

# 700 FELLOWSHIP ROAD

SANTA BARBARA, CA 93109 | MLS #: 15-326

**\$1,159,000** | 3 BEDS | 3 BATHROOMS | 2-CAR GARAGE | 1400 SQUARE FEET



- 1/4 acre lot
- Adjacent to greenbelt
- Privacy and convenience
- Oak floors
- New windows
- Lots of light
- Ocean-view loft

View Online: <http://www.700Fellowship.com>

For Instant Photos: Text 120476 To 415-877-1411

Enchanting, delightful, and serene. This Mesa home and gardens have been lovingly restored and maintained to enhance the beauty and charm of the 1950s architecture and private hillside setting. Situated on ¼ acre and bordered on two sides by greenbelt, this lovely home feels like a retreat, yet is just minutes to downtown and only a few blocks to the beach.

The California cottage-style home has three bedrooms, three full baths, plus a formal dining room, a loft, and a two-car garage. The sunny living room has oak floors and a charming picture window. The kitchen has just been restored, keeping the '50s originality and functionality, but with all new hardware and beautiful stainless steel appliances. The vaulted ceilings and skylights in the dining room make it light and cheery and a great place to entertain. Plus, there's a fun spiral staircase leading to a cozy loft that overlooks the dining room. This creative space has ocean views and an attached bath and would be delightful set up as a home office, guest room, play room, exercise room, or cozy place to watch movies. The master bedroom is located in a separate wing and has serene views of the oak-studded hillside and sliding doors to a private flagstone patio.

The gardens include a beautiful sentinel palm tree in the front yard, and an amazing Hass avocado tree that produces an abundance of fruit. To the east, there's a gentle hillside filled with purple sage that attracts hummingbirds by the dozens. In the backyard, you'll find a custom flagstone patio with built-in seating, perfect for summer BBQs. Garden stairs lead up the hillside, which is planted mostly with drought-tolerant native shrubs like ceanothus, lemonade berry, rock rose, and rosemary. There's another patio up on the hill amongst oak trees and sage, a peaceful place to get away.

This central location is within walking distance to shops, restaurants, and the Mesa Lane steps to the beach. It's just a short drive to Hendry's Beach, West Beach, and Shoreline Drive, and just down the hill are all the delights of downtown Santa Barbara.



## AGENT INFORMATION

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## ABOUT KALIA RORK

Kalia Rork has helped hundreds of people buy and sell real estate in the Santa Barbara area and consistently ranks among the top agents year after year. Her reputation is built on trust, service, and integrity. Repeat clients and satisfied past clients who refer their friends and colleagues comprise over 80% of Kalia's business — a te...

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