

# 206 CANON DRIVE IN SAN ROQUE

SANTA BARBARA, CA 93105

**\$OFFERED AT 1749000** | 4 BEDS | 3 BATHROOMS | 2 CAR GARAGE | 3600 SQUARE FEET



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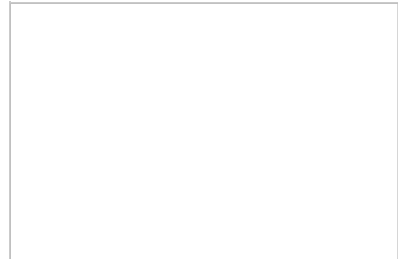
Sold December 2012 - multiple offers!

Buyer Representation by Kathleen Barnato, Realtor

Beautifully appointed San Roque Tudor style home, located on highly desirable Canon Drive. Enjoy the good life with amazing indoor and outdoor spaces, including outdoor fireplace in serene and private backyard.

Recently remodeled and updated finishes, luxury touches, gourmet kitchen, Peabody Charter School District. An opportunity not to be missed, first time on the market in over 20 years!

- Old World Charm with Updated Systems
- Huge Yard featuring mountain vistas
- Formal dining room
- Two fireplaces - living room and on the patio
- Kitchen with breakfast nook and pantry
- Over-sized Two Car Garage
- Highly Sought Canon Drive in San Roque Neighborhood
- Peabody Charter School 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!

□ □ Disclaimer: All information deemed reliable but not guaranteed.