

\$3,695,000 - 422 Alan Road, Santa Barbara

MLS® #25523289

\$3,695,000

3 Bedroom, 3.00 Bathroom, 2,558 sqft

Residential on 0 Acres

N/A, Santa Barbara,

Perfectly located just half a block from Hendry's Beach, the renowned seaside Boathouse restaurant, and the scenic 70-acre Douglas Preserve, this gated and private 3-bedroom, 3-bathroom Spanish-style home is a quintessential Santa Barbara retreat. Set on an expansive .42-acre lot, the property features exceptional landscaping. Tucked behind mature hedging, the backyard unfolds as a lush sanctuary with native plants, fruit trees, winding garden paths, two outdoor dining areas, tranquil water features, a lotus pond, and a gentle creek along the border. Inside, the home blends warmth and sophistication, with hardwood floors throughout and verdant views from nearly every window. Vaulted ceilings create an airy welcome upon entry, leading to a spacious formal living room anchored by a prominent fireplace and mantle. The open kitchen overlooks the backyard and flows seamlessly into the adjoining family room. With abundant storage and prep space, plus direct access to the formal dining room, casual breakfast area, and French doors to the outdoors, the kitchen is ideal for both entertaining and everyday living. A dedicated office with garden views and direct access to the attached two-car garage adds flexibility and functionality. Upstairs, the primary suite offers vaulted ceilings, a fireplace, custom built-in shelving, and a spacious ensuite bathroom. Two additional guest bedrooms are filled with natural light, offering ample storage and views



of the garden or mountains. With inviting interiors and exceptional outdoor spaces, this home is perfectly designed for both relaxation and entertaining. Located in Santa Barbara's Coastal Zone and near the best the area has to offer, this is a rare opportunity to own a serene coastal property in one of the city's most desirable neighborhoods.

Built in 1980

Essential Information

MLS® #	25523289
Price	\$3,695,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,558
Acres	0.42
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Paul Suding
Listing Office	Compass

Community Information

Address	422 Alan Road
Area	VC81 - Santa Barbara
Subdivision	N/A
City	Santa Barbara
County	Santa Barbara
Zip Code	93109

Amenities

Parking Spaces	2
Parking	Garage, Door-Multi

# of Garages	2
Garages	Garage, Door-Multi
View	Mountain(s)
Pool	None

Exterior

Exterior	Stucco
Lot Description	Landscaped, Lawn
Windows	Double Pane Windows
Construction	Stucco
Foundation	Raised

Interior

Interior	Carpet, Tile, Wood
Appliances	Refrigerator, Dryer, Washer
Heating	Forced Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	April 9th, 2025
Days on Market	89
Zoning	A-1/S-D-3
Short Sale	N
RE / Bank Owned	N

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