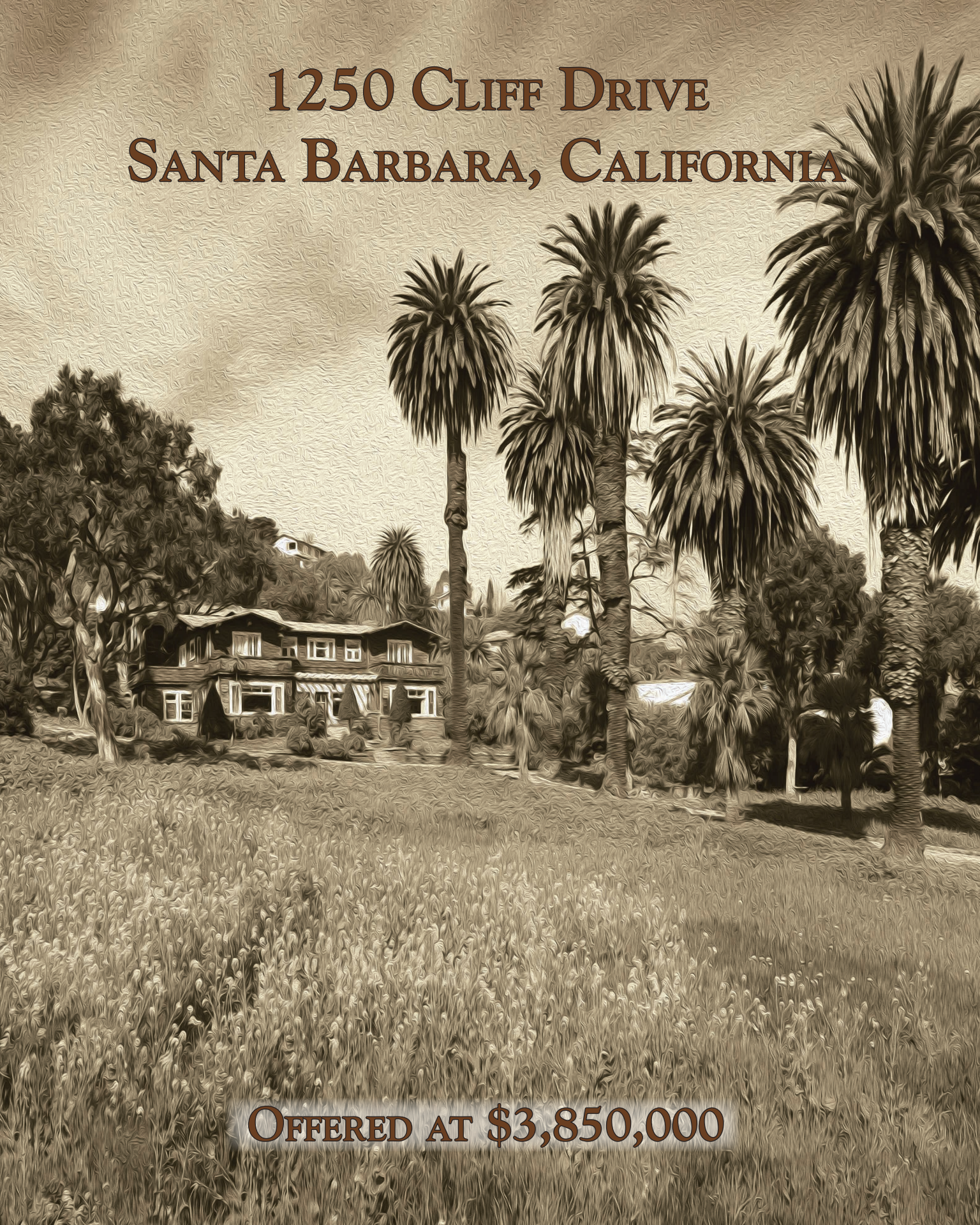
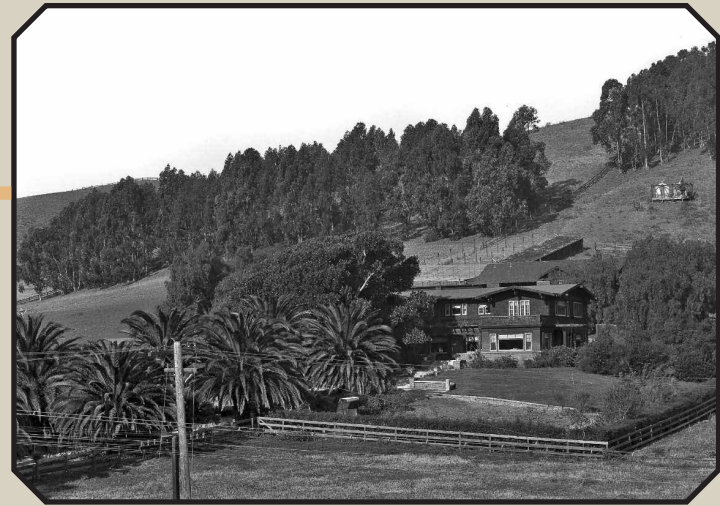


**1250 CLIFF DRIVE
SANTA BARBARA, CALIFORNIA**



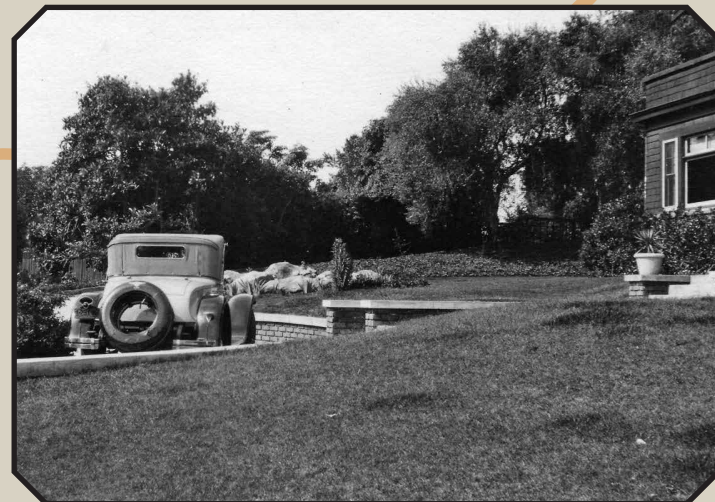
OFFERED AT \$3,850,000



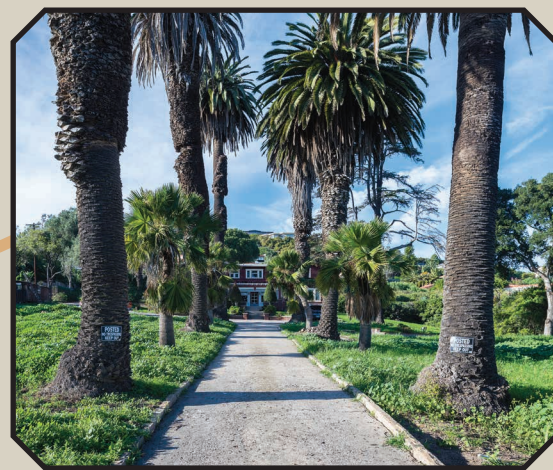
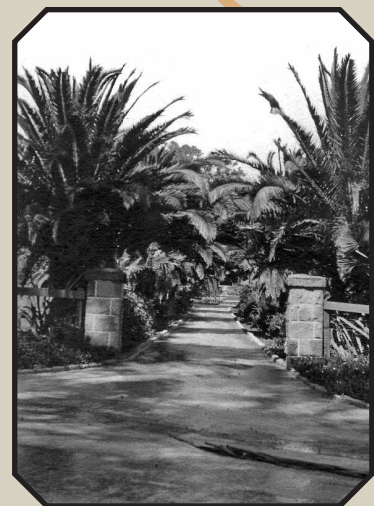
ORIGINALLY BUILT IN THE 1910'S ON A 50-ACRE FARM, AND ONE OF THE VERY FIRST HOMES ON SANTA BARBARA'S MESA

1250 CLIFF DRIVE, SANTA BARBARA, CA REMARKABLE HISTORIC ESTATE ON SANTA BARBARA'S MESA

ONE OF THE FEW REMAINING INTACT GRAND ESTATE PROPERTIES IN THE HEART OF SANTA BARBARA, 1250 CLIFF DRIVE REPRESENTS AN OPPORTUNITY TO RESTORE THE EXISTING RESIDENCE, AND ADD VALUE THROUGH DEVELOPMENT OF NEW PARCELS AND HOMES. THE EXISTING PROMINENT CRAFTSMAN-STYLE HOME AND LEGAL 2ND RESIDENCE FEATURE OCEAN AND HARBOR VIEWS ON A PALM-TREE LINED 1.79-ACRE PARCEL.

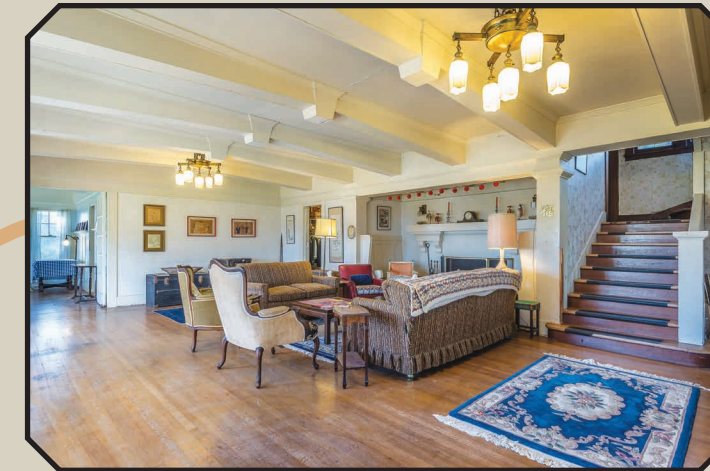


ELEGANT MAIN HOME OF 4200+/- SQUARE FEET, READY FOR A LOVING RESTORATION, LEGAL 2ND RESIDENCE IS BEHIND



SELLER'S FAMILY HAS OWNED SINCE 1951

E-3 ZONING, LAND-USE REPORT AVAILABLE, SEE NEXT PAGE FOR THEORETICAL PARCEL ARRANGEMENTS IN A NEW SUBDIVISION



CLASSIC CRAFTSMAN STYLING THROUGHOUT

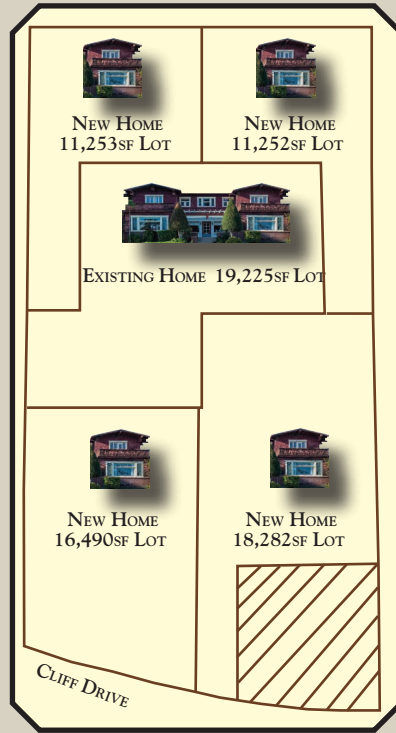
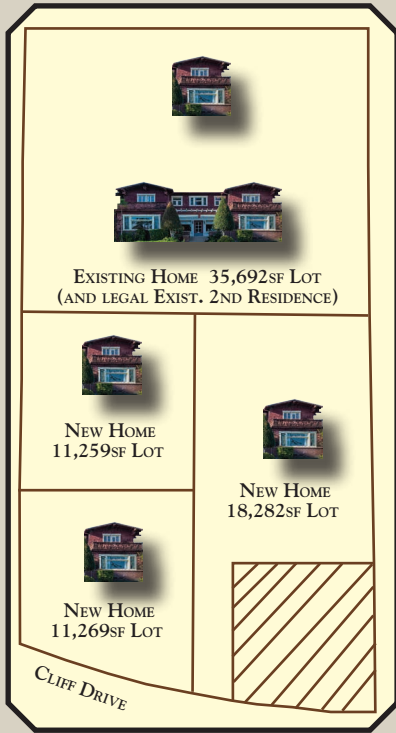
OCEAN VIEWS FROM MANY ROOMS



HARBOR VIEWS TO THE EAST FROM THE EXISTING REAR RESIDENCE OR NEW POTENTIAL REAR LOT HOME



POTENTIAL NEW SUBDIVISION LAYOUTS

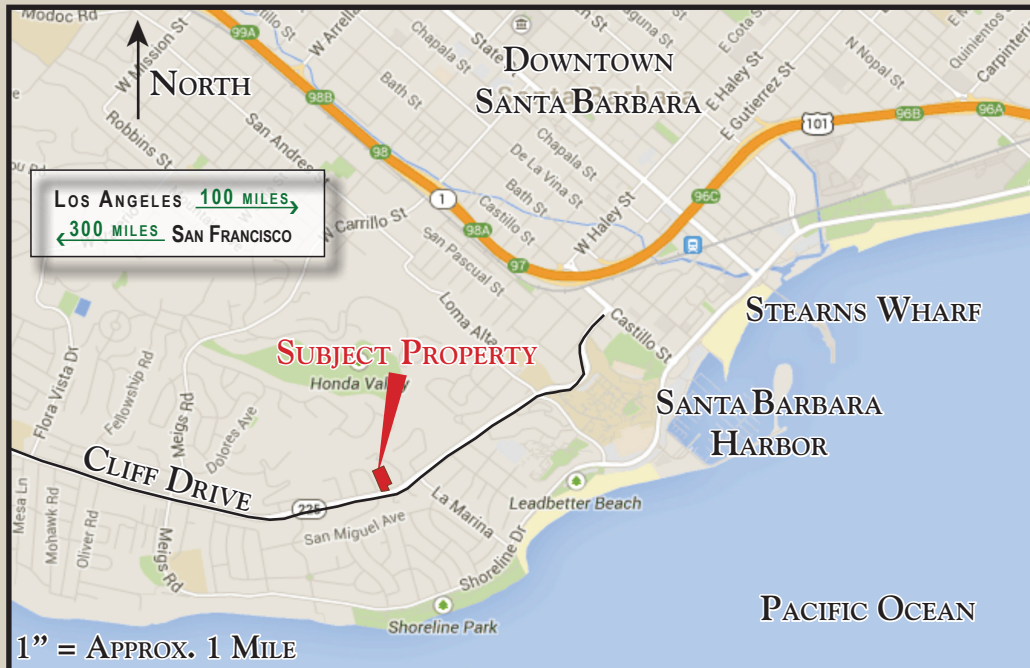


PLEASE CONTACT THE LISTING AGENT FOR A LAND-USE REPORT DISCUSSING POTENTIAL MULTI-PARCEL DEVELOPMENT OF THIS PROPERTY, OR VISIT THE WEBSITE [WWW.1250CLIFF.COM](http://www.1250Cliff.com). NEITHER THE LISTING AGENT NOR THE SELLER MAKE ANY REPRESENTATIONS AS TO THE VIABILITY OR LEGALITY OF DIVIDING THE PROPERTY, THERE ARE NO CURRENT ENTITLEMENTS. BUYER TO INVESTIGATE TO THEIR SATISFACTION PRIOR TO MAKING AN OFFER TO PURCHASE, SHOULD THEY BE INTERESTED IN CREATING NEW PARCELS.

1250 CLIFF DRIVE

CENTRAL SANTA BARBARA LOCATION

- 0.5 MILES TO SHORELINE PARK
- 1 MILE TO LEDBETTER BEACH
- 1 MILE TO RESTAURANTS/SERVICES
- 1.5 MILE TO SANTA BARBARA'S WATERFRONT
- 2 MILES TO DOWNTOWN SANTA BARBARA
- 10 MILES TO SANTA BARBARA AIRPORT



PLEASE DO NOT GO ON THE PROPERTY WITHOUT AN APPOINTMENT. CALL OR E-MAIL TO ARRANGE A TOUR.