



461 Por La Mar Circle | Santa Barbara

Offered at: \$929,000

Top floor south facing "Biltmore" floor plan offers 2-bedroom/2-baths, living room with fireplace, separate dining area, kitchen with counter seating, and private sunny balcony with peeks of the Pacific. Excellent and quite front row location in the complex with access to the unit from the exterior stairs or through the interior of the building by elevator. Property has 1 covered & 1 uncovered designated parking spot. A great spot for a full or part time home.



Coldwell Banker President's Elite Representing the Top 2% Internationally

CRYSTA METZGER

CrysMetz@me.com | 805-453-8700

PropertyinSantaBarbara.com

CalBRE#01340521





El Escorial "at a glance"

Year Built: 1992 | **Assessors #** 017-620-061 | **2 bedrooms/2 baths** | **Square Feet:** 1048

Parking: 1 Carport with wall storage & 1 Uncovered designated spot

Amenities: 24-hour gated security, tennis courts, pool/spa, gym, & clubhouse.

Association Fee: \$519/month **Includes;** Gate & Security, Insurance including Earthquake, Water, Trash, Cable TV, Prop Management, Common Area & Exterior Maintenance.

Total number of units: 261 | **Owner Occupied** 55%+/-

Management Company: Santa Barbara Resource, Phyllis Ventura 964-1409/PNVentura@cox.net

Location: Across from East Beach, near restaurants, the zoo, beach volley ball, the Bird Refuge, Downtown/Waterfront Electric Shuttle stop, Santa Barbara Air Bus pick up/drop off from LAX. Convenient to Montecito, and Downtown Santa Barbara.



The Biltmore

2 BEDROOM / 2 BATH

1,048 SQUARE FEET