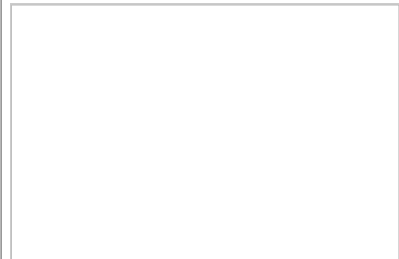


476 PASEO DEL DESCANSO

SANTA BARBARA, CA 93105

\$898,000 | 2+ BEDS | 1.5 BATHROOMS | OVER-SIZED ONE CAR GARAGE | 1500 SF IN HOUSE, 442 SF IN ART STUDIO PLUS 400 SF GARAGE SQUARE FEET

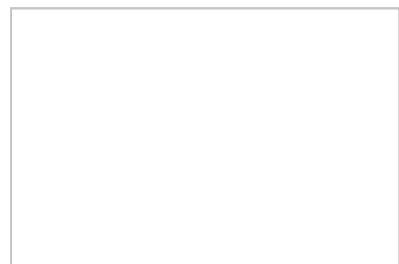
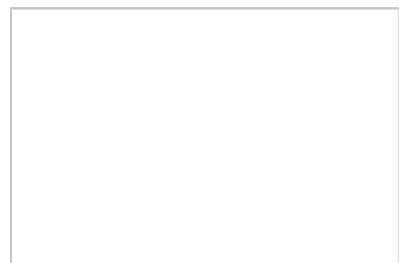


View Online: <http://www.mysinglepropertywebsites.com/45223>
For Instant Photos: Text 163481 To 415-877-1411

This charming Farmhouse-style cottage in the highly sought San Roque neighborhood of Santa Barbara has been owned by the same family for decades and is now offered for sale.

Featuring two bedrooms, one bath plus bonus Loft in the main house (approximately 1500 s.f. under roof) AND an over-sized one-car garage (approx. 20 x 20) with attached 442 s.f. art studio with 1/2 bath - would make a great at-home office or for extra space to practice your hobby!

The lot is quite large - over 10,000 s.f. Enjoy this home as-is or take advantage of this generous lot size and build your dream home! E-3 Zoning + 10K lot = potential for secondary dwelling.



- Charming Farmhouse-Style Home in San Roque
- Huge, Sunny Lot - over 10,000 s.f.
- Finished loft creates extra room in main house
- Bonus 442 s.f. Art Studio featuring 1/2 Bath
- Renovated in 2012, and featuring newer appliances
- Peabody Charter Elementary School nearby



AGENT INFORMATION

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Santa Barbara, CA 93105



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.