

802 OLIVE STREET

SANTA BARBARA, CA 93101

\$1,299,000 | 2 BEDS | 1 BATHROOMS | 1- CAR DETACHED GARAGE | 944 SQUARE FEET



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Welcome to this light & bright bungalow where the charm of yesteryear meets the modern conveniences of thoughtfully updated kitchen and bath.

Located close to both downtown, Milpas Street shops, & local schools, it sits high above the street on a corner lot, bringing in lots of sunshine to both the home and garden!

Enjoy the generous living room with a wood-burning fireplace, dining area, wainscoting, & built-in cabinetry. A 2020 update created a lovely eat-in kitchen featuring new wood flooring, butcher block countertops, a deep farm sink, stylish white cabinetry, & laundry.

The fully-fenced prolific garden. has a large wood deck, perfect for outdoor dining & play space, and fruit trees. The detached 1-car garage is located at street level and is extra deep, providing room for both storage & secure parking. This is truly A Walker and Biker's Paradise!

- Charming updated downtown bungalow perched high above the street
- Beautifully updated kitchen and bath
- Wood flooring throughout; cozy wood burning fireplace in the living room
- Dining area with built-in shelving and wainscoting
- Covered front porch and large wooden deck in rear garden
- Prolific fruit trees: orange, fig, lemon, peach, plus a grape vine covered fence
- Walk Score 92, Bike Score 99 - close to both downtown and Milpas shops
- Roosevelt Elementary School attendance area



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!

□ □ All information is deemed accurate and reliable. Buyer to Verify.