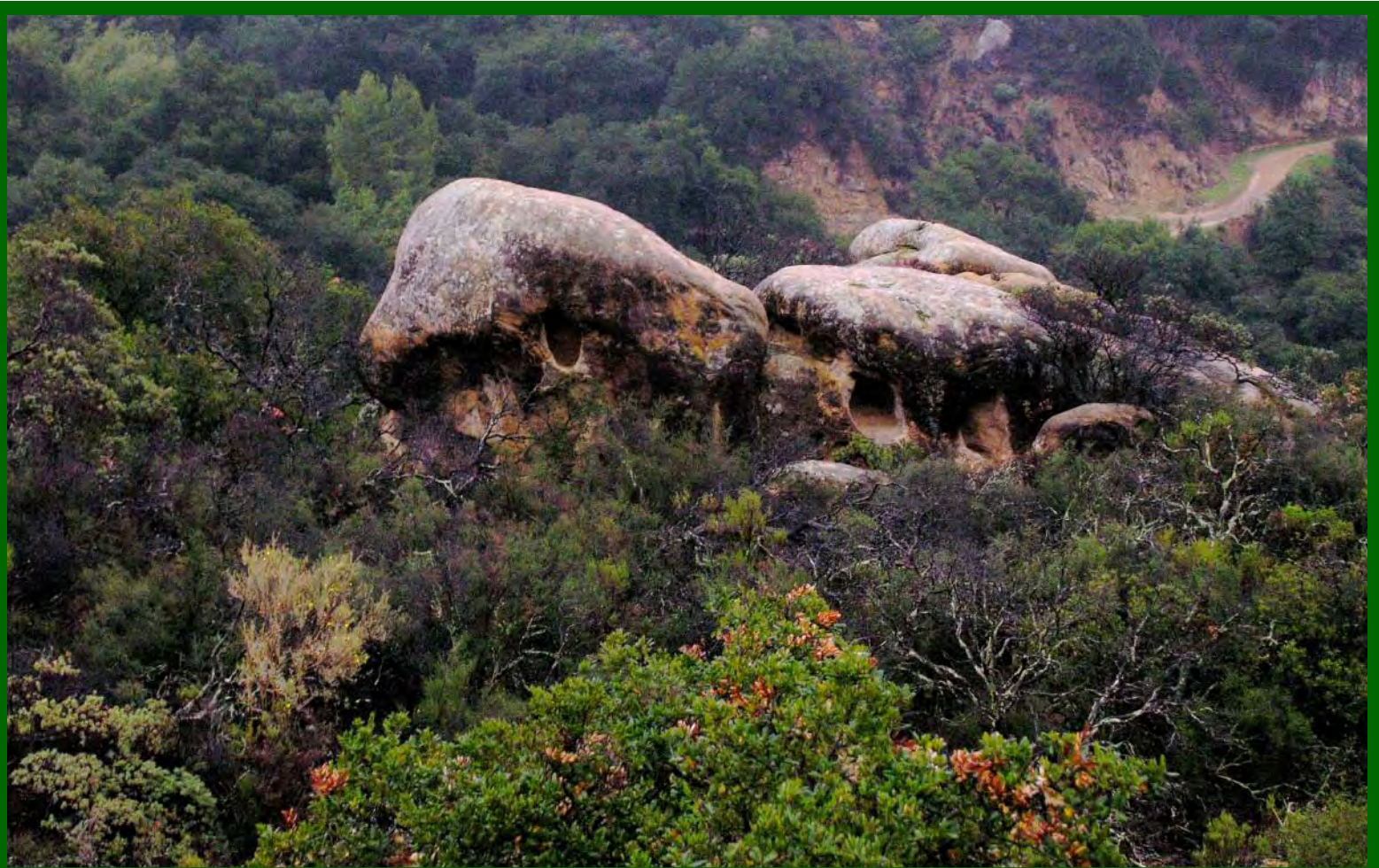


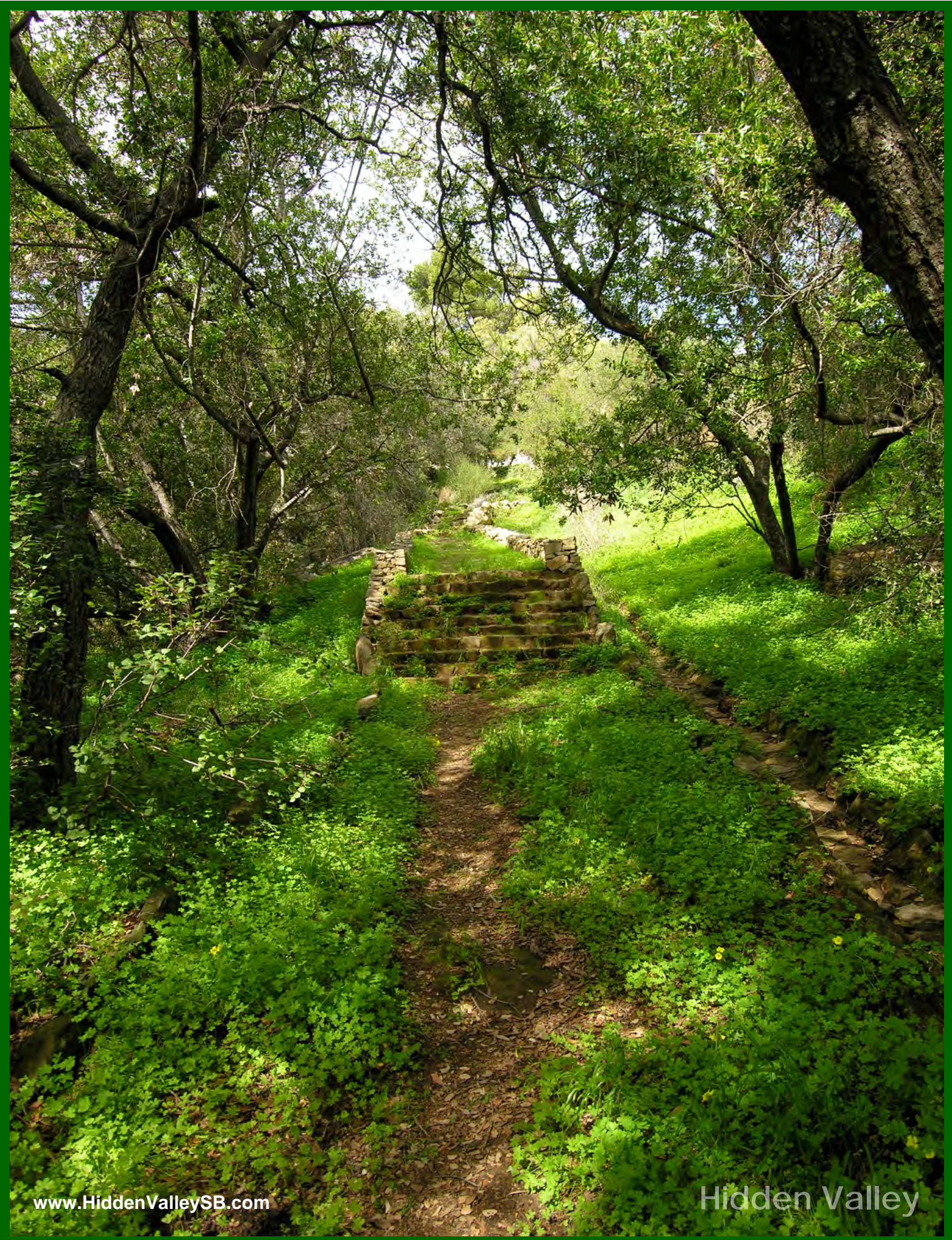


Hidden Valley

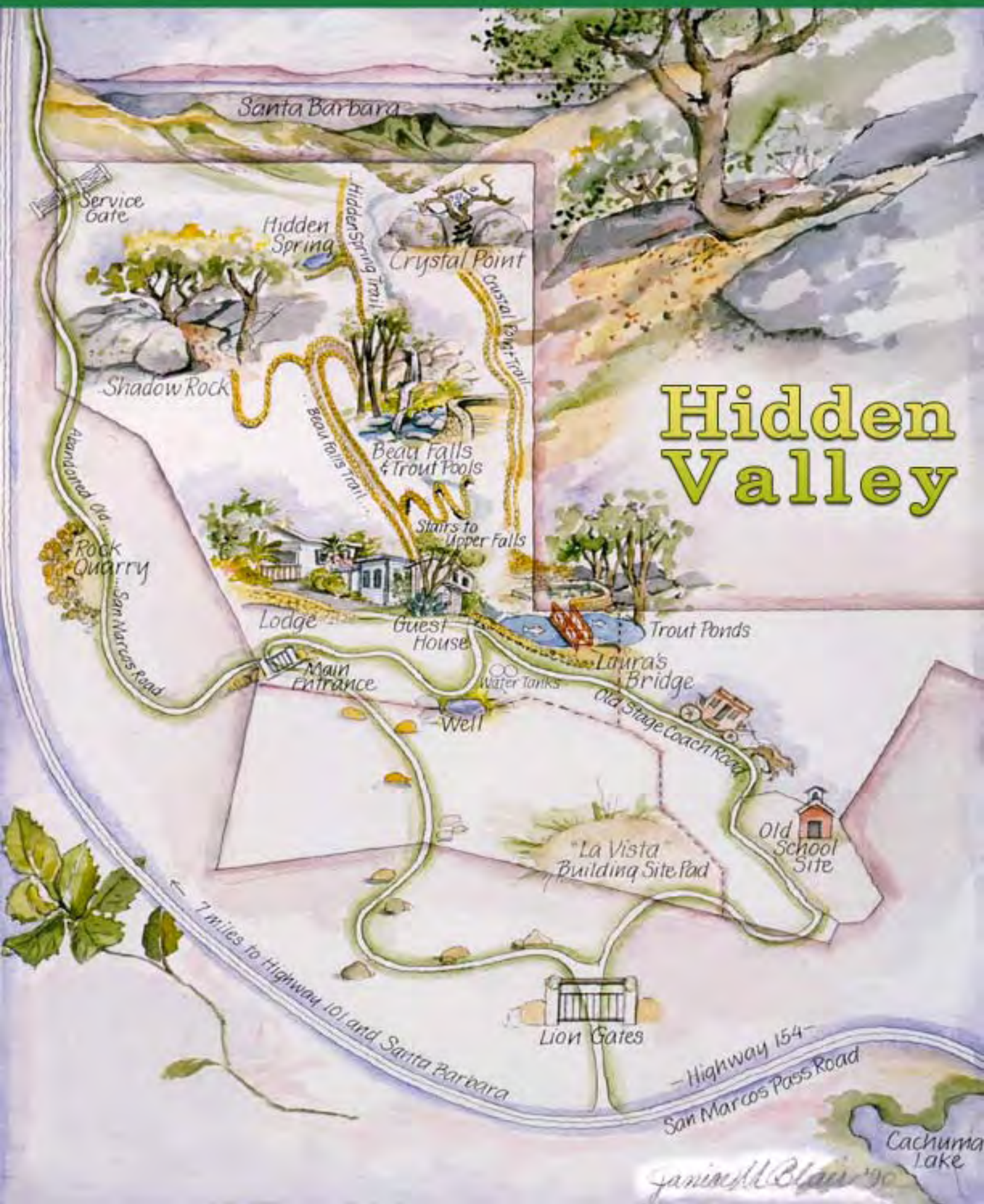
Hidden Valley

"The Shangri-La of Santa Barbara"











www.HiddenValleySB.com

Hidden Valley



Hidden Valley

“The Shangri-La of Santa Barbara”
2665 San Marcos Pass Road (Hwy 154)
Santa Barbara, CA 93105

Once a bustling old stage coach stop along the mountain road traversing from Santa Ynez to Santa Barbara, California, this gated private mountain retreat on 63 acres is elevated above the City of Santa Barbara and has stunning Pacific Ocean and Channel Island views.

A historic main lodge, 2-bedroom guest house, year-round running stream with thundering waterfalls and natural swimming holes are only a few of the amazing features of this property. Easily accessible, **Hidden Valley** is located just 15 minutes to culturally-rich Santa Barbara, with its white sand beaches, convenient airport, a wide assortment of restaurants and antique shopping.

If you love enchanted forests with the feel of the East and the romance of Europe, this incredible property offers you a chance to live your dream. Never has a property held such promise as these two contiguous parcels, each of them a beautiful potential building site in its own right.

The land has been lovingly manicured with miles of walkways, masonry stone walls and rock terraces gracing the sun-drenched rocky promenades and deep lush canyons offering stunning views of the ocean and city from an oasis rare in this typically arid community. Thousands of old oaks, huge boulders, many covered with rich moss, and lush vegetation rise amid the rushing water in this pristine mountain environment.

Following meandering stone paths through colors and shades of magnificent landscaping, you come upon splashing waterfalls as they cascade one pool into the next, filled with trout, over ferns and cool moss-bound rock. It is the dreamlike setting of the grounds of a botanical garden. As you take the paths along cliffs shrouded in the quiet shade of great trees, sudden, breathtaking views of Santa Barbara and the Pacific appear in warm splashes of light.

More than a century later, this property has regained the quiet of its ancestral mountain location, offering a haven of refuge to all of its guests. The beauty of **Hidden Valley** is really all about you and your life. It is the kind of sanctuary that holy people seek, the kind of vision artists paint, and a one-of-a-kind magical environment that few people ever get to experience.

HIDDEN VALLEY FEATURES

- ❖ **Private Gated Mountain Retreat** elevated above the City of Santa Barbara with Pacific Ocean Views
- ❖ **63 Magnificent Acres** (comprised of two separate parcels, sub-divisions not allowed) APN #'s 153-110-011, 153-100-006
- ❖ **Resource Protection Zone (MT-100)** suitable for family compound, corporate retreat, charitable organization or foundation use
- ❖ **6,000+ sf Main Lodge** built in 1927 with floor-to-ceiling, wall-to-wall windows facing the Channel Islands, awaiting restoration
- ❖ **1,600 sf / 2 Bedroom/ 2 Bath Guest House** charmingly renovated, waiting to be enjoyed
- ❖ **Two Cabins** built in 1957 with 3 rooms and 2 Baths are "Go Green" ready
- ❖ **65' Swimming Pool** with men's and women's bathhouse
- ❖ **Private Well** pumping 150 gallons per minute with storage tanks; a bottling opportunity, "Hidden Valley Pure"?
- ❖ **Environmental and Botanical Jewel** with waterfalls, mineral springs, trout pools, and lush vegetation including exotic succulent gardens and more than 1,500 botanical species
- ❖ **Referred to as "Little Big Sur" and "Mini Yosemite"** due to the rich and abundant bio-diversity
- ❖ **Miles of fabulous masonry stone walls and trails** for hiking and mountain biking
- ❖ **Zoned for horses** with several pads available for stables and arenas

Lifting high above San Marcos Pass, **Hidden Valley** is an **environmental** and **botanical** jewel, a Shangri-La that beckons the mind, body and soul.

Reduced to \$3,000,000

Fell Out of Escrow Due to Buyer Not Performing/Trust Wants Property Sold!

For more information or to arrange a private viewing:

Contact **Susan Dunn**:

Tel/Office 858.832.1086, Cell 858.245.1826

Email: susan@susandunn.com

Contact **Robert Mani**:

Cell 858.245.5615 or

Email: RobertMani@LuxeGlobal.com

LUXEGLOBAL

LAND • AIR • SEA





Hidden Valley

"The Shangri-La of Santa Barbara"



Contact Susan Dunn
o 858.832.1086
c 858.245.1826
susan@susandunn.com

LUXEGLOBAL

LAND • AIR • SEA

Contact Robert Mani
c 858.245.5615
RobertMani@LuxeGlobal.com

www.HiddenValleySB.com