

# 4200 ROBLAR

PRESENTED BY MARK TRABUCCO BUILDER

DESIGNED FOR OFF-THE-GRID LIVING (OR ON)

SET ON 20± BEAUTIFUL USABLE ACRES

CAPTURES VIEWS AND SERENITY

IDEAL OUTDOOR LIVING

PRIME SANTA YNEZ VALLEY LOCATION

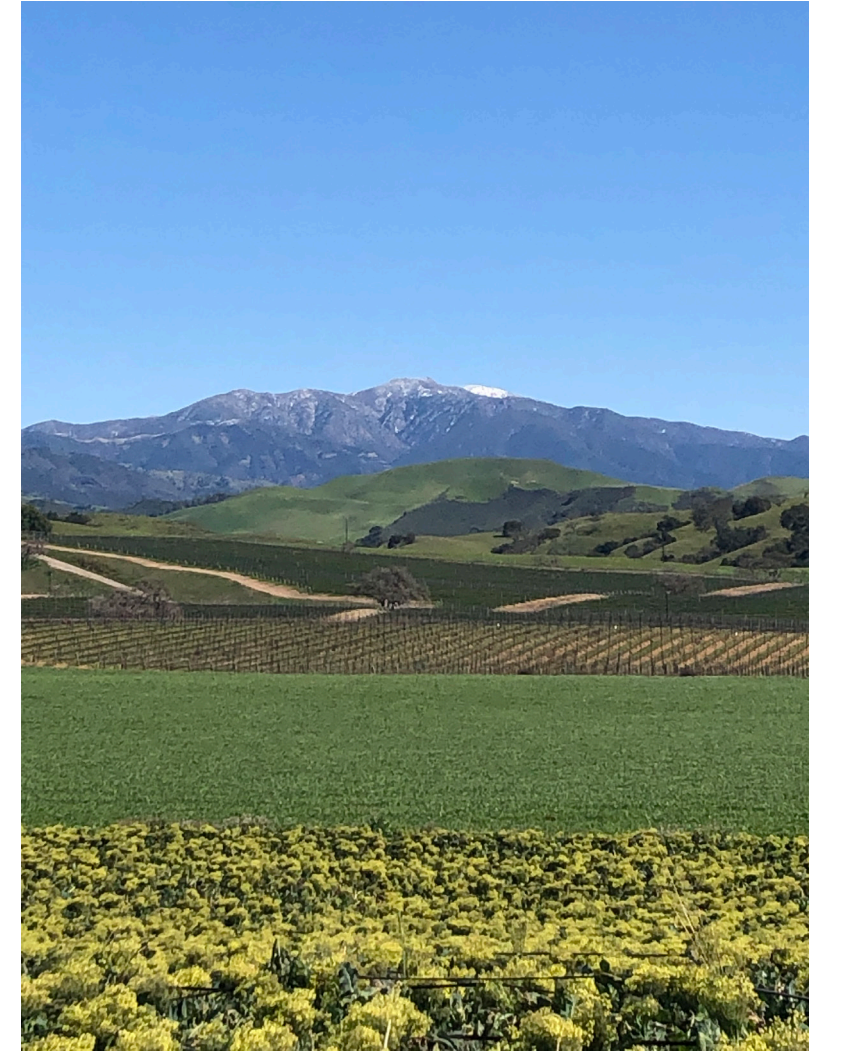
STATE-OF-THE-ART CONSTRUCTION MATERIALS & METHODS

READY FOR CONSTRUCTION JANUARY 2021



MTB

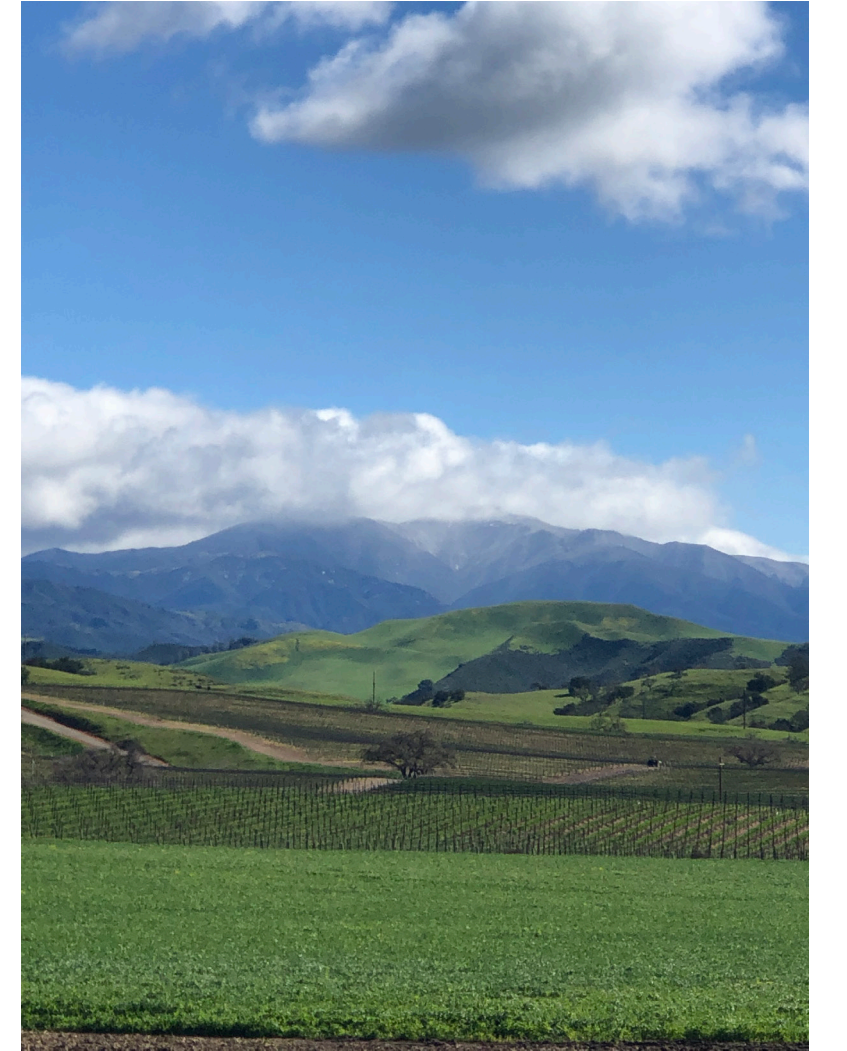








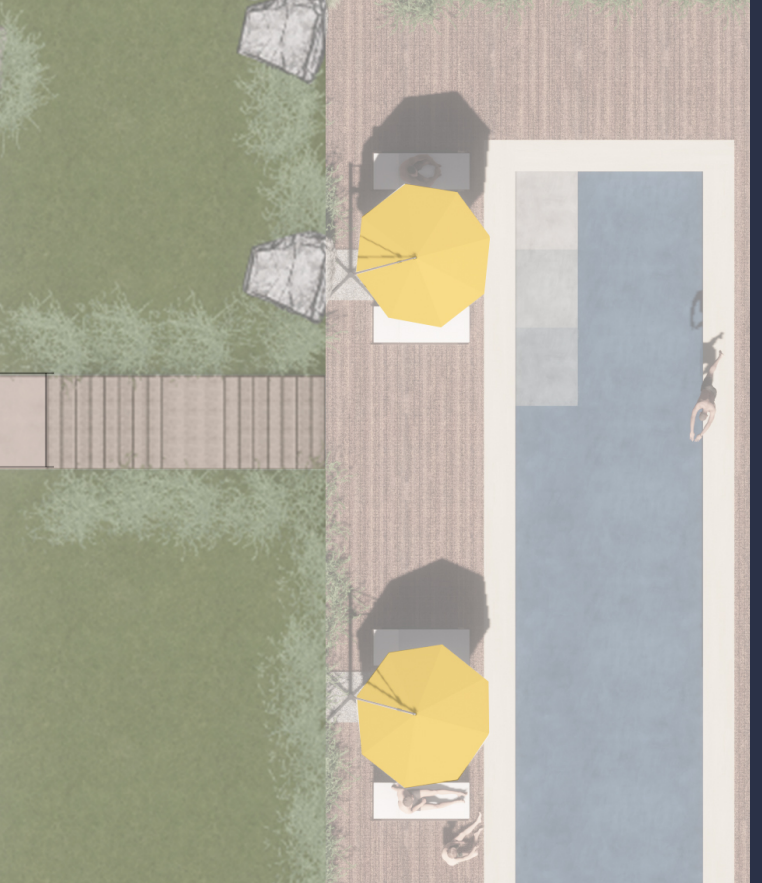
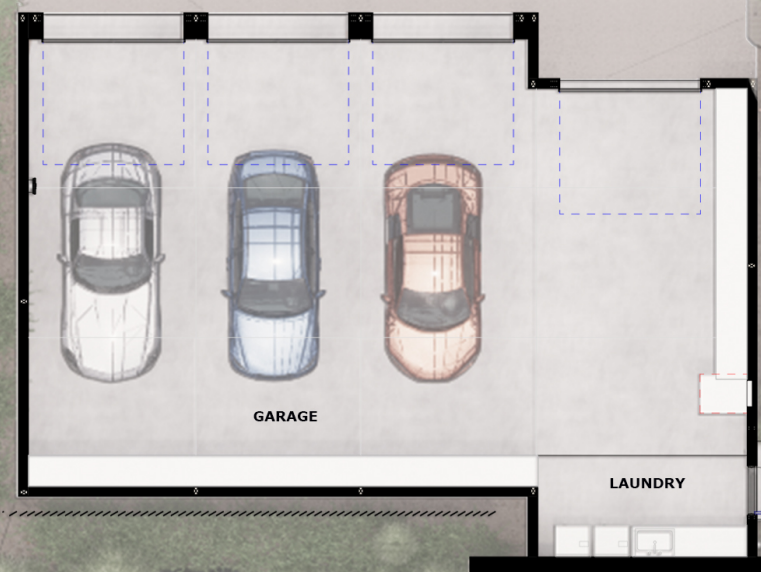












## PROPERTY

20 Acres  
 Zoned AB-1-20  
 APN: 141-042-017  
 Water well  
 2 electric meters/solar ready

## RESIDENCE

Permit ready for construction Jan. 1, 2021  
 1200± sq.ft. indoor living  
 1200± sq.ft. outdoor covered roof patio living  
 2 bedrooms with on suite bathrooms  
 Outside patio, large fireplace  
 Heat pump energy efficient heating & AC cooling  
 "Icynene" spray foam insulation in ceiling & walls  
 Foam insulation below concrete slab  
 Privacy & views

## GREAT ROOM-KITCHEN-DINING-LIVING AREAS

Designer modern cabinetry  
 Spacious center island with seating for 5  
 Top quality appliances  
 Quartz countertops  
 Oak plank flooring through the home

## MASTER BEDROOM/BATHROOM SUITE

Private patio  
 Walk-in closet  
 Spacious bathroom with large shower and separate toilet room

## SECOND BEDROOM SUITE WITH BATHROOM

Full bath with tub/shower  
 Bedroom with amazing views to the East viewing the Figueroa Mountains  
 Private patio

## GARAGE

4-car garage including laundry area  
 Equipped with 220 plug for electric cars

## POOL

12' x 75' lap pool with automatic cover

## MOTORCOURTS

Spacious main motor court with grand entry  
 Garage motor court with room for overflow parking

## OTHER FEATURES

Solar ready area  
 Propane to supply home large storage capacity  
 Propane powered generator equipped  
 PGE supplied power for 2 meters  
 1 for future well if desired/3 phase 100 AMP  
 2 single phase 340 AMP for home  
 Natural landscaping with large oak trees  
 Drought tolerant minimal style





Mark Trabucco is the owner, designer, and contractor for the buyer. The project will be ready to build in January 2021 and can be completed, weather permitting and with decisive decisions from the buyer, in 12-14 months. Visit [marktrabuccobuilder.com](http://marktrabuccobuilder.com) for a comprehensive portfolio.

# MARK TRABUCCO BUILDER

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