

399 MAGNOLIA AVENUE

GOLETA, CA 93117

\$700,000 | 4 BEDS | 2 BATHROOMS | 4+ CAR PARKING | 6970 SQUARE FEET



View Online: <http://www.mysinglepropertywebsites.com/23703>
For Instant Photos: Text 869794 To 415-877-1411

Sold 3-21-14 Multiple Offers. \$725,000. Seller to remain in possession for up to 90 days, free rent.

Two sweet cottages on one lot, featuring C-3 zoning (mixed use, residential income, etc.) near Old Town Goleta.

Approximately 6970 s.f. corner lot with great visibility and lots of parking!

The front house is tastefully updated and has 2 bedrooms, one full bath, laundry room, front porch and patio.

The back house has two bedrooms plus a bonus room, one full bath, laundry room and lovely back patio/garden.

The one-car garage is attached to back house.

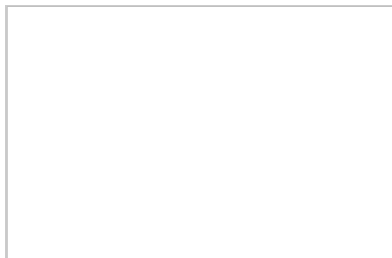
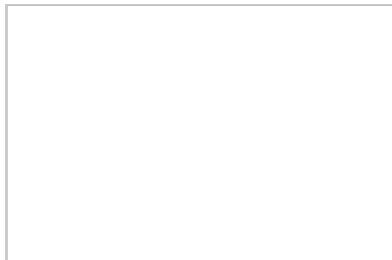
There is also bonus "office" space (8 x 26) at the rear of the property.

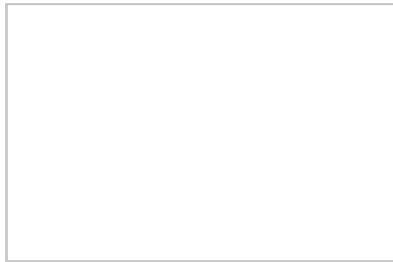
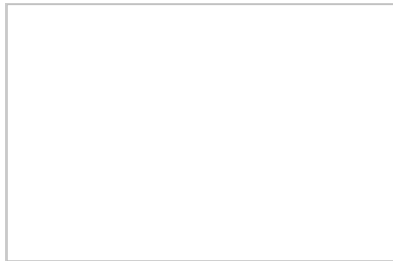
Separately metered, multiple street entrances, RV parking, directly across from Yardi.

Pest, prelim, NHD, TDS, SPQ, C-3 info available online. As-Is, Where-Is Sale.

For Preliminary title report, etc., from First American:<...

- Two Houses on One Lot
- C-3 zoning in the heart of Old Town Goleta
- Bonus office plus one-car garage
- Separately metered
- Laundry rooms in each house
- Lots of off-street parking available
- Live and work at home!
- Multi-family possibilities





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.