



2215 Edgewater Way • Santa Barbara

Enchanting oceanfront opportunity on the Mesa! This oceanside beach cottage is the quintessential Santa Barbara hideaway. Located on the West Mesa bluff tops, this property features 122' of ocean frontage and a quaint 1 bed/ 1 bath home with sensational ocean/island views from every room. Enjoy your morning coffee to the sound of the breaking surf and watch as ships and kayakers pass by on their daily voyage. Dolphins, whales and other marine life are not an uncommon sighting from this prime location. An excellent neighborhood for walking, 2215 Edgewater Way is convenient to the Douglas Family Preserve, La Mesa Park, Mesa Lane steps and all the fine dining and shopping that the Mesa has to offer.

Offered at \$4,200,000



BERKSHIRE HATHAWAY
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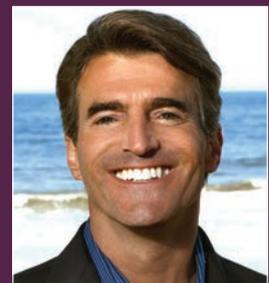
DANIEL ENCELL

"The Real Estate Guy"

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Listing Information Profile

ADDRESS: 2215 Edgewater Way PRICE: \$4,200,000

LISTING AGENT: Daniel Encell APN #: 041-350-031

HOW SHOWN: Appt/Agent STYLE: Cottage

BD/BA: 1 BD/ 1 BA

LIVING AREA: 18'0" x 20'0": Ocean/island views; large scenic window; high vaulted wood-beamed ceiling; fireplace; skylight; wood flooring; staircase to loft

LOFT: 10'0" x 14'0": Ocean/island views; vaulted ceiling; wood flooring; overlooking living room

BEDROOM: 10'0" x 14'0": Ocean/island views; wood-beamed ceiling; wood flooring; access to gardens; ensuite bathroom

EXTERIOR: Hedged; fenced; tiered gardens; multiple patios with views

ROOF: Wood shake SCHOOL DIST. Monroe Elementary;
La Cumbre Jr. High;
San Marcos High

FOUNDATION: Raised

WATER/SEWER: S.B. Water/
S.B. Sewer

YEAR BUILT: 1981

LOT SIZE: .72 acre

LAUNDRY: In garage

GARAGE: 2-car with storage

ADDITIONAL COMMENTS:

A breezeway brings you out onto a sunny deck with a view - the ideal place to entertain visiting guests while enjoying the beauty of the Pacific. Walking paths meander through tiered gardens to multiple sitting areas that look out toward the Channel Islands. A sizeable basement provides excellent space for storage. With world-class beaches, parks, and local walking trails nearby, this area is ideal for spending your time outdoors!

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

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