



## 2516 State Street • Santa Barbara

Endless possibilities to make this single-level Spanish 2-bedroom (+ den/office), 2-bathroom property your dream home. Located in the coveted Upper East neighborhood - convenient to fine dining and shopping. Enjoy the rose garden at the “Queen” of the beautiful California Missions which is situated just blocks away. A hidden gem - with spacious living spaces, multiple fireplaces, and a red tile roof, the opportunities to make this home shine are limitless. Situated on 0.21 acres, you will find mature landscaping that adds beauty and privacy to the property. Stately palm trees and Giant Birds of Paradise in the backyard make it feel like a tropical haven. Whether you’re enjoying your morning coffee on the patio or hosting a barbecue with friends, the outdoor space is sure to be enjoyed year-round. Located in the Roosevelt Elementary School District.

Offered at \$1,850,000



BERKSHIRE HATHAWAY  
HomeServices  
California Properties

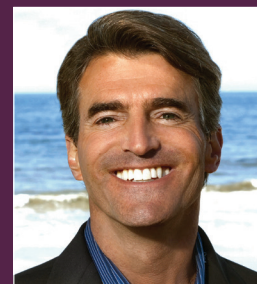
**DANIEL ENCELL**

“The Real Estate Guy”

(805) 565-4896

DanEncell@aol.com

www.DanEncell.com



# Listing Information Profile

---

ADDRESS:	2516 State Street	PRICE:	\$1,850,000
LISTING AGENT:	Daniel Encell	APN #:	025-430-015
HOW SHOWN:	Appt/Agent	STYLE:	Spanish

---

LIVING ROOM:	26'1" x 15'1": Fireplace; access to back patio and gardens; wood-beamed ceiling; tile floors	BD/BA:	2 BD + den/office / 2 BA
KITCHEN:	17'9" X 17'3": Island; walk-in pantry; access to patio; stainless steel appliances; tile floors	PRIMARY BEDROOM:	18'11" x 14'1": Fireplace; wood- beamed ceiling; access to back gardens; tile floors
DINING:	16'2" x 15'7": Front garden views; tile floors	BEDROOM 2:	14'6" x 12'6": Front garden views; tile floors
OFFICE:	13'1" x 13'9": Font garden views; wet bar; tile floors	GARAGE:	12'2" x 12'0": 2 car; attached; interior access
		EXTERIOR:	Mature landscaping; fenced; patio with seating areas

---

ROOF:	Tile	SCHOOL DIST.	Roosevelt Elementary School; SB Jr., SB Sr.
WATER/SEWER:	Santa Barbara Water/ Sewer	PARKING:	2-Car Garage; Interior access
YEAR BUILT:	1977	LAUNDRY:	Room with storage
FOUNDATION:	Slab	LOT SIZE:	0.21 Acres

---

## ADDITIONAL COMMENTS:

Your feline friends get the most perfect indoor/outdoor living arrangement - charming catio located just off of kitchen and the primary bedroom. Convenient to bus lines, Cottage Hospital, and Sansum Clinic.

1170 Coast Village Road, Santa Barbara, CA 93108 \* (805) 565-4896 \* License #:00976141

The information above, while not guaranteed, has been secured from sources we believe to be reliable.