

2612 SAMARKAND DRIVE

SANTA BARBARA, CA 93105

\$1,350,000 | 3 BEDS | 2 BATHROOMS | 2- CAR ATTACHED GARAGE | 1800 + LOWER LEVEL SQUARE FEET



Large 2168225

Slide 2168228

Slide 2168226

View Online: <http://www.mysinglepropertywebsites.com/71519>
For Instant Photos: Text 655065 To 415-877-1411

Slide 2168223

Slide 2168224

Sold in May 2018

This Samarkand beauty has not been on the market since 1965!
The current floor plan offers many options for the creative buyer:

The upstairs (entry) level has a light & bright eat-in kitchen and expanded living area with fireplace, skylight and abundant windows for viewing the breathtaking backyard. This level is complete with 3 ample bedrooms and 1 bathroom.

The downstairs level offers a large recreation room/ family room with a second fireplace, a full bath, workshop, sewing room, laundry room and storage.

The sunroom with a wall of glass lets in abundant light & access to the sizable backyard. With an approximate 11,590 square foot parcel (.26 acres), this gardener's paradise has plenty of room for veggie gardens, lawn, and pool.

- Lovingly owned and maintained by the same family since 1965
- Versatile floor plan on two levels
- Three bedrooms one full bath at entry level,
- Over-sized lot - approximately 11,590 s.f.
- Big family rec room on lower level with yard access
- Close to Trendy De la Vina corridor, shops, restaurants, schools and 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!

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Disclaimer: All information deemed reliable but not guaranteed.