

**Closed MLS#:**  
**19000409**

**7735 Happy Canyon Road, Santa Ynez, CA**  
**93460**

**LP: \$6,395,000 SP:**  
**\$5,400,000**

Sold Date: 09/30/2019

County: Santa Barbara

<b>Major Area:</b>	38 - Santa Ynez Valley	<b>Prop Subtype:</b>	Single Family Residence
<b>Beds</b>	5	<b>Sub-Area:</b>	1 - Not Applicable
<b>Baths (FTHQ):</b>	5(4,1)	<b>Approx SqFt:</b>	7,700
<b>Garage</b>	4	<b>Sq Ft Source:</b>	Tax Records
<b>Spaces:</b>		<b>List Price/</b>	\$830.52
<b>Approx Yr Blt:</b>	1983	<b>SqFt:</b>	
<b>APN:</b>	141-090-031	<b>Lot Size SqFt:</b>	5,961,622
		<b>Acres:</b>	136.86
		<b>Lot Size</b>	Tax Records
		<b>Source:</b>	
		<b>DOM/CDOM:</b>	196 / 195



**Public Remarks:** Happy Canyon Ranch is world-class legacy property consisting of 136+/- acres in the esteemed Happy Canyon AVA. The Ranch offers unrivaled privacy and sophisticated serenity with unspoiled meadows dotted with cattle and mature California Heritage Oaks. The water-front Manor House sits in an irreplaceable setting overlooking a gracious 10+/- acre grass park with private pond. Unique in the Santa Ynez Valley is this elegant water feature viewed from almost every room, surrounded by shady historic oaks and sycamores. This stunning 7,800+/- sf main residence was thoughtfully designed for both formal and casual living, as well as intimate gatherings or extravagant entertaining. It seamlessly combines the romance of the old west with the elegance of a classic east coast estate. This luxury...

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<b>Short Sale:</b>	No	<b>Zone</b>	Other	<b>Master Bedroom on</b>	Yes
<b>Terms:</b>	Cash; New Loan	<b>Description:</b>		<b>Lwr Lvl:</b>	
<b>Possession:</b>	Close +3-7	<b>Stairs to Entry:</b>	No	<b>Exterior:</b>	Wood Siding
<b>Age Restricted:</b>	No	<b>Additional Buildings:</b>	Barn; Guest Quarters; Tool Shed; Workshop	<b>Exterior Features:</b>	Horses Allowed; Patio; Pool; Yard Sprinklers
<b>Under Construction:</b>	No	<b>Association:</b>	No	<b>Roof Description:</b>	Other
<b>Reports Available:</b>	None	<b>Flooring:</b>	Carpet; Wood	<b>View:</b>	Hill/Peak/Mnt; Panoramic; Wooded
<b>Listing Detail:</b>	None	<b>Foundation:</b>	Raised	<b>Heating:</b>	Bottled Gas; Forced Air
<b>Dining Room Desc:</b>	Breakfast Area; Formal/Separate; In Kitchen	<b>Garage Spaces:</b>	4	<b>Air Conditioning:</b>	Central Air
		<b>Covered Parking:</b>	Attached Carport	<b>Sewer:</b>	Septic Tank
		<b>Laundry:</b>	Laundry Rm/Inside	<b>Green Features:</b>	Unknown
				<b>Green Ratings:</b>	Unknown
				<b>Renewable Energy:</b>	Unknown

**Showing Instructions:** Appointment Only; Do Not Disturb

<b>Room Name</b>	<b>Level</b>	<b>Length</b>	<b>Width</b>
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**Presented by:**

**JoAnn Outland CalDRE: 00646902**



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Listing Price: \$6,395,000

CalBRE#

**Bedrooms: 5**

**Bathrooms: 5**

**Approx SqFt: 7,700**

**Acres: 136.86**



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