

# \$6,950,000 - 1399 School House Road, Santa Barbara

MLS® #25560877

## \$6,950,000

5 Bedroom, 5.00 Bathroom, 3,637 sqft  
Residential on 1 Acres

N/A, Santa Barbara,

A tropical JAPANESE FARMHOUSE in the heart of Montecito, this 4BD/3.5BA residence features minimalistic design & is characterized by simplicity & a connection to nature. Framed by palms & coastal light, rich w organic textures & clean architectural lines, the home features polished concrete floors, expansive windows, & an open layout. The tranquil primary suite offers a spa-like retreat, & 3 additional bedrooms plus a detached studio & bath provide versatile space for guests, work & wellness. Meandering paths, vibrant landscaping, & a sun-drenched pool/spa set the tone for relaxed luxury just moments from Montecito Union School, the Upper Village & Hammond's Beach. Simplicity, purity, open spaces & function are the hallmarks of this one of a kind property.



Built in 1992

## Essential Information

MLS® #	25560877
Price	\$6,950,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,637
Acres	0.93
Year Built	1992

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nancy Kogevinas
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	1399 School House Road
Area	MCTO - Montecito
Subdivision	N/A
City	Santa Barbara
County	Santa Barbara
Zip Code	93108

## Amenities

Parking	Garage, Door-Multi, Uncovered
Garages	Garage, Door-Multi, Uncovered
Has Pool	Yes
Pool	In Ground
Security	Gated Community

## Exterior

Exterior	Wood Siding
Lot Description	Yard
Roof	Tile
Construction	Wood Siding
Foundation	Raised

## Interior

Interior	Carpet, Tile
Interior Features	High Ceilings, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Range, Refrigerator, Dryer, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Outside
Stories	Two

## Additional Information

Date Listed	June 21st, 2025
Days on Market	137
Zoning	2-E-1
Short Sale	N
RE / Bank Owned	N

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