1146 Nirvana Road
Santa Barbara, California
Down a private lane, the mesmerizing panoramic mountain, city and harbor sunrise views draw you to "Casa Nirvana," a perfectly oriented Mid-Century modern adobe in the heart of Santa Barbara that possesses the romance and charm of an early California hacienda. Located just minutes from services and beach activities, this lovely home is set on almost two pristine acres of native Oaks, grasses and an orchard. This family compound has been home for only one of Santa Barbara’s established families since it was built in 1954, and has been featured twice in the Santa Barbara News Press for its special qualities. The single level home reveals thick, sun-washed walls. Soaring ceilings enhance the sense of spaciousness, while the generous windows create the feeling of owning your world at the top of the hill.

With careful attention to our environment and energy efficiency, this adobe home was "green" before the concept of "green building" was even conceived. Escape to “Casa Nirvana” for the peace of mind, privacy and serenity that you have been searching for.

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Features:

- Panoramic view property that comes with the peace of mind of knowing it is in a low fire hazard area
- Views are protected in perpetuity by restrictions recorded on the titles of neighboring, downhill properties.
- The property’s northeast orientation permits the maximum enjoyment of outdoor living without having to shield your eyes from the afternoon sun
- Main house features three bedrooms and two baths on a single level
- Generous door and hallway width make it easy for anyone’s accessibility
- Three-car carriage house with additional finished bonus room
- The expansive Great Room feel with picture windows and large sliding glass doors create a sense of spaciousness with nearly sweeping access to city, mountain, and harbor views from within the home
- Modern Adobe construction with steel reinforcement, both vertically and horizontally, for structural stability
- Well-oriented for solar energy, the home features a passive solar water heating system
- Approximately 18-inch-thick adobe walls control heat and cold for lower energy costs and environmentally friendly, healthier living
- Mature oak grove and fruit trees such as: Oaks, Orange, Pear, Guava, Fig, Persimmon, Plum and Sapote from South America
- Many possibilities for expanding the existing home
- The large yard lends itself to include an infinity pool or outdoor living room with elegant fountain
- Existing easement allows for a second entrance from Bel Air Drive
- The lot size and slope allow the possibility of a Conditional Use Permit for construction of a separate dwelling unit
- Easy access to shopping, emergency services and the beach

for more information visit:

www.NirvanaRoad.com