

FOR SALE

2549 Treasure Dr, Santa Barbara

Price Improvement

Samarkand Duplex

Now Offered at
\$1,575,000

1BD will be vacant 9/12



Cottage Hospital

Tucked away in the desirable Samarkand 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 (vacant as of 9/12) 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 Samarkand 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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Christos Celmayster
805.898.4388
christos@hayescommercial.com
lic. 01342996





INVESTMENT DETAILS

Price: \$1,575,000

Unit Mix: Unit A 1BD/1BA (vacant as of 9/12)
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 (vacant as of 9/12)
Unit B \$3,078/mo

Reports: Preliminary Title Report, General Building Inspection, Pest Report, Sewer Lateral, Leases, & Financials

To Show: CLA



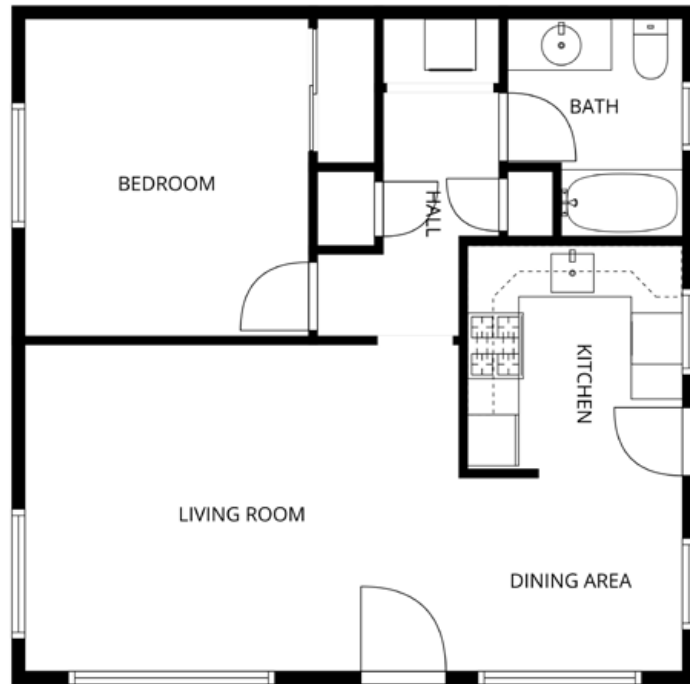
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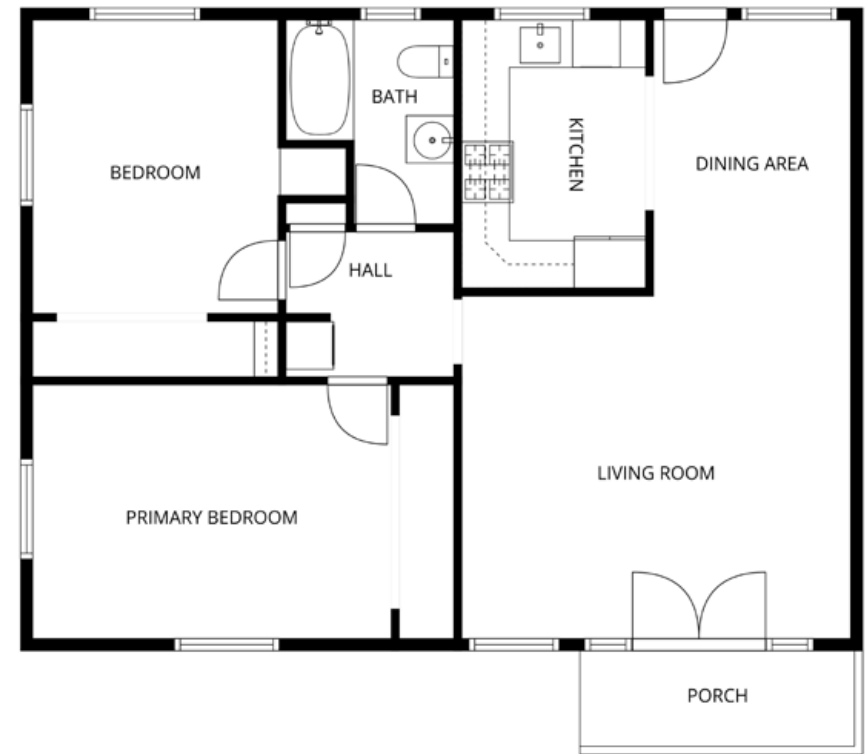


FLOOR PLANS

Unit A | 1BD/1BA



Unit B | 2BD/1BA



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Unit A



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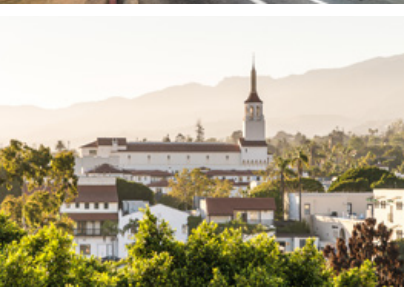




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Santa Barbara is 90 miles north of Los Angeles and served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.



SANTA BARBARA

Source: esri, 2023 demographics



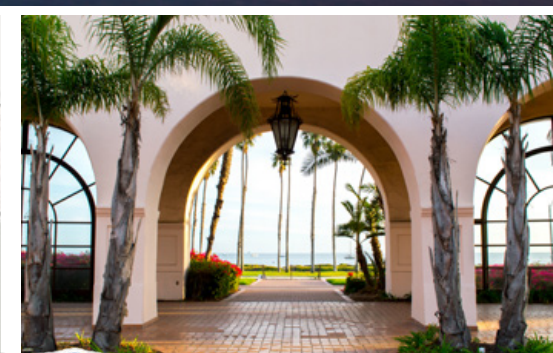
89,023
current residents



\$149,130
avg. household income



62%
college-educated



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