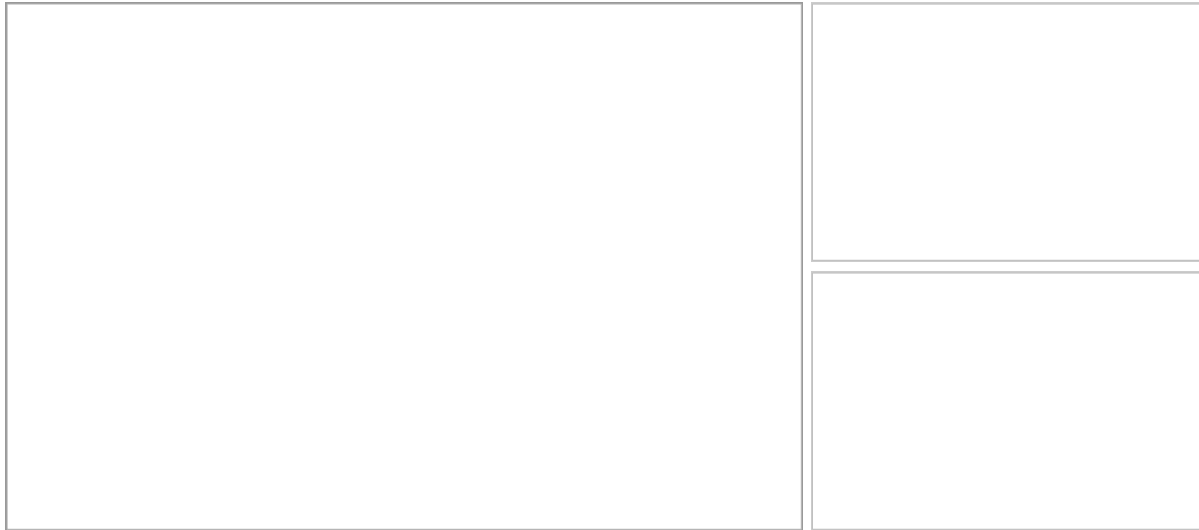


# 226 CALLE MANZANITA

SANTA BARBARA, CA 93105

**\$1,028,000** | 3 BEDS | 2.5 BATHROOMS | 1-CAR GARAGE PLUS ART STUDIO SPACE | 1692 SQUARE FEET



View Online: <http://www.mysinglepropertywebsites.com/46523>  
For Instant Photos: Text 502136 To 415-877-1411

Sold 10-16-2015 for \$1,028,000

A lovely secret garden and pool hide on the second parcel behind this 1940's single story Spanish style home.

Featuring three bedrooms and two full bath, this San Roque gem retains much of its original charm: hardwood floors, lath & plaster walls, original windows, 9' ceilings in dining and large living rooms, fireplace, spacious bedrooms, and sunny kitchen.

The bonus detached 1-car garage, with a two- room office & ½ bath, adds a lot of possibilities: Think pool house, at-home office or art studio.

- 1940's Spanish-style Home with Old World Feel
- Bonus: Two separate parcels
- Pool and Art Studio/Office possibilities
- San Roque neighborhood - Peabody Charter School
- Beautiful mountain views
- Quiet, pride-of-ownership street
- Close to shops, restaurants, hiking trails and more



## AGENT INFORMATION

**Kathleen Barnato**  
M: 805-570-3366  
License # 00978386  
kbarnato@gmail.com

**Kathleen Barnato, Realtor**  
3022 Lomita Road  
Santa Barbara, CA 93105



## 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!