



1545 Knoll Circle Drive
Santa Barbara, CA 93103

This Quintessential California Bungalow enjoys a stunning knoll top setting with lovely ocean, island, harbor, & mountain views. Full of charm, the light and bright home enjoys 3 bedrooms and 2 full baths, fantastic eat-in kitchen, dining room, and an inviting living room with fireplace, built-in bookshelves, and bay window seat. Ideal for indoor/outdoor entertaining, the many French doors spill onto the covered veranda, flagstone patios, newer pool and spa. Many wonderful features including painted white hardwood floors, built-in cabinets and alcoves, claw-foot bathtub, custom hardware, and charming light fixtures. The beautiful grounds include an oversized 2-car garage, separate casita, patios, manicured hedges, lawns, palm trees, roses, jasmine, mature fruit trees, and a fantastic urban farm vegetable garden!

Offered at \$ 1,750,000

MARSHA *MK* KOTLYAR
PROPERTIES

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BERKSHIRE HATHAWAY
HomeServices

LUXURY
Collection



Listing Information Profile

ADDRESS:	1545 Knoll Circle Drive	PRICE:	\$1,750,000
LISTING AGENT:	Marsha Kotlyar	SQ FT:	1,409
APN #:	015-141-012	YEAR BUILT:	1947

LIVING ROOM:	20'4" X 14'1" Light & Bright, Bay window seat with ocean views, fireplace, built-in bookcases, rustic white painted wood floors, & French doors opening to covered veranda.	BEDROOMS:	3
DINING ROOM:	11'11" X 9'4" Adjacent to living room with built-in cabinets, & French doors opening to covered veranda & outdoor entertaining area, pool & spa.	MASTER BEDROOM:	13'1" X 10'2" With inspiring ocean views, rustic white wood floors, two closets, built-in cabinets & drawers & adjacent private bath.
KITCHEN:	12'1" X 8'10" With eat-in breakfast area, with French doors opening to back gardens.	BEDROOM 2:	11'7" X 10' Lots of light, with ocean views and large windows, 2 closets, adjacent to full bath.
BREAKFAST AREA:	8'10" X 8' Charming in kitchen breakfast area, with french doors opening to covered veranda.	BEDROOM 3:	12'1" X 10' With large closet & built-in cabinets, beadboard walls & adjacent to full bath.
		RUSTIC CASITA:	10'8 X 9'5" With separate entrance off garden.
		BATHS:	2

FIREPLACES:	1; Living Room	GARAGE:	25'4" X 19'4" Oversized 2-car garage with washer, dryer and sink.
HEAT/COOL:	GFA	YARD:	Covered Veranda, flagstone patio, pool & spa, stone terrances lined with iceberg roses & geraniums. Jasmine vines, Palm trees, mature fruit trees, urban vegetable garden.
FOUNDATION:	Raised		
SEWER/ WATER:	Santa Barbara Water, Sewer Hookup		
SCHOOL:	Cleveland, Santa Barbara Jr. High, Santa	VIEW:	Ocean, Island, Harbor, & Mountain
