

1274 SAN MIGUEL AVENUE

SANTA BARBARA, CA 93109

\$1,099,000 | 3 BEDS | 1.5 BATHROOMS | TWO-CAR ATTACHED GARAGE | 1096 SQUARE FEET



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For Instant Photos: Text 733193 To 415-877-1411

Sold with multiple offers - over asking - in 4 days. \$1,180,000 sales price July 2018.

This sunny, cheerful single-level Marine Terrace cottage with ocean view will easily meet many buyer needs: A quick walk or roll to Shoreline Park, Leadbetter beach, shops/restaurants, SBCC, and the highly-sought Washington Elem School plus a flexible design (with raised foundation) that allows for 2nd story addition or expansion over the attached 2-car garage.

Both the kitchen and the full bath feature the original pretty mid-century tile colors and there is a bonus office/workshop/mancave area, adjacent to the garage, with 1/2 bath. The original wood floors are found in the living room, bedrooms, and hallway. The gazebo in the backyard and the patio off the kitchen create delightful areas for al fresco dining in the fenced and private backyard.

The Mesa is one of our most popular neighborhoods with easy access to ...

- Mid-century cottage with ocean view
- Walk and roll to Shoreline Park and the Beach!
- Located in the highly-sought after Washington Elem school area
- Single-level home design with possibilities for expansion over garage or 2nd story
- Fenced, private yard with gazebo
- Bonus mancave/workshop/office space adjacent to garage, with 1/2 bath
- Original wood flooring throughout
- Wood stove in living room



AGENT INFORMATION

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ABOUT KATHLEEN BARNATO

Realtor since 1988 - former legal assistant to Santa Barbara area attorneys, a teacher at private schools, and co-founder/marketing director of Whitcraft Winery. Always a mom and now a Nonna to three littles! Put my 35+ years of experience to work for you!

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Disclaimer: All information deemed reliable but not guaranteed.