

# 2715 CLINTON TERRACE

SANTA BARBARA, CA 93105

**\$675,000** | 2 BEDS | 2 BATHROOMS | 2 CAR PARKING GARAGE | 1527 SQUARE FEET



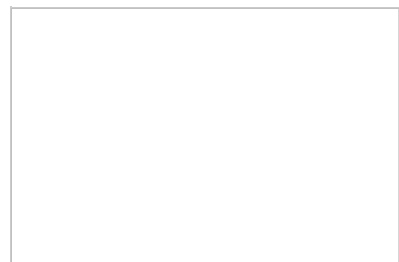
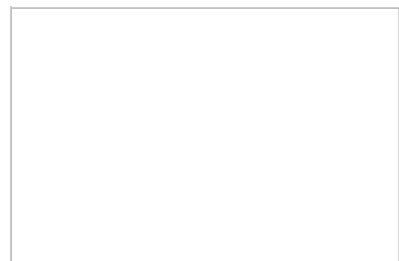
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Short sale. Sold 6-25-12 for \$650,000.

This sunny home presents a great opportunity in the highly sought Samarkand neighborhood. Entry level, no stairs, 2 bedrooms, 1 bath, formal dining, kitchen and living room with pot belly stove. Downstairs, accessed by interior stairs as well as outside door, is a lower level for guests or extended family featuring one bedroom, living room, permitted bath and bonus room. Wood floors, French doors, view balcony off dining room, 2-car attached garage. Big yard, over 8700 s.f.

Close to all that Samarkand has to offer: golf course, lawn bowling, Trader Joe's, Gelson's, shops, restaurants, and more. Adams Elementary School, La Cumbre Junior and San Marcos Senior High School.

- Dual Living Potential - Guests/Extended Family Quarters
- Beautiful sun set views
- Samarkand neighborhood - underground utilities
- Formal dining room with slider to deck
- Update kitchen and baths
- Huge yard - over 8700 s.f. lot
- Attached 2- car garage
- Proximity to shops, schools, golf, more



## 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!