



## Wake up to Stunning Ocean Views on a Montecito Acre!

**\$675,000**

**197 Cañon View, Montecito**

- Own a 2 Bedroom, 2 Bath house on a Montecito acre! The average Montecito acre with a house sells for over \$3,850,000!
- Property is distressed. There are access issues and getting new building permits may be complicated
- Located in Cold Spring school district; one of the highest rated public schools in California
- Stunning ocean and mountain views from almost every angle!
- Many beautiful places to walk to; lots of room for pets
- A partially completely driveway winds from the top access road down towards the house
- Buy a Montecito view parcel at a fraction of the typical price!



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