

FOR SALE

2549 Treasure Dr, Santa Barbara

Samarkand Duplex

2BD/1BA & 1BD/1BA,
each with private
outdoor living space

Offered at
\$1,600,000

 **Hayes**
COMMERCIAL GROUP

Christos Celmayster
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Cottage Hospital

Tucked away in the desirable Samar-kand neighborhood, this charming multi-unit property offers an income-producing property in one of Santa Barbara’s most convenient residential areas. Ideally located near Downtown Santa Barbara, Upper State Street, Cottage Hospital, and the Santa Barbara Golf Club, the property combines neighborhood charm with exceptional accessibility to shopping, food and entertainment.

The property features two primary units along, each with privacy and outdoor space. At the front of the property is a bright and inviting 1BD/1BA unit with a large front deck and yard which extends the living space. Inside,

the unit features hardwood floors and a tastefully designed kitchen and bathroom that give the space warmth and character. Situated above the garages at the rear of the property is a 2BD/1BA unit featuring hardwood flooring, thoughtfully designed kitchen, two private decks and large private rear yard.

Properties in Samar-kand are highly sought for their quiet residential feel and proximity to many of Santa Barbara’s most important destinations. With multiple living spaces, outdoor areas, and a premier location, 2549 Treasure Drive presents a compelling opportunity for investors, owner-users, or buyers seeking flexibility in this desirable neighborhood.

Note: Property lines are approximate and intended for reference only.

**Do not disturb tenants or enter property;
Call listing agent for showings.**



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INVESTMENT DETAILS

Price:	\$1,600,000	
Unit Mix:	Unit A	1BD/1BA
	Unit B	2BD/1BA
Lot Size:	6,534 SF	
Parking:	Garage and driveway	
Laundry:	Individual for Unit A and B	
Zoning:	R-2	
APN:	051-323-022	
Age:	1954	
Current Rents:	Unit A	\$2,458/mo
	Unit B	\$3,078/mo
Reports:	Preliminary Title Report, General Building Inspection, Pest Report, Sewer Lateral, Leases, & Financials	
To Show:	CLA	



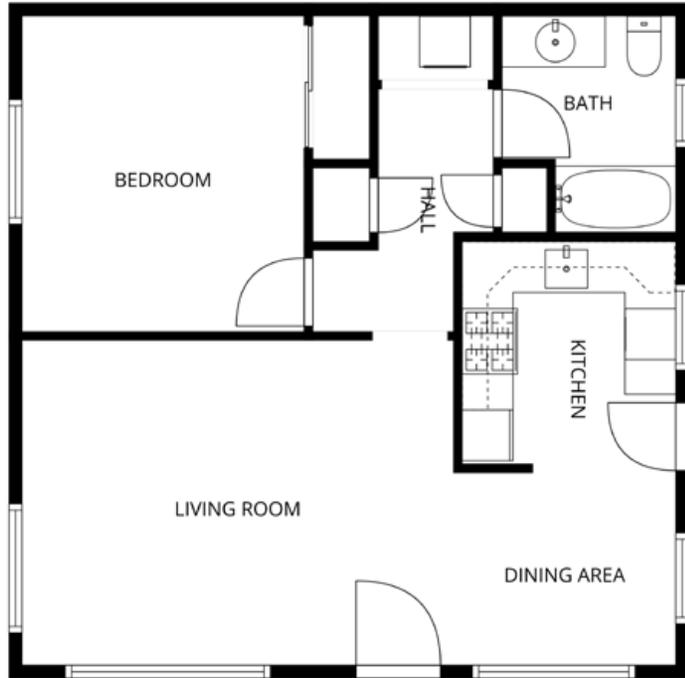
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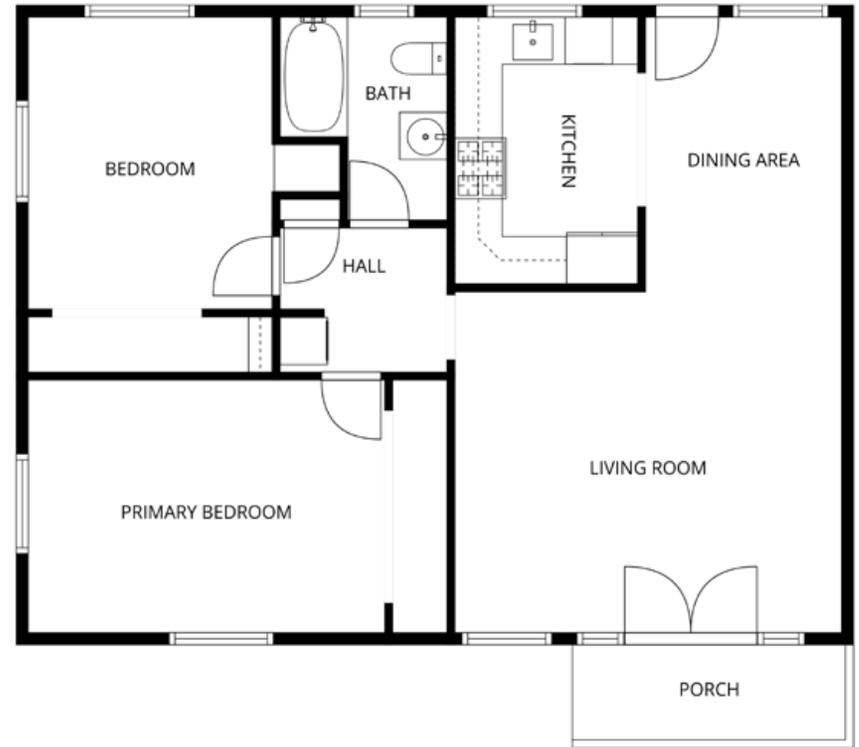


FLOOR PLANS

Unit A | 1BD/1BA



Unit B | 2BD/1BA



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Unit A



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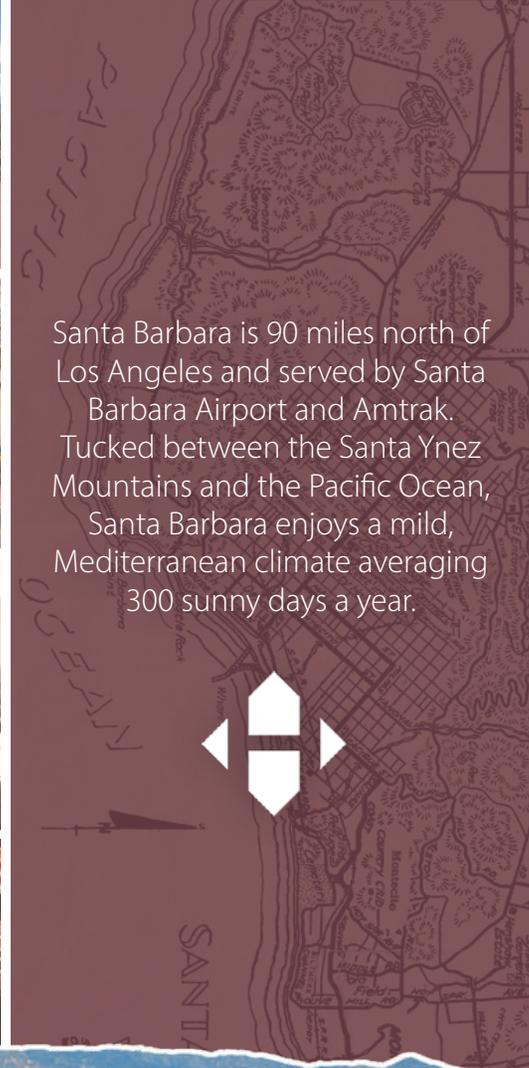




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Santa Barbara is 90 miles north of Los Angeles and served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.

SANTA BARBARA



Source: esri, 2023 demographics



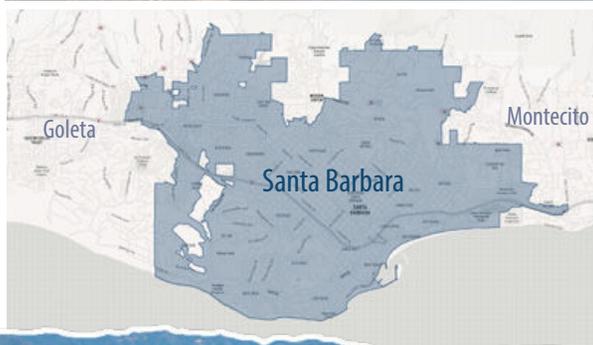
89,023
current residents



\$149,130
avg. household income



62%
college-educated



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