



## *2521 Anacapa Street*

This charming Spanish style 2BD/1BA main house plus 1BD/1BA studio is located in the optimal Upper East location, giving you all of the convenience that downtown Santa Barbara has to offer, while also enjoying peace and quiet. Close to shopping and fine dining, this quaint home also includes: a separate guest cottage; formal dining; breakfast room; fireplace; vintage fixtures; and beautiful landscaping. New updates, quality throughout, and old world charm make this the quintessential Santa Barbara home.

*Offered at \$1,529,000!*

**Daniel Encell**

Director, Estates Division

Berkshire Hathaway HomeServices California Properties

(805) 565-4896

*For more information, photos & floorplan, please visit [www.DanEncell.com](http://www.DanEncell.com)*



BERKSHIRE HATHAWAY  
HomeServices  
California Properties



# *Listing Information Profile*

ADDRESS: 2521 Anacapa Street	PRICE: \$1,559,000
LISTING AGENT: Dan Encell	APN #: 025-032-016
HOW SHOWN: Appt/Agent	STYLE: Spanish

<p><b>LIVING ROOM:</b> 21'4" x 14'7"; Lots of natural light; views of front yard; fireplace; wood floors; wrought iron details.</p> <p><b>DINING ROOM:</b> 12'11" x 11'7"; French doors with access to side patio; lots of natural light; wrought iron chandelier; wood floors.</p> <p><b>BREAKFAST NOOK:</b> 7'11" x 7'4"; Lots of natural light; views of backyard; wrought iron details; wood floors.</p> <p><b>KITCHEN:</b> 11'7" x 11'5"; Newly updated cabinetry and counter tops; Viking Range stove; views of backyard.</p> <p><b>Exterior</b> Front: Mature hedging and landscaping; brick pathway and patio. Back: Trellised patio; mature hedging; garage; guest cottage; beautiful landscaping; garden.</p>	<p><b>MAIN HOUSE:</b> 2BD/1BA</p> <p><b>MASTER BED:</b> 14'7" x 11'5"; Lots of natural light; views of front yard; wrought iron details; wood floors.</p> <p><b>MASTER BATH:</b> Newly redone with tile throughout; skylight.</p> <p><b>BEDROOM 2:</b> 12'6" x 11'2"; Spacious closet; wrought iron details; wood floors.</p> <p><b>Guest Cottage:</b> 1BD/1BA 12'8" x 10'2"; Separated from main house; high ceilings; lots of natural light; spacious walk in closet; private bathroom; access to back patio and terrace; tile floors; access to garage.</p>
---	--

WATER/SEWER: SB Water/SB Sewer	SCHOOL : Roosevelt; SB Jr; SB Sr
FIREPLACE: 1; LR	YEAR BUILT: 1935
GARAGE: 2 Car	ROOF: Tile

**ADDITIONAL COMMENTS:**

This charming Spanish style 2BD/1BA main house plus 1BD/1BA studio is located in the optimal Upper East location, giving you all of the convenience that downtown Santa Barbara has to offer, while also enjoying peace and quiet. Close to shopping and fine dining, this quaint home also includes: a separate guest cottage; formal dining; breakfast room; fireplace; vintage fixtures; and beautiful landscaping. New updates, quality throughout, and old world charm make this the quintessential Santa Barbara home.

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.