

# 425 WEST LOS OLIVOS STREET

SANTA BARBARA, CA 93105

**\$899,000** | 4 BEDS | 2 BATHROOMS | 3 CARPORTS |



View Online: <http://www.mysinglepropertywebsites.com/10536>  
For Instant Photos: Text 10536 To 415-877-1411

Sold, December 2012, for \$850,000 -

Two houses on one lot. Very charming pride of ownership property: Perfect for dual family living equity share or partnership. Excellent location on quiet street one block from Cottage Hospital and The Schott Center, Adult Ed.

Front House: Two bedroom, one bath older "California Cottage" style plaster home renovated in 1988. Old world charm with fire place, wood moldings, built-in hutch in formal dining room, hard wood floors, modern convenience with new kitchen and bath, oak cabinets, ceramic tile counters and a laundry room:

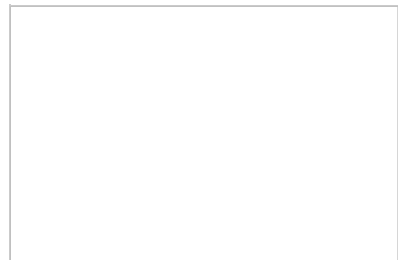
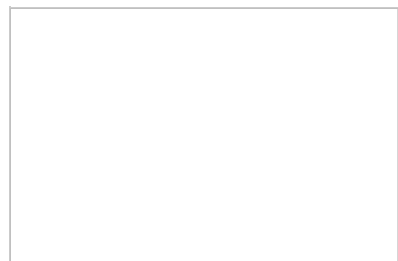
Back House: Built in 1988, this cozy two bedroom one bath house has a vaulted ceiling, modern kitchen with dining area, laundry area and private patio off the dining area.

Additional Features: Three car carport, fully landscaped, large storage units for each house, and separate meters for both units.

Zoning: R-3

Highly Sought Peabody Elementary School Attendance Area

- Two houses on one lot
- California Cottage in front - updated 2007
- Newer home in back, originally built 1988
- Fireplace in front house
- Wood floors and interior laundry
- Private patio of dining area in back house
- Flagstone patio at entry
- 3-car carport parking, plus storage



## 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.