

# 226 CALLE MANZANITA

SANTA BARBARA, CA 93105

\$1,695,000 | 3 BEDS | 2.5 BATHROOMS | 2100 SQUARE FEET

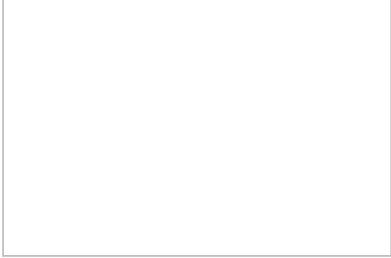


View Online: <http://www.mysinglepropertywebsites.com/58412>  
For Instant Photos: Text 125350 To 415-877-1411

This is a WOW property in the highly-sought San Roque neighborhood! A beautiful 3 bedroom, 2.5 bath Spanish-style home w/sparkling pool & mt.vu. The stunning & thoughtful renovation remains true to the original era but designed to today's standards. Complete kitchen and bath remodel with marble countertops and wood floors, eat-in kitchen, French doors to newly landscaped garden and so much more. The two-room 400+ s.f. pool cabana is a must-see: a perfect gathering spot for family and friends. All information deemed reliable but not guaranteed.



- Remodeled and updated top to bottom in 2016
- Pitched ceilings with wood beams
- Fireplace in sunny living room
- New/newer systems, appliances, flooring, and windows
- Formal dining plus sitting room
- Two room pool cabana with half bath
- Beautiful pool and fresh landscaping
- Walk and roll to Peabody Elementary School



## 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.