINDOWS FOR LIGHT, BUILT-IN FLAT SCREEN TELEVISION, IN-WALL SPEAKER SYSTEM. ACCESS TO 7X11 WALK-IN WINE AND STORAGE ROOM AND ADDITIONAL STORAGE AND UTILITY ROOM |
| LAUNDRY ROOM: | 7x13 | UNDER COUNTER WASHER AND DRYER, LAUNDRY SINK AND STORAGE CABINETRY |
| UPSTAIRS RETREAT SITTING ROOM: | 13x14 | HIGH BEAMED CEILINGS, HARDWOOD FLOORS, IN-WALL SPEAKER SYSTEM, RECESSED LIGHTING, CORNER SERVICE BAR WITH REFRIGERATOR, AIR CONDITIONING, FRENCH DOORS THAT OPEN TO A WROUGHT IRON BALCONY, PANED WINDOWS, GARDEN AND MOUNTAIN VIEWS |
| MASTER BEDROOM: | 14x14 | THIS WONDERFUL SUITE HAS HIGH BEAMED CEILINGS, FRENCH DOORS WITH SIDE DOOR WINDOWS TO TILED TERRACE PATIO, WRAP AROUND UPPER WINDOWS, DOUBLE CLOSETS, AIR CONDITIONING, CEILING FAN AND GARDEN AND MOUNTAIN VIEWS. MASTER BATH FEATURES CUSTOM TILE AND MARBLE APPOINTMENTS, WALK-IN TILED SHOWER, LARGE SPA BATHTUB, LINEN STORAGE CABINETRY AND UPPER WINDOWS FOR LIGHT AND VENTILATION |
| GUEST BEDROOM: | 11x13 | ATTACHED TO THE GARAGE STRUCTURE WITH A PRIVATE GARDEN ENTRANCE IS THIS PRIVATE SPACE CURRENTLY USED AS A GUEST BEDROOM. THE FRENCH DOOR ENTRY OPENS TO THE BEDROOM WITH A SEPARATE CLOSET, HALF BATH AND AIR CONDITIONING |

- IN-WALL SPEAKER SYSTEM
- AIR CONDITIONING FOR UPSTAIRS
- SEPARATE GUEST WITH HALF BATH AND AIR CONDITIONING
- QUALITY APPOINTMENTS THROUGHOUT
- FAMILY FRUIT ORCHARD
- ENTRY FOUNTAIN
- LUSH PROFESSIONALLY LANDSCAPED GARDENS
- TWO-CAR GARAGE WITH STORAGE



FOR FURTHER INFORMATION AND SHOWINGS, PLEASE CALL:
BARBARA KOUTNIK
COLDWELL BANKER
805-689-3015 CELLULAR
805-565-8811 DIRECT OFFICE
DRE# 00809916

