



# 1759 GRAND AVENUE

Santa Barbara, CA 93103

Offered at \$3,150,000

## Listing Information Profile

*\*Property consists of two separate parcels with two addresses*

**ADDRESSES** 1759 Grand Avenue; 1756 Prospect Avenue

**PARCEL NUMBER** 027-810-003 & 027-810-002

**BEDROOMS/BATHROOMS** 3 BD + Office / 2.5 BA

**HOUSE SIZE** Residence: 2,416 Sq Ft; Garage: 435 Sq Ft

**LOT SIZE** Approx. 0.2 Acre

**YEAR BUILT** 2014

**ARCHITECT** Banyan Architects

**BUILDER** Don Gragg

**VIEW** Ocean & Island

**SCHOOL** Roosevelt, S.B. Jr, S.B. Sr.

**WATER** S.B. Water, Sewer Hookup

**HEATING/COOLING** GFA, Central AC

### AMENITIES

- Panoramic Ocean Views
- Downtown Proximity
- Hardwood Floors
- Custom Ironwork
- Rich Millwork
- French Doors
- Vaulted Beam Ceilings
- Integrated Sound System
- High-End Appliances
- Granite Kitchen Countertops
- Outdoor Waterfall Stream
- Outdoor Entertaining Spaces
- Numerous Fruit Trees
- Lush Landscaping
- Low Maintenance Artificial Turf

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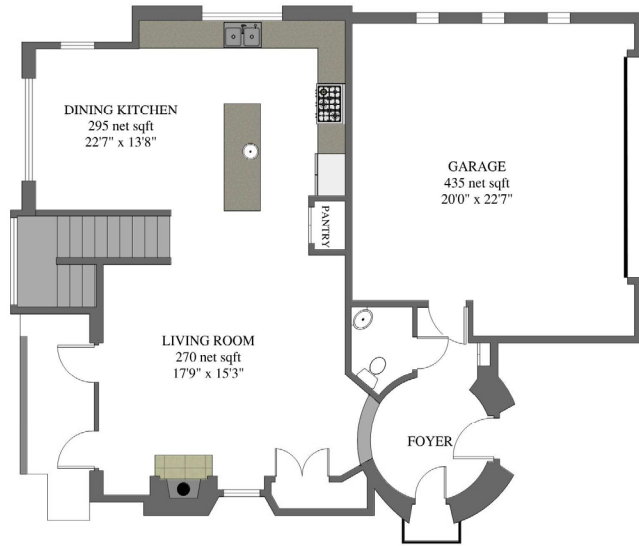
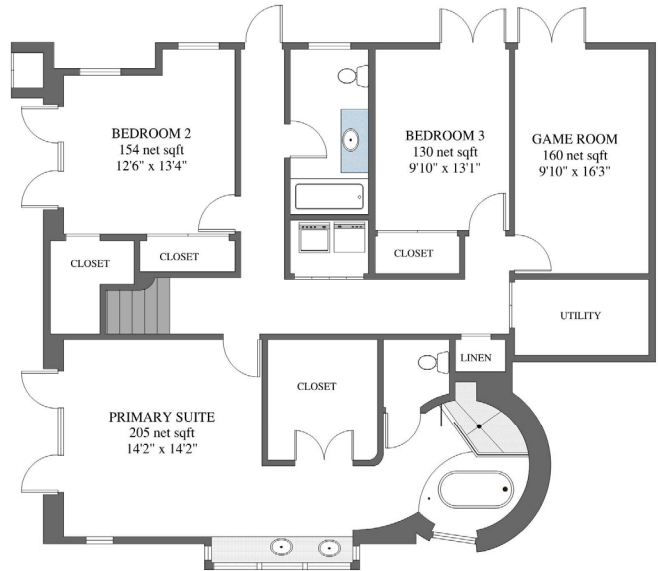
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**LUXURY**  
COLLECTION

*Floor Plan*



*Parcel Map*



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