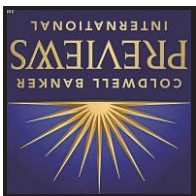
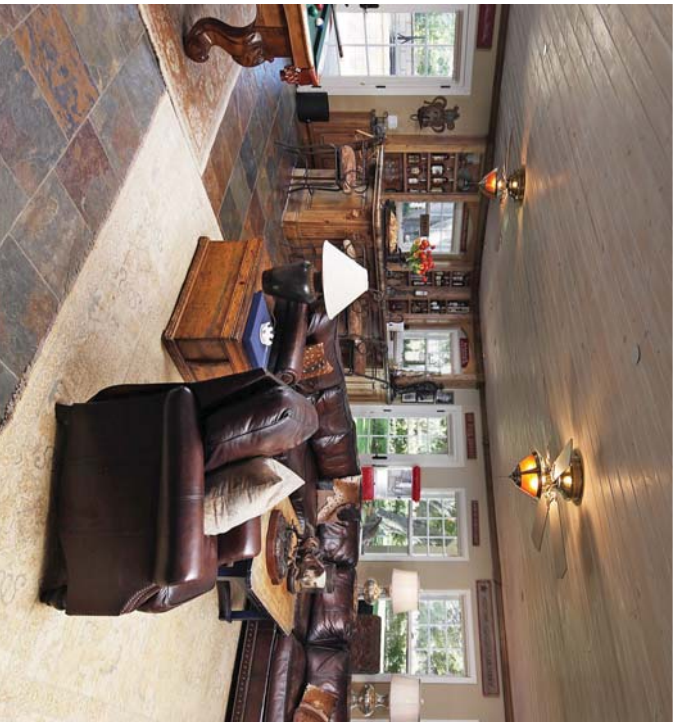


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3248 ROBLAR AVE  
 SANTA YNEZ, CALIFORNIA  
 OFFERED AT \$3,250,000

APN:	141-030-041	Bedrooms:	Four
Year Built:	1950	Bathrooms:	Three
Lot Size:	9.66 Acres	Size:	3,510 Main House



Entered through a long, gated, tree lined drive, this quintessential “Gentleman’s” equestrian ranch, is located in the lovely, tranquil Santa Ynez Valley.

The property features a charming main residence with four bedrooms, fabulous gourmet kitchen and outdoor entertainment areas with expansive pool, spa, two bedroom guest house and one bedroom guest cottage. Additionally, the extensive and state of the art equestrian facilities, the generous “man cave” entertainment area, two garage/storage stalls and wonderful ‘old barn wood’ chicken coop add to the numerous amenities of the ranch. The classic four bedroom California ranch home and auxiliary structures all have updated interiors and appointments.

This beautiful and amazing property is situated on 9.66 acres, framed by rose covered fencing and enhanced by mature trees, lush lawns and abundant rose gardens. This unique property offers the ultimate in gracious living and entertaining in a sought after location in the Valley.



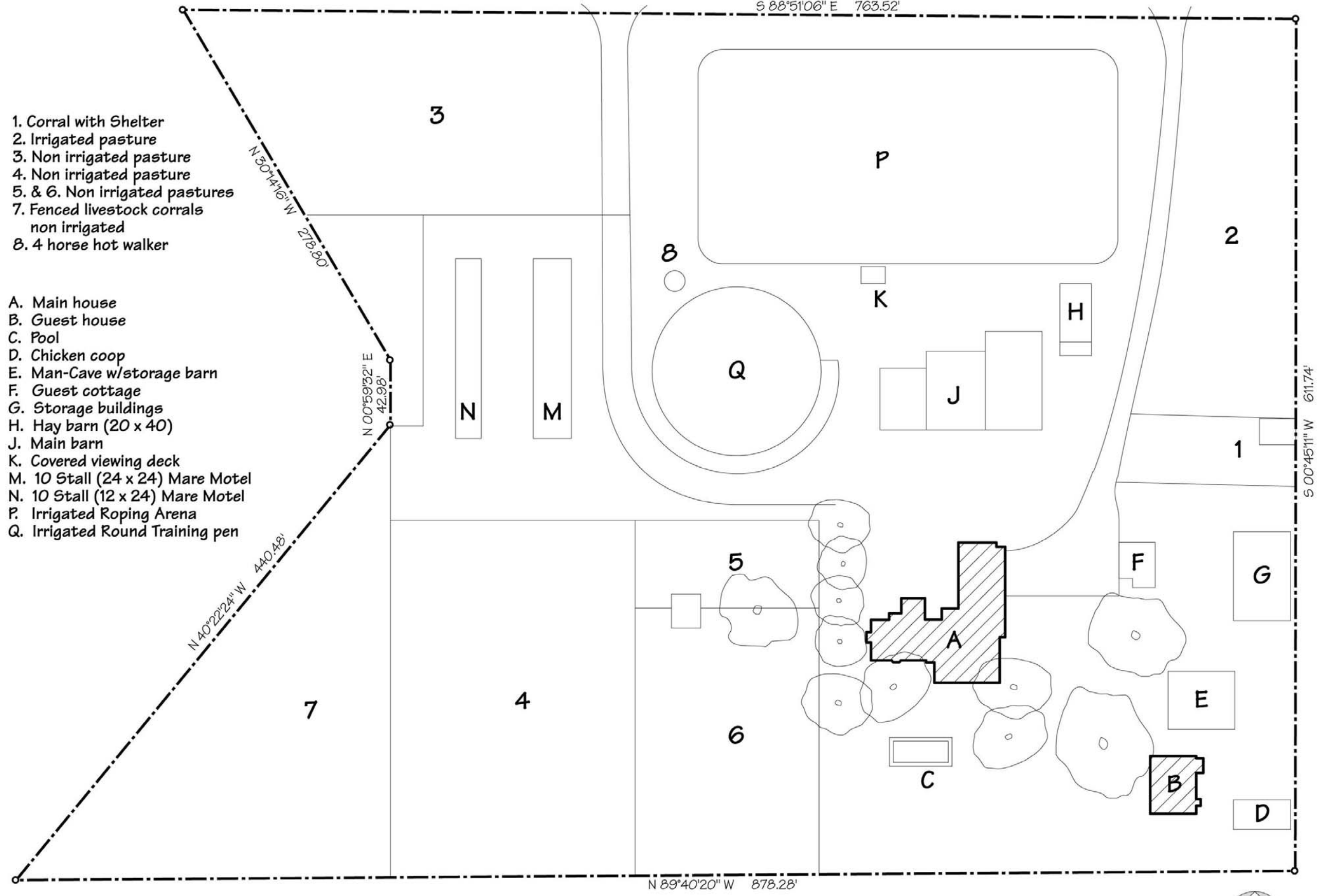


ROBLAR AVENUE

S 88°51'06" E 763.52'

- 1. Corral with Shelter
- 2. Irrigated pasture
- 3. Non irrigated pasture
- 4. Non irrigated pasture
- 5. & 6. Non irrigated pastures
- 7. Fenced livestock corrals non irrigated
- 8. 4 horse hot walker

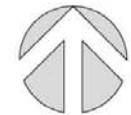
- A. Main house
- B. Guest house
- C. Pool
- D. Chicken coop
- E. Man-Cave w/storage barn
- F. Guest cottage
- G. Storage buildings
- H. Hay barn (20 x 40)
- J. Main barn
- K. Covered viewing deck
- M. 10 Stall (24 x 24) Mare Motel
- N. 10 Stall (12 x 24) Mare Motel
- P. Irrigated Roping Arena
- Q. Irrigated Round Training pen



Scale: 100ft 200ft 300ft

3248 ROBLAR AVENUE - SITE PLAN

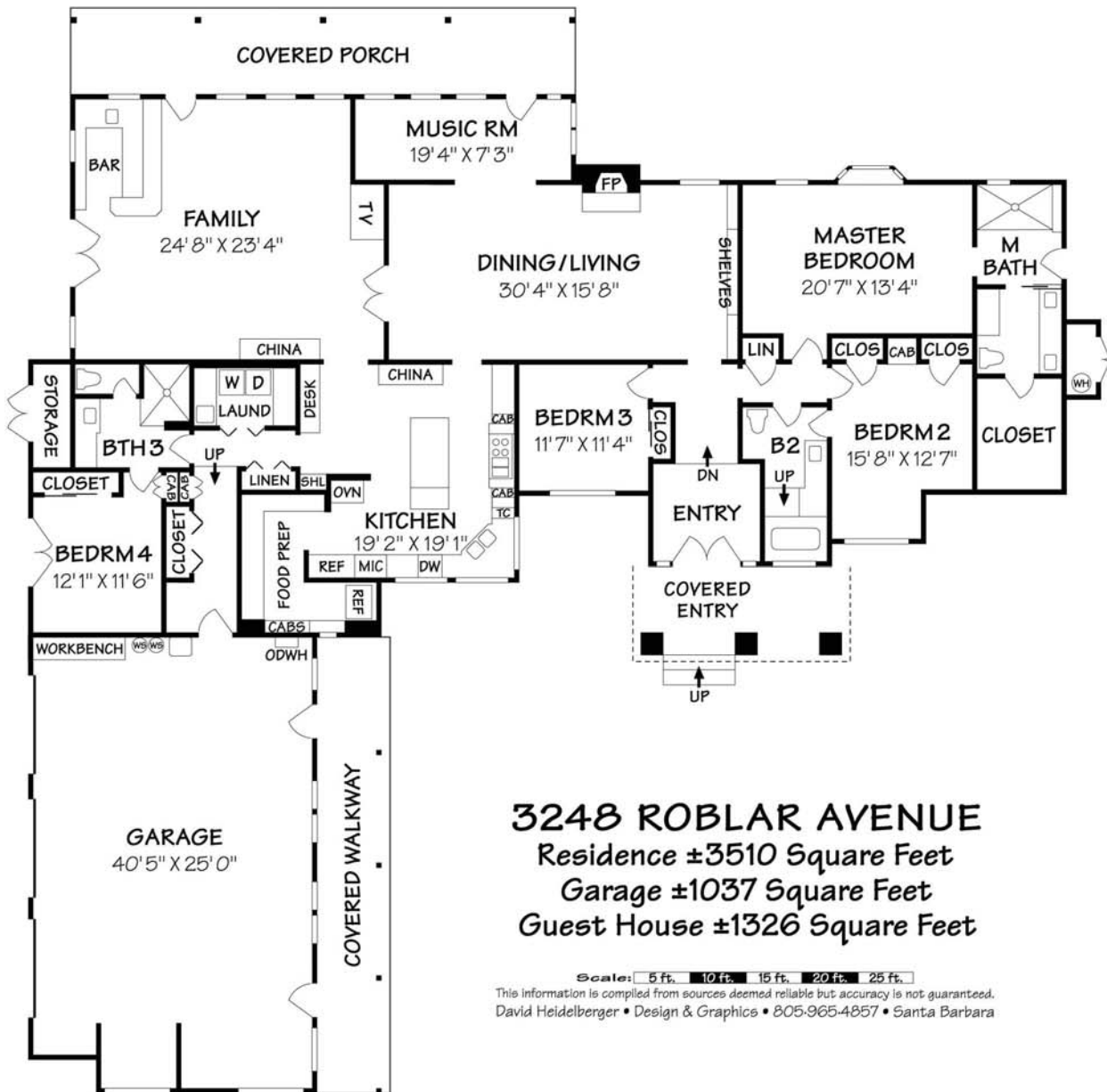
APN: 141-030-041  
ACREAGE = ±9.66



This information is compiled from sources deemed reliable but accuracy is not guaranteed.  
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**GUEST HOUSE**



**3248 ROBLAR AVENUE**  
 Residence ±3510 Square Feet  
 Garage ±1037 Square Feet  
 Guest House ±1326 Square Feet

Scale: 5 ft., 10 ft., 15 ft., 20 ft., 25 ft.

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### Horse Facility Features

- Four horse hot walk
- Five stall barn with turnouts
- Large tack room with non-slip, heated wash rack
- Hay barn with 2<sup>nd</sup> tack room and breeding stock
- Irrigated round pen and roping arena with automatic chute, cattle holding pens, cattle lane from livestock pastures and view deck
- Four livestock pastures, three large pastures with covered areas and two large pastures without cover
- Twenty stall covered mare motel
- Ranch bathroom