



BERKSHIRE HATHAWAY
HomeServices
California Properties

Welcome to 1623 Juniper Avenue Solvang, CA

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What Makes 545 Meadow View Special

INTRODUCTION

Ideally located near the river frontage with access to the greenbelt and river trails, this home is outstanding in its price point and has tremendous potential. Many important updates to core systems have been completed in recent years like new roof, furnace, insulation, water heater, paint, flooring and more. Garden view rooms meld with south facing windows to provide an abundance of natural light. The drought tolerant landscaped front yard is complimented by a large back yard with fruit trees and a very generous RV parking area. Offering charm, beautiful setting views and excellent value, this home is worthy of your consideration and time. Thank you for visiting!

THE ESSENTIALS

- * Year built 1969
- * 3 bedrooms
- * 2 baths
- * 1522 square feet
- * Lot size .18 of an acre
- * Interior and exterior paint color is off white
- * Spacious kitchen with large pantry area and garden view bank of windows. Eat in kitchen
- * Master bedroom and full bath upstairs
- * Two guest rooms and a full bath downstairs
- * Attached two car garage with additional shop area
- * Patio with cabana
- * Drought tolerant landscaping plus fruit trees
- * RV parking
- * Solvang School District.

AMENITIES, MECHANICAL AND UTILITIES

ENTRY

Parquet flooring meets visitors along with a spacious area for leading to a coat closet. Interior garage door is near this area.

LIVING ROOM

- * Two banks of windows, front south facing and also picture window into the garden.
- * Newer carpeting.
- * Expansive wall space fits large screen entertaining devices.
- * Smooth ceilings.
- * Used brick fireplace with wood mantel, gas starter and masonry box. Fireplace was cleaned 2 years ago and spark arrester added.
- * Very generous under stairway storage area access.

KITCHEN

Looking up will give your first glimpse of the gorgeous open beam wood ceiling showcased in a few rooms of this home. Stained in keeping with Restoration Hardware color palette, they are a prominent feature. The kitchen area is accessed through a doorway from the living room and also from another doorway from the guest bedroom hallway. Parquet flooring continues here in this surprisingly large space with subway tile back splash and a bank of picture windows looking out to the garden. Enjoy this space as is with white cabinetry and large wall of pantry storage or take advantage of this amazing space and add the kitchen of your dreams at a later date.

DINING

The eat in kitchen area presents parquet flooring and a recently replaced slider allowing access to the cabana and back yard and is generous enough to accommodate even larger tables. Open beam ceilings are shared here as well.

BEDROOMS

The master bedroom and bath occupies most of the entire second floor. This room is beyond generous with plenty of room for bedroom furniture and a sitting room or office space. Two closets provide plenty of storage, one a walk in and the other a large sliding door closet. Flooring is carpet in excellent condition. Smooth ceilings and two north facing windows finish the room. Access to the master bath is just outside the door. Bedroom #2 is on the first floor and shares the gorgeous open beam ceilings, newer good condition carpet on the floors and a garden facing window. Storage is in the large sliding door closet. Bedroom #3 is also on the first floor, carpeted and oversized with a smooth ceiling. This room can also function as a dual master with direct access to the downstairs bathroom. Windows enjoy a back yard view.

BATHROOMS

Master:

- * Cultured marble counter top with one sink
- * Off white wood cabinets
- * Tub/shower combo
- * Low flow toilet
- * Parquet flooring

Downstairs Bath:

- * Cultured marble counter top with one sink
- * Off white wood cabinet
- * Walk in shower
- * Low flow toilet
- * Parquet flooring
- * Access door to hallway and also bedroom #2

LAUNDRY

Laundry facilities are located in the garage.

GARAGE

Two car completely finished garage with slab floor and access door to the back yard and interior of the home, just inside the entryway. Additional space at the back of the garage provides room for laundry but also more wall space for a shop or hobby area. New garage door added in recent years.

EXTERIOR

- * Trim, eaves, brick and some siding recently repainted
- * Most of the windows are original and all in good working order
- * Roof replaced within the last 5 years

LAUNDRY

- * Furnace (forced air natural gas) replaced in 2010. Ducting was also rewrapped at that time. Extra insulation was blown in attic spaces as well. Located upstairs in easily accessed attic space. No air conditioning is installed at this time
- * Traditional water heater replaced with a tankless water heater in approximately year 2015. Located in garage
- * Roof replaced (complete tear off and replacement) in approximately 2015.

WATER SOURCE

Solvang Water District

POWER

PG&E

SEWER

Public Utility

HVAC

Forced air gas furnace. No A/C.

MISC.

- * RV parking is accessed by separate drive space in the front yard and through a dedicated wide gate
- * Cabana is by Martha Stewart and attached to the slab with cement screws
- * Fruit trees in the back are apricot, nectarine and fig. Young trees in front are locust trees with the benefit of shade from a mature oak

APPROXIMATE UTILITY AND SERVICE COSTS (ESTIMATE ONLY - WILL VARY)

Water \$127 per month

Power \$38 per month

Gas \$24 per month

Trash \$39 per month (billed bimonthly)

Thank you for investing your time in visiting and considering this turnkey special property. I am available anytime to answer questions you may have or show the property to you further at your convenience. Please take a moment to visit the property website for photos, aerials, floor plan and more at www.1623Juniper.com.

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