



# 535 HIGHLAND AVENUE

SANTA CRUZ, CALIFORNIA

## VILLA FAIR VIEW

\$5,400,000

[SantaCruzLegacy.com](http://SantaCruzLegacy.com)



### SCAN ME

Hold up your phone's camera to visit the property's website.

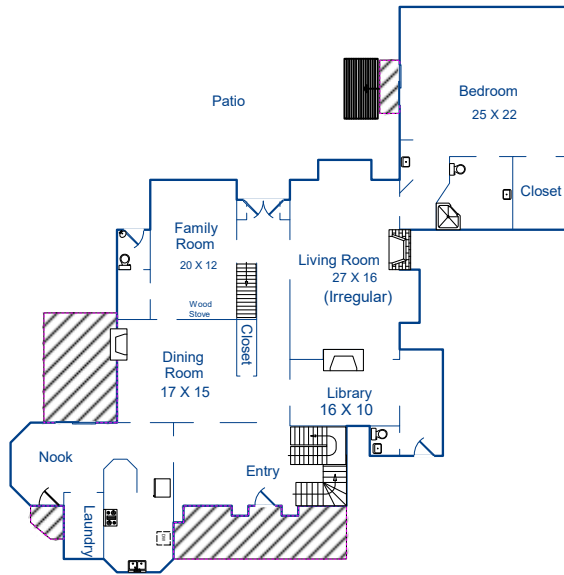
Perched above Santa Cruz with sweeping ocean views, 535 Highland Avenue is the iconic Torchiana Estate, also known as Villa Fair View. Recognized with a Santa Cruz Historical Society plaque dating to 1886, this beautiful Victorian residence is a storied local landmark. A gated entry reveals ~3.42 acres of lush, park-like grounds surrounding the ~5,949 sq ft, 8-bedroom home. Inside, a checkerboard-tile entry introduces formal dining and living spaces, including a living room with an ornate carved fireplace and a cozy library. Douglas Fir floors, clawfoot bath tubs, stained glass window and countless charming details reflect the home's 19th-century origins. A thoughtful 2010 addition includes a private ~900 sq ft caretaker's unit, while the expansive primary suite offers two walk-in closets. Amenities include a pool, balcony, deck, 3-car garage, and a patio overlooking the entire bay. Historically associated with Dr. Henry A. van Coenen Torchiana, noted as the Consul General of the Netherlands, and later home to the Adrian Dominican Sisters, Villa Fair View is deeply woven into Santa Cruz history. From its elevated vantage point, the Pacific Ocean unfolds as a dramatic backdrop, offering stunning views and timeless character.



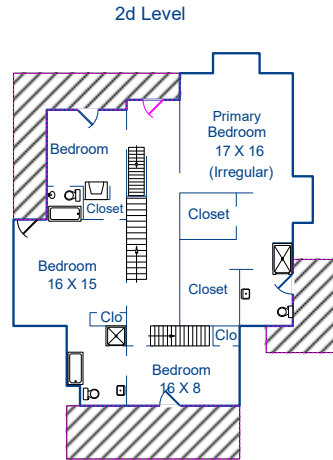
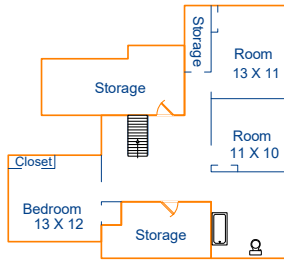
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[TimAllenProperties.com](http://TimAllenProperties.com)  
[Team@TimAllenProperties.com](mailto:Team@TimAllenProperties.com)



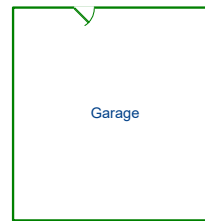
# FLOOR PLAN



3d Level



2d Level



**MAIN LEVEL**  
3,303 SqFt

**2ND LEVEL**  
1,736 SqFt

**3RD LEVEL**  
910 SqFt

**TOTAL**  
5,949 SqFt

**GARAGE**  
960 SqFt

This model is for use as a visual tool only. Some measurements are estimates. Therefore, no appraisal value should be inferred.

## SPECIFICS



8 Bedrooms



5 Full, 1 Half Bathrooms



5,949 SqFt



3.42 Acres

Interior: ..... Drywall, wood

Roof: ..... Composition

Exterior: ..... Wood

Floors: ..... Douglas fir, carpet, tile

Fireplace: ..... 4

Garage ..... 3-car

Heat: Boiler & radiator system, wall furnaces

Year Built: ..... 1886

**2.5% Buyers Brokerage Compensation** | Brokerage Compensation not binding unless confirmed by separate agreement among applicable parties.