

***6896 Evening Song Court
Traditional Cul-De-Sac Home
\$995,000***



Enjoy the privacy and convenience of a Storke Ranch Signature II home nestled at the end of a cul-de-sac. The back corner location provides for an extra-large yard, filled with tall trees and lush plantings. The 3-bedroom 2.5-bath 2,068sf open floorplan features soaring high ceilings in the living room with an office/den loft (or emergency 4th bedroom). The home has central air conditioning, fresh paint and some newer appliances and fixtures - ready for move-in, or for a buyer's custom upgrades. Storke Ranch is a centrally-located community with many amenities, see on back.



BERKSHIRE HATHAWAY
HomeServices
California Properties
BRE# 01245644



Ken Switzer
(805) 680-4622
kenswitzer1@yahoo.com

Berkshire Hathaway HomeServices
Luxury Collection



Welcome to Storke Ranch

Come join a mix of local professionals, accomplished UC Santa Barbara professors and employees from around the country and world, and others of all ages in this relaxing private community

Central Location

- ** 1 mile to UC Santa Barbara campus entrance
- ** 1 mile to the ocean and Sands beach
- ** Across from Girsh Park, ball fields and Ice in Paradise skating rink
- ** A couple of blocks to Camino Real Marketplace featuring Costco and Home Depot
- ** 4 shopping centers total within blocks, with several restaurants and all services
- ** By Goleta's high-technology corridor, including Citrix Online, Raytheon, FLIR, Deckers

Common-Area Amenities

- ** 2 swimming pools plus spa
- ** 2 tennis courts, basketball
- ** Park/play areas, BBQ/picnic areas
- ** Fitness gym
- ** RV storage

\$318/Month Association Fee Also Includes . . .

- ** Front yard landscaping
- ** Private road maintenance
- ** Common-area utilities
- ** Common-area property taxes