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OPEN HOUSE – *Weekend Updates*

Serving the Santa Barbara Area

Saturday, July 22, 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.

If you have any **questions** or **comments**, or to **report an error**, please email me at 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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WEEKEND OPENS

OPEN HOUSE - SUNDAY:: 2 to 4 PM: 12 W. Constance Avenue #3. [MAP](#) Enjoy this quiet interior location at charming Villa Constance South. This bright and sunny upstairs 2-bedroom/2-bath condominium is in excellent condition. Fantastic, sweeping mountain views from many rooms! Spacious 1,400 square feet with beautiful hardwood floors, gorgeous remodeled kitchen, newer dual-pane windows and sliding door. OK to have a dog. One-car garage. Vacant, staged and beautiful. Offered at **\$629,500**. Lockbox/go anytime. MLS #17-2095.

CONTACT: Kathy Hughes, Berkshire Hathaway Home Services, 448-4881 or KathyHughes7@cox.net ((**SUPER SUPPORTER**)) or [Kathy Strand Spieler](mailto:KathyStrandSpieler@gmail.com), 895-6326 or kathyspieler@gmail.com. ((**SUPER SUPPORTER**)) CalBRE #00851281

OPEN HOUSE - SUNDAY:: 2 to 4 PM: 217 Reef Court. [MAP](#) Best location at Reef Court. Adjacent to La Mesa Park with spacious outdoor patio. Live the Mesa lifestyle and enjoy wonderful ocean breezes. Close to Shoreline Park, outdoor activities, shopping at Lazy Acres, and great local restaurants. This desirable 2-bedroom/2-bath corner unit offers natural light and many upgrades including hardwood flooring and new appliances. There is an oversized 2-car garage with plenty of storage for surfboards and bicycles. Offered at **\$758,000**. MLS #17-2311.

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

OPEN HOUSE - SATURDAY:: 2 to 4 PM: 536 Bath Street. [MAP](#) Extensively remodeled Craftsman with a rustic chic style. Located near the heart of downtown with a walk score of 93 and a bike score of 99 this charming 2-bedroom/2-bath (828-sqft) home has easy access to the funk zone, beach and harbor. There is a large, stand up basement that could support a variety of uses in addition to the ample storage. Offered at **\$779,900**. MLS #17-2355.

CONTACT: The Epstein Partners, 283-7161 or info@TheEpsteinPartners.com. ((**MEGA SUPPORTER**)) CalBRE #994429

OPEN HOUSE - SUNDAY:: 2 to 4 PM: 170 Vista Del Mar Drive. [MAP](#) Fantastic location. Great upside potential. Very private! Located on a knoll with pleasant vistas of open sky, treetops, peeks of the ocean and hillside. Extremely quiet portion of the street, short distance to dog-friendly Hendry's Beach, Boathouse Restaurant, Arroyo Burro Open Space at the end of Alan Road, and Douglas Preserve. This bright, south-facing 4-bedroom/2-bath home welcomes your vision and plans for improvement. The large .20-acre lot is fully fenced, great for children, pets, and expansion of the home. Great floorplan with master bedroom a bit separate from other three bedrooms, which enjoy pleasant vistas towards open space and ocean. There is an easy path to Yankee Farm neighborhood and Hope Ranch trails beyond, head down the hill to the beach, bike path, and all the mesa shopping restaurants, etc. Sold AS-IS. Offered at **\$995,000**. Lockbox/vacant.

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

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When contacting someone named in one of the submissions below, please mention you found their submission in the Haves & Needs. Thank you.

OPEN HOUSE - SUNDAY:: 1 to 4 PM: 47 Greenwell Lane. [MAP](#) Great room designed floorplan with oversized living and dining room combination with French doors leading to a large backyard. Built in 2005 this Greenwell Acres home has an approximately 2,181 square foot home, 3-bedrooms/3-baths, and is located in a lovely planned unit development that features a private park that is a gathering spot for neighbors and pets. There is a spacious kitchen with granite countertops and maple cabinetry as well as an attached 2-car garage. The beach, The Boathouse, and Hendry's Beach, along with Elings park are just down the road. Enjoy Santa Barbara at its finest! Offered at **\$999,900**. MLS #17-2150.

CONTACT: The Epstein Partners, 283-7161 or info@TheEpsteinPartners.com. ((**MEGA SUPPORTER**)) CalBRE #994429

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. Offered at **\$1,245,000**. MLS #17-2422.

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

OPEN HOUSE - SUNDAY:: 1 to 4 PM: 5032 Pacific Village, Carpinteria. [MAP](#) Mountain view home with five bedrooms (one bedroom is currently an office), three baths, great corner location, and very convenient to downtown Carpinteria, parks and beaches. Offered at **\$1,250,000**. MLS #17-1852.

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

OPEN HOUSE - SUNDAY:: 1 to 3 PM: 1515 Edison Street, Santa Ynez. [MAP](#) SHORT SALE: Ranchette on nearly 5-acres with its own WELL. Just a short drive to Santa Ynez and Los Olivos. LOTS of upside potential in this ranch-style home that is ready for next owner to enjoy! Offered at **\$1,395,000**. MLS #17-2435

CONTACT: [Toni Mochi](#), George Logan Properties, 636-9170 or tonimochi@aol.com. ((**SERIOUS SUPPORTER**)) CalBRE #01223666

OPEN HOUSE - SUNDAY:: 1 to 4 PM: 1994 Sycamore Canyon Road. [MAP](#) This charming 4-bedroom/3-bath contemporary is nestled among picturesque oaks on .8-acres in the Cold Springs area. Features include nine skylights, bird's eye maple floors, a formal dining room with lovely garden views, and several sets of French doors for a nice indoor/outdoor ambience, with access to the patios and the 80-foot entry deck. The cheerful gourmet kitchen has professional quality stainless appliances. Other features of the home include a spacious master bedroom suite with a seating area and a glass door leading out to a hedge-protected patio with a built-in spa. The property has an attached studio with a separate private entrance, kitchenette and full bath, plus a detached creek-side guest cottage, a spacious 2-car garage, and a 3,500-bottle double-rack wine cellar. Offered at **\$1,875,000**. [MLS #17-1340](#).

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

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When contacting someone named in one of the submissions below, please mention you found their submission in the Haves & Needs. Thank you.

OPEN HOUSE - SUNDAY:: 1 to 4 PM: <<NEW LISTING>> 4765 Dorrance Way, Carpinteria. [MAP](#) TWO BLOCKS THE BEACH, TWO BLOCKS TO DOWNTOWN. Just two blocks to the world's safest beach! Light and bright, fully furnished, single-family, 2-story, 3-bedroom/2½-bath, craftsman-style home. Features of this brand-new house include white oak hardwood floors, Travertine bathroom and laundry floors, and Calcutta Lasa gold marble countertops. Other amenities include air conditioning, Viking Professional Series appliances, including wine cooler, a microwave, a nicely finished 2-car garage with a loft, lots of beach toys, and a SmartHome security system. Close to all the amenities of downtown Carpinteria, the parks and the beach. Offered at **\$1,995,000**. MLS #17-2372.

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

OPEN HOUSE - SUNDAY:: 2 to 4 PM: <<NEW LISTING>> 2682 Montrose Place. [MAP](#) Awash with rustic charm and timeless elegance, this romantic Tuscan villa is prized as one of Mission Canyon's hidden treasures for its breathtaking ocean views and architectural grandeur reminiscent of an Italian grotto. Unique, magical and supremely inviting, this 3-bedroom/3½-bath home was meticulously constructed in 2005 by a local contractor. The builder demonstrated remarkable attention to detail and employed the finest elements of the earth to create a home where Old World craftsmanship meets modern-day functionality. The woodwork alone is enough to swoon even the most discerning buyer, from Cedar doors and windows to a vaulted Douglas Fir ceiling and handcrafted vanities throughout the home. Offered at **\$2,300,000**. MLS #17-2417.

CONTACT: Kellie Clenet, Berkshire Hathaway Home Services, 705-5334 or [Randy Freed](mailto:Randy.Freed@bhhs.com), 895-1799 ((**SUPER SUPPORTER**)) CalBRE #00624274

OPEN HOUSE - SUNDAY:: 1 to 4 PM: <<NEW LISTING>> 2944 Cliff Drive. [MAP](#) Enjoy the Santa Barbara lifestyle in the "House by Hendry's Beach." A rare and exciting opportunity to own the home directly across the street from Santa Barbara's nicest beach! This property offers 4-bedrooms/2½-baths, 2,200 square feet, approximately 1.02 almost flat acres, ocean and mountain views! Proximate to the Mesa, Shoreline Park, the harbor and downtown Santa Barbara. Offered at **\$2,749,000**. MLS #17-2454.

CONTACT: The Epstein Partners, 283-7161 or info@TheEpsteinPartners.com. ((**MEGA SUPPORTER**)) CalBRE #994429

OPEN HOUSE - SUNDAY:: 1 to 3 PM: By Appointment: 1407 Tunnel Road. [MAP](#) This 4-bedroom/5-bath Mediterranean estate beckons as you pass historic Santa Barbara Mission. French doors from the formal living and dining rooms open seamlessly to tranquil outdoor patios and a stone terrace perfect for entertaining. The gourmet kitchen will delight any chef with a large prep island, stainless appliances, custom storage cabinetry, and breakfast area. Superb master bedroom suite, adjacent sitting room, fireplace, two bathrooms, walk-in closets, and a private mountain view balcony overlooking the pool and mature gardens. Scenic hiking trails, Santa Barbara Botanical Gardens nearby, and local sandy beaches offer myriad activities for an active lifestyle, as well as theater, concerts, museums, dining, and shopping just minutes away. Offered at **\$2,895,000**. Easy to show! MLS #17-1243 for pictures.

CONTACT: [Janice Laney](mailto:Janice.Laney@kellerwilliams.com), Keller Williams Realty, 705-6474 or laneyrealestate@gmail.com. ((**SUPER SUPPORTER**)) CalBRE #01794041

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LISTINGS

<<NEW LISTING>> 217 Reef Court. [MAP](#) Best location at Reef Court. Adjacent to La Mesa Park with spacious outdoor patio. Live the Mesa lifestyle and enjoy wonderful ocean breezes. Close to Shoreline Park, outdoor activities, shopping at Lazy Acres, and great local restaurants. This desirable 2-bedroom/2-bath corner unit offers natural light and many upgrades including hardwood flooring and new appliances. There is an oversized 2-car garage with plenty of storage for surfboards and bicycles. Offered at **\$758,000**. MLS #17-2311.

CONTACT: [Scott McCosker](#), Coldwell Banker, 687-2436 or Scott@ScottMcCosker.com.

((SUPER SUPPORTER)) CalBRE #00494253

<<NEW LISTING>> 127 Loureyro Road. [MAP](#) New Montecito Vacant Lot near Fernald Point. Vacant land with Montecito water meter, ready to build on a flat approximate .71-acre lot in Montecito Union attendance area. The foundations of previous structure remains and consists of approximate 2,500 square foot home, 525-sqft garage, and 680-sqft guesthouse. The site is completely fenced, gated and private with some mature landscape vegetation, fruit trees such as avocado, peach, persimmon and macadamia nut. Easy to see and ready to build with county approval! Offered at **\$849,000**. MLS #17-2345.

CONTACT: Maurie McGuire, Coldwell Banker, 565-8816, 403-8816 or maurie@Montecitoland.com. **((SUPER SUPPORTER))** CalBRE #01703617

<<NEW LISTING>> 501 Orena Street. [MAP](#) Immaculate upper east craftsman bungalow perched on a knoll above the beautiful Roosevelt School and just around the corner from the Mission's Rose Gardens. This home has been thoughtfully updated while maintaining its historical integrity and charm. With 3-bedrooms/3-baths, an office/flex room, formal dining room, breakfast nook, privately screened side porch, and a large rear entertainment patio, there is a room for every mood. Conveniently located in one of the most sought-after neighborhoods in Santa Barbara and just a short walk from the Mission, Rocky Nook Park, Natural History Museum, Alice Keck Park, State Street, Riviera Theatre, El Encanto Hotel, and so much more! Offered for **\$1,495,000**. MLS #17-2244.

CONTACT: [Toni Mochi](#), George Logan Properties, 636-9170 or tonimochi@aol.com. **((SERIOUS SUPPORTER))** CalBRE #01223666

<<NEW LISTING>> 1130 Las Olas Avenue. [MAP](#) New Mesa Beach Home in Marine Terrace. One of the original Mesa properties built in 1926, skillfully restored with modern utility and impeccable attention to detail. Luxurious finishes complement this Spanish-style 2-bedroom/2-bath home with original oak floors, high ceilings, wood-burning fireplace, red tile roof, and Italian tiles in kitchen and baths. This light infused home sits on over a quarter acre and is beautifully landscaped around outdoor living spaces with classic water fountains, fruit and shade trees. Enjoy filtered ocean views, all conveniently close to Shoreline Park, Santa Barbara Harbor and downtown. Come experience the joy of living the Mesa lifestyle. Offered at **\$1,998,000**. Easy to show by appointment, call us today. MLS #17-2378.

CONTACT: Maurie McGuire, Coldwell Banker, 565-8816, 403-8816 or maurie@Montecitoland.com. **((SUPER SUPPORTER))** CalBRE #01703617

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<<**PRICE REDUCTION**>> **54 Nicholas Lane.** [MAP](#) This approximately 2,900-sqft Montecito Riviera home offers a peek of the ocean and mountains, and is surrounded by beautifully landscaped gardens, with lawns, paved patios, fruit trees, and a charming gazebo and in-ground spa. Two-car garage and workshop. Now offered at **\$1,675,000.** MLS #17-2129.
CONTACT: [Gary Goldberg](mailto:gary@coastalrealty.com), Coastal Properties, 969-1258, 455-8910 or gary@coastalrealty.com. ((**SUPER SUPPORTER**)) CalBRE #01208634

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[Bruce James](#)

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