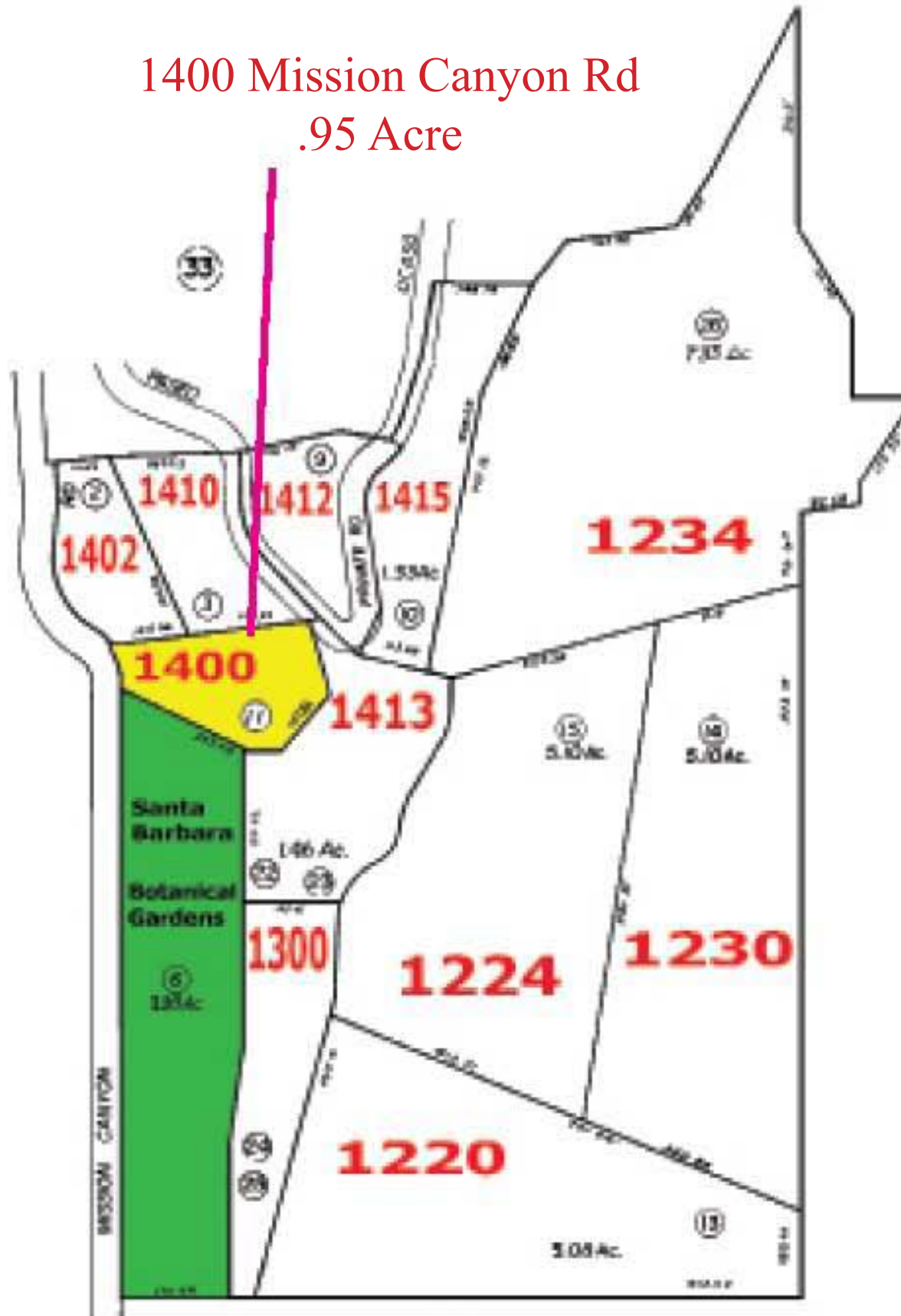


1400 Mission Canyon Rd  
.95 Acre



For the most up to date listings and sales information in Mission Canyon, call The Expert, Kim Bish, Realtor, 964-1683

## New Mission Canyon Listing



### Blending of Indoor and Outdoor Living

#### Exciting, Unique, Original Owner Custom Built Contemporary Retreat.

Never before for sale since built in 1978, this acre estate provides a uniquely private, quiet, serene setting above and buffered by the Santa Barbara Botanical Gardens. Dramatic Contemporary style with soaring wood beam ceilings and quality hardwood floors. Lots of double paned windows and doors opening onto large beautiful decks. Larger than most double garage and a workshop that could easily be 3rd garage. Lots and lots of storage. Extra parking also. Green thumbs will love the potting bench (water & sink), fenced in vegetable gardens. Yes, there are animals up here, neighbors are fewer and farther between! Approved plans/drawings for additional bedroom, bath.

**Living Room:** ( 15 x 22 ) Soaring wood beam ceilings, view windows, custom fireplace.

**Dining Room:** ( 12 x 12 ) High ceilings, double paned doors opening onto large deck.

**Kitchen:** ( 13 x 10 ) Cathedral ceilings with skylights, view windows. Nicely tiled counter tops, Beautiful oak cabinets, ceramic tile floors. Newer upper end appliances including Hotpoint self cleaning oven, Kenmore Elite dishwasher, built in microwave oven.

**Master Bedroom:** ( 19 x 15 ) plus ( 6 x 10 ) closet area. View deck; Plenty of room for office desk.

**Master Bathroom:** Beautifully tiled shower over tub with motorized skylights.

**Hall Bath:** Nicely tiled shower over tub, also has motorized skylight. Enclosed Laundry facilities.

**Bedroom # 2:** ( 15 x 12 ) Cathedral wood beam ceilings, also room for desk.

**Family Room:** ( 17 x 13 ) Upper level with large view deck and spa. Very efficient air cooler.



Contact Kim Bish, Realtor

(805) 964-1683 or [kimbish@cox.net](mailto:kimbish@cox.net)

Kim Bish, Realtor • 911 N. Kellogg Ave., Santa Barbara, CA 93111