

*320 Asegra Road*



# *320 Asegra Road, Summerland, California \$3,600,000*

## *Single-Level Ocean-View Private Country Retreat*

Enjoy easy 1-level ocean-view living at this secluded country-style 5-acre ranchette in an exclusive private community of 10 homes. The well-maintained and mostly renovated residence and grounds enjoy peaceful and wide-open ocean and mountain views from almost every room, and from the ample outdoor living spaces. The set-up is perfect for an indoor-outdoor relaxed lifestyle and for entertaining. Perched on a hill just 1 mile to downtown Summerland and adjacent beaches, the location offers a rare combination of both views and proximity to the ocean. The property is also near to popular horse and walking trails.

The European cottage-style home includes 3 bedrooms + office (or 4 bedrooms), 3 full baths, a towering living room with steep cathedral ceilings, a total of 4 fireplaces and an attached 2-car garage. Substantial stand-up attic areas provide bonus space for a variety of possible uses. The 5-acre parcel comprises about one acre of extensively groomed and terraced low-maintenance grounds, including a small vineyard, with the remaining lot area providing privacy and a buffer from neighbors.



*Very private country setting*



*Terraced low-maintenance landscape*



*Living room, flows to patio*



*Kitchen with views*



*Remodeled office with views*



*Master suite with high ceiling*



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