



## 401 EAST PEDREGOSA STREET

SANTA BARBARA, CA 93103

Rich in Santa Barbara history, the Tiffany House, circa 1913, is an architectural treasure. This stately Craftsman style home sits on a prominent Upper East corner behind a grand, mature hedge. French doors, beautiful windows, balconies, and veranda naturally brighten this 6 bedroom, 5.5 bath home. At nearly 5,100 square feet, the home includes a living room, formal dining, cozy library, breakfast room, downstairs en-suite bedroom, and European kitchen suite with Butler's pantry. Upstairs, the grand master suite offers a fireplace, a bright marble master bathroom, and some ocean views. Three additional spacious bedrooms, office, and sun-porch complete the upstairs. Enchanting period details include 4 fireplaces, coffered ceilings, antique light fixtures, oak hardwood floors, box paneling, built-in bookcases, and buffets. Additionally, there is a separate two-car garage accessed by a lane. Located on .38 acres with lawns, pergolas, and tall hedges, near the famous Santa Barbara Mission and rose gardens.

OFFERED AT \$2,650,000



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# Listing Information Profile

ADDRESS:	401 East Pedregosa Street	PRICE:	\$2,650,000
APN #:	025-393-012	YEAR BUILT:	1913
MLS:	16-2628	HOUSE SIZE:	Residence: 5,095 SqFt Garage 865 SqFt
LISTING AGENTS:	Michele White & Marsha Kotlyar	LOT SIZE:	.38 Acres
WEBSITE:	401EastPedregosaStreet.com	ZONING:	R-2

## DOWNSTAIRS

**FOYER:** Beautiful entry with grand landing & oak floors.

**LIVING ROOM:** 30'11" X 18'1" Coffered ceilings, wainscotting, original antique sconces, brick fireplace, large window with views of the garden & two romantic French doors leading to the rose lined veranda.

**FORMAL DINING:** 17'5" X 16'0" Large victorian windows extend wall to wall. Coffered ceilings, wainscotting, antique sconces, built-in china cabinet, closet, & attached Butler's pantry. Adjacent is a 13'11" X 9'7" breakfast area with a wall of windows for day-to-day dining.

**LIBRARY:** 14'7" X 14'0" Built-ins, wainscotting, brick fireplace, bay window, & French doors.

**KITCHEN:** 14'6" X 14'3" European Kitchen with wood floors, extensive storage, and double ovens. 9'10" X 8'11" sitting room with Maid's staircase.

**OFFICE/  
BEDROOM 5:** 10'6" X 10'0" Off laundry room with attached full bath, closet, & garden views.

**LAUNDRY:** Off of the kitchen, with expansive storage & counter space.

## DOWNSTAIRS CONT...

**GUEST BEDROOM:** 15'1" X 12'1" Down a private hallway this downstairs guest room enjoys a walk-in closet, full bath, & romantic French doors opening to a blooming veranda.

## UPSTAIRS

**LANDING:** 12'11" X 12'11" Resting area, bodes well as a media or game room, with a large "media" closet.

**MASTER SUITE:** 21'6" X 17'3" Spacious suite enjoys oak floors, large windows, fireplace, dual walk-in closets, vanity or office, & balcony. A luxurious marble bathroom with spa bathtub, & French doors lead to a private patio.

**BEDROOM 2:** 16'1" X 11'10" Ample built-ins large windows, walk-in closet & shared bath.

**BEDROOM 3:** 17'7" X 14'5" Corner room with fireplace, window alcove, walk-in closet, & shared bath.

**BEDROOM 4:** Enter the 9'5" X 8'5" With built-ins, walk-in closet, large windows, two walk-in closets, full bath. 9'9" X 7'9" attached sun room, & a large balcony.

**FIREPLACES:** 4; Living Room; Library; Master Bedroom; Bedroom 3

**HEATING/  
COOLING:** GFA

**FOUNDATION:** Raised, with basement.

**SEWER/ WATER:** Santa Barbara Water, Sewer Hookup

**SCHOOLS:** Roosevelt; Santa Barbara Junior; Santa Barbara Senior

**GARAGE:** Separate two-car garage with attached workshop, & large storage room.

**YARD:** Mature hedges, sprawling lawns, large brick patios, romantic covered veranda, roses, fruit trees, & built-in barbecue.

**VIEW:** Mountain, garden, & peaks of ocean.