

*Upper East Mid-Century*

*Offered at \$1,895,000*



# 2414 Anacapa Street Santa Barbara, California

Nestled towards the quiet end of Santa Barbara's very desirable Upper East neighborhood, this single-story mid-century home is for sale for the first time in over 30 years, offering a rare and welcoming opportunity for a new owner.

Combining both an ample home size of 2150 square feet with a large and private 11,761 square-foot parcel, a home and lot of these proportions are hard to find in 1-story in this location. The peaceful and spacious backyard features terraced gardens and many mature fruit trees, a real gardener's delight.



The residence has 3 bedrooms and 3 full baths, plus a 2-car detached garage and workshop on the same level. The current configuration is set up with a separate entrance suite, perfect for guests or to be permitted as an additional dwelling unit. The expansive living room with fireplace features a wall of floor-to-ceiling picture windows showcasing the courtyard. The gleaming hardwood oak floors and period built-in cabinetry are further examples of the home's mid-century elegance.



Whether as a full-time easy-living residence in proximity to the best of Santa Barbara, or as a convenient quiet getaway 2nd home, consider the many possibilities for 2414 Anacapa.

# The Best Of Locations

The premiere property location is on the highly valued 2400 block of Anacapa Street, away from the noise and bustle of much of the Upper East, but near to the Santa Barbara Mission, Cottage Hospital, and the many services and amenities in the State Street commercial corridor. The elementary school attendance area is the highly-rated Roosevelt School, just a few blocks from the property.



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