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## **OPEN HOUSE – *Weekend Updates***

*Serving the Santa Barbara Area*

**Saturday, September 23, 2017**

**HEADS UP!** Please scan these submissions carefully. There may be submissions not previously published with price changes, new or back on the market, *POCKET LISTINGS*, or other updates. But you have to look for them. Some may be obvious, some not. Most have already appeared in the **Haves & Needs** this week.

***Your diligence will eventually be rewarded!***

Open houses are arranged in order by price (where price is known).

A printable PDF version of all recent editions can be found at [www.HavesAndNeeds.net](http://www.HavesAndNeeds.net).

If you have any **questions** or **comments**, or to **report an error**, please email me at [Bruce@HavesAndNeeds.net](mailto:Bruce@HavesAndNeeds.net) or call **(805) 881-3463**.

***Thank you for supporting the Haves & Needs! I hope you have a great weekend.***

***Bruce.***

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Saturday, September 23, 2017

Page 1 of 5

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## WEEKEND OPENS

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**OPEN HOUSE - SATURDAY/SUNDAY:: 2 to 4 PM: 1816 De La Vina #2.** [MAP](#) BEST BUY DOWNTOWN SANTA BARBARA! Mediterranean townhouse close to downtown. A refreshing blend of classic Santa Barbara architecture and chic contemporary interior design. A village-style complex of only four units. This 3-bedroom/2½-bath townhouse lives like a house with a small yard and garden. A handsome wood entry door invites you to wood flooring and an open kitchen and dining area overlooking the garden. The living room offers corner windows for natural light and a custom designed fireplace. Upstairs is a luxurious master suite with sitting room, walk-in closet, and fireplace. There are two additional generous guest rooms and a spacious bath. The large 2-car garage is a nice surprise. Conveniently located by shopping, restaurants, and all downtown Santa Barbara has to offer. Offered at **\$798,000**. MLS #17-2347. **CONTACT:** [Scott McCosker](#), Coldwell Banker, 687-2436 or [Scott@ScottMcCosker.com](mailto:Scott@ScottMcCosker.com). **(( SUPER SUPPORTER ))** CalBRE #00494253

**OPEN HOUSE - SUNDAY:: 1 to 3 PM: <<NEW LISTING>> 2205 Lillie Avenue #D.** [MAP](#) EXQUISITE OCEAN VIEW TOWNHOUSE. Enjoy fabulous ocean views from this beautifully remodeled 2-bedroom/2-bath beach townhouse! It is the closest residence to beach access as you can get in picturesque Summerland! No common walls, no-one above or below, and one of only 4-units, it offers vaulted wood beam ceilings, gourmet kitchen, living room fireplace, glass sliders to a spacious front deck (with 180 degree ocean views), and glass sliders to the private rear patio from the two spacious ensuite bedrooms. Floorplan includes walk-in closets, loft space, a laundry closet, and a 3-car garage with plenty of storage space, plus uncovered parking. Close to shopping, antique stores, restaurants, wine tasting, and Highway 101 to Santa Barbara or Ventura. Offered at **\$995,000**. MLS #17-3175. **CONTACT:** [Gary Goldberg](#), Coastal Properties, 969-1258, 455-8910 or [gary@coastalrealty.com](mailto:gary@coastalrealty.com). **(( SUPER SUPPORTER ))** CalBRE #01208634

**OPEN HOUSE - SUNDAY:: 1 to 3 PM: 1480 Santa Ynez Avenue, Carpinteria.** [MAP](#) This spacious single-level 5-bedroom/3-bath home is perfectly located on a quiet cul-de-sac in a sought-after Carpinteria neighborhood. The comfortable living room has a raised natural stone fireplace and wood beam vaulted ceiling, and opens to the large formal dining room. The welcoming kitchen has views of the patios and landscaped gardens. A separate wing offers privacy for your guests and family members. Very convenient to shopping, beaches, and all the amenities of downtown Carpinteria, and Highway 101 to Santa Barbara and Ventura. Offered at **\$1,199,000**. MLS #17-2152. **CONTACT:** [Gary Goldberg](#), Coastal Properties, 969-1258, 455-8910 or [gary@coastalrealty.com](mailto:gary@coastalrealty.com). **(( SUPER SUPPORTER ))** CalBRE #01208634

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**Saturday, September 23, 2017**

Page 2 of 5

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**OPEN HOUSE - SUNDAY:: 1 to 3 PM: 2905 Verde Vista.** [MAP](#) Picture perfect, masterfully renovated San Roque cottage, meticulously designed with fine antique and solid wood finishes, in addition to new plumbing, electrical, heating and drainage systems. Surrounded by picturesque gardens with low maintenance drought-tolerant landscaping and high privacy hedges, this home is ideal as a year-round residence or weekend getaway. Now offered at **\$1,199,000**. MLS #17-2422.

**CONTACT:** [Gary Goldberg](#), Coastal Properties, 969-1258, 455-8910 or [gary@coastalrealty.com](mailto:gary@coastalrealty.com). (( **SUPER SUPPORTER** )) CalBRE #01208634

**OPEN HOUSE - SUNDAY:: 1 to 4 PM: 1243 W. Micheltorena Street.** [MAP](#) IDEAL HOME FOR DUAL LIVING! This fabulous mountain and city views home is at the very top of West Micheltorena. It sits off the street on a super quiet cul-de-sac. 4,068 square feet of living space, lots of light and high ceilings. NOTE: Entry-level master suite and living area. Downstairs has four additional bedrooms, each with private bath. Downstairs can also be accessed from a separate outside entry. Nearly every room in the house enjoys a view. There is an attached 2-car garage and plenty of additional on-site parking. This home is one-of-a-kind, priced well below replacement cost. Excellent value at **\$1,595,000**. Co-listed with Daniel Zia of the Zia Group. MLS #17-2614.

**CONTACT:** Kathy Hughes, Berkshire Hathaway Home Services, 448-4881 or [KathyHughes7@cox.net](mailto:KathyHughes7@cox.net) (( **SUPER SUPPORTER** )) CalBRE #00851281

**OPEN HOUSE - SUNDAY:: 1 to 4 PM: 54 Nicholas Lane.** [MAP](#) This Montecito Riviera 4-bedroom/2½-bath (approximately 2,900-sqft) home enjoys a spacious deck with a peek of ocean and mountain views. It is surrounded by beautifully landscaped gardens and private patios, fruit trees, a charming gazebo, and in-ground spa. There is a very large workshop, and a 2-car garage. Just a short distance to shopping, Santa Barbara restaurants and entertainment, and several gorgeous beaches. Now offered at **\$1,599,000**. MLS #17-2825.

**CONTACT:** [Gary Goldberg](#), Coastal Properties, 969-1258, 455-8910 or [gary@coastalrealty.com](mailto:gary@coastalrealty.com). (( **SUPER SUPPORTER** )) CalBRE #01208634

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## LISTINGS

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**<<PRICE REDUCTION>> 838 Toro Canyon Road.** [MAP](#) Rare Montecito land parcel with stunning views and building plans. Beautiful 5-acre land parcel with unobstructed views of mountains, ocean, and Santa Barbara Harbor. Private location, yet close to many local beaches and Montecito community offerings. Property includes full home plans by architect Vadim Hsu. Save years of going through the county approval process, as many approvals are currently in place. A head start towards a beautifully finished home in desirable Montecito area. Site has been prepped for building and water meter currently in place, leveled out building envelope. Sellers willing to consider carrying partial financing. Offered at **\$1,149,000**. Sellers willing to consider carrying partial financing. Showings by appointment. MLS #16-3352.

**CONTACT:** Maurie McGuire, Coldwell Banker, 565-8816, 403-8816 or [maurie@mauriemcguire.com](mailto:maurie@mauriemcguire.com) (( **SUPER SUPPORTER** )) or Scott Westlortorn, 403-4313 or [scott@MontecitoLand.com](mailto:scott@MontecitoLand.com). CalBRE #01703617

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**Saturday, September 23, 2017**

Page 3 of 5

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**HAVE:: 6698 Breakers Way**, Ventura. [MAP](#) SHOVEL READY - ON THE SAND – RARE OCEAN FRONT LOT. Motivated owner offers a great opportunity to build a dream ocean-side home in this charming Mussel Shoals community of multi-million dollar homes. Features: approximately 40-foot of beach frontage, wide sandy beach, 4,127-sqft lot/.09-acres, and fully-approved plans for a 3,900-sqft 2-story home. The road is paved and utilities are right at the base of the lot. Seller has paid all fees including school fees, and COMPLETE PERMIT FEES. Easy commute to Santa Barbara or Ventura. Offered at **\$1,875,000**. Seller looking for a joint venture partner. Seller may carry. MLS #17-2204.

**CONTACT:** [Gary Goldberg](#), Coastal Properties, 969-1258, 455-8910 or [gary@coastalrealty.com](mailto:gary@coastalrealty.com). (( **SUPER SUPPORTER** )) CalBRE #01208634

**NOT IN MLS::** Wonderful duplex less than ½-mile to Santa Barbara City College. This could be a great investment opportunity for an investor who wants to do student rentals! Downstairs: 5-bedrooms, 2-baths, kitchen, dining, living room, and den. Upstairs: 3-bedrooms, 2-baths, kitchen, living/dining room, and balcony. Two-car garage, and lots of outdoor space. Let your exchange investors know about this one! Projected rents with two students per room \$12,800 monthly. Offered at **\$1,895,000**.

**CONTACT:** [Pat Saraca](#), Harbor View Real Estate, 560-9951, 886-7426 or [patSaraca@gmail.com](mailto:patSaraca@gmail.com). (( **MAJOR SUPPORTER** )) CalBRE #01080801

**HAVE:: 2728 Macadamia Lane**. [MAP](#) BEST VALUE in 93108. A beautifully remodeled Montecito home with 5-bedrooms/4½-baths and a flexible floorplan. Contemporary Viking kitchen. Family room opens to patio, gardens and a brand new 55-foot pool. A spacious home of 3,094-sqft offers a large living room and an open dining room with bay window that allows abundant natural light. Upstairs are two master suites. One offers a spacious spa-style bath and two closets. The second master suite would work well as a game/media room. There is a downstairs bedroom suite with private entrance and patio. This wing of the home has a private exit to the bocce ball court and more areas for creative entertaining. Privately set behind a tall hedge is a motor court for ample guest parking plus an oversized garage. Offered at **\$2,198,000**. SHOWN BY APPOINTMENT. MLS #17-2416.

**CONTACT:** [Scott McCosker](#), Coldwell Banker, 687-2436 or [Scott@ScottMcCosker.com](mailto:Scott@ScottMcCosker.com). (( **SUPER SUPPORTER** )) CalBRE #00494253

**NOT IN MLS::** COMING SOON:: **4305 Via Esperanza**. [MAP](#) This 1.8-acre Hope Ranch corner property is private and quiet, surrounded by professionally landscaped gardens. It features front and back gated entrances with a large perimeter privacy hedge, a pool, and a Jacuzzi. Offering an elegant 5,226-sqft of single-level living space, the light, bright open floor plan provides 4-bedrooms/3-baths, and two half baths. Included is an exceptionally large and elegant master suite, and separate guest quarters. It is convenient to La Cumbre Country Club and shopping center. Offered at **\$4,900,000**.

**CONTACT:** [Gary Goldberg](#), Coastal Properties, 969-1258, 455-8910 or [gary@coastalrealty.com](mailto:gary@coastalrealty.com). (( **SUPER SUPPORTER** )) CalBRE #01208634

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**Saturday, September 23, 2017**

Page 4 of 5

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[OPEN HOUSE Weekend](#) is brought to you by:

[Bruce James](#)

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**Saturday, September 23, 2017**

Page 5 of 5