

# 2985 EAST VALLEY ROAD

SANTA BARBARA, CALIFORNIA 93108

\$225,000.00 | ONE ACRE PARCEL SQUARE FEET



View Online: <http://www.2985EastValleyRd.com>  
For Instant Photos: Text 117310 To 415-877-1411



## VACANT RESIDENTIAL LAND PARCEL!

Located on East Valley Road at Toro Canyon Rd. One acre parcel with ocean island & mountain views. Mature oaks, creek side setting close to Toro Canyon Park. Water & electric meter in. Ideal for a creative, determined, persistent, patient buyer/builder with vision who wants a long term hold with perhaps the possibility of developing the parcel at some point in time..presently the lot is not buildable.

- Vacant Residential Land Parcel
- Ocean & Island Views
- Mountain Views
- Creekside Setting
- Approx. 1 acre Parcel
- Water & Electric Meters In
- Utilities to Street



### AGENT INFORMATION

**Bob Ruccione, Debbie Merlo,**  
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**Coast & Valley Properties**

### ABOUT BOB RUCCIONE, DEBBIE MERLO, COMPANY OWNERS, REALTORS

"Providing Over 40 Years Of Local Real Estate Marketing, Sales & Acquisition Expertise"



Disclaimer: All information deemed reliable but not guaranteed.