



**2BR/1BA House +
1BR/1BA Guest House
Offered at \$645,000**

74
ZACA ST
BUELLTON
CA 93427

2 RESIDENTIAL INCOME PROPERTIES • AVAILABLE SEPARATELY OR TOGETHER

78
W. HWY 246
BUELLTON
CA 93427

**1BR/1BA House
Offered at \$430,000**



Robert Rauchhaus
805.879.9627
rrauchhaus@radiusgroup.com
CA LIC. 01891927

Co-listed with

Joe Olla
805.656.5603
jorealty@outlook.com
CA LIC. 00902183



ALSO AVAILABLE AS 3-PROPERTY PORTFOLIO SALE

Contact Listing Agents for Details



**253 & 263 3RD ST
SOLVANG CA 93463**

**12-Unit Apartment Complex
Offered at \$4,250,000**



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1 BR/1 BA Guest House

FOR SALE | 2BR/1BA HOUSE + 1BR/1BA GUEST OFFERED AT \$645,000

Excellent income property opportunity located only a short distance from Highway 246, the main thoroughfare in Buellton, CA. This property features a 2br/1bath house and a 1br/1bath guest house. Both houses have large backyards, and the main house has a 1 car garage.

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Offering Specifics

Price	\$645,000
Type	Single Family Residence (+Guest House)
Garage	1-Car Garage
Occupancy	Currently Rented
Current Rents	\$1,700/Mo. Main House · \$1,200/Mo. Guest House
Lot Size	±10,018 SF
APN	099-261-002
Year Built	Est. 1947
Zoning	Residential





FOR SALE | 1BR/1BA HOUSE OFFERED AT \$430,000

Excellent income property opportunity located on a lightly trafficked street just a short distance from stores and a major highway. This property features a 1br/1bath house on a 4,791 SF lot with a 1-car garage and large backyard. *The legal address is Highway 246, but this is informally identified as 78 Zaca.*

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Offering Specifics

Price	\$430,000
Type	Single Family Residence
Garage	1-Car Garage
Occupancy	Currently Rented
Current Rent	\$1,200/Mo.
Lot Size	±4,791 SF
APN	099-261-003
Year Built	Est. 1947
Zoning	Residential



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78 W HWY 246



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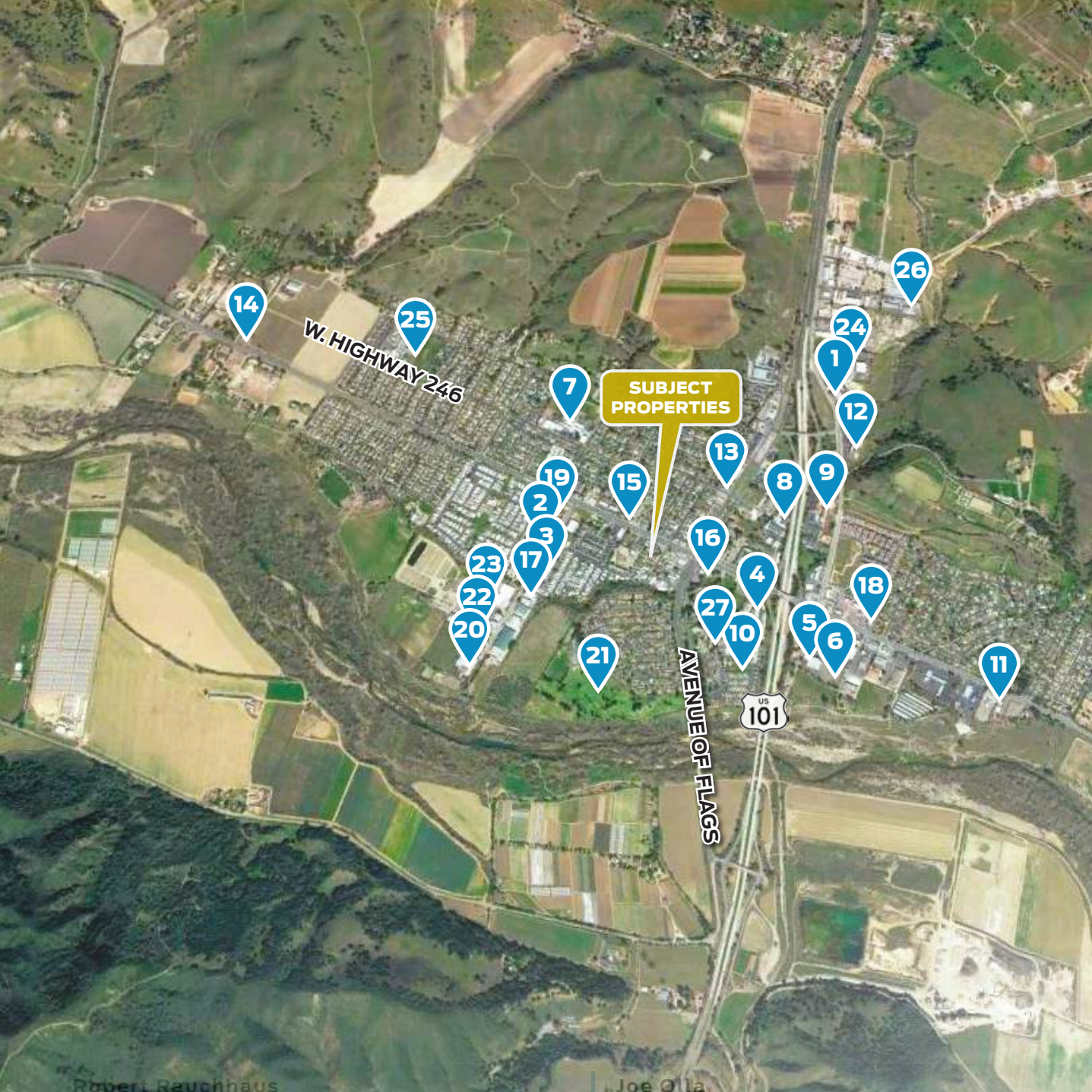
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Neighboring Amenities

- 1 Firestone Walker Brewing Company
- 2 Industrial Eats
- 3 Buscador Winery & Tasting Room
- 4 Sideways Inn
- 5 CVS Pharmacy
- 6 Albertson's
- 7 Jonata Middle School
- 8 Standing Sun Wines
- 9 Santa Ynez Valley Marriott
- 10 Flying Flags RV Resort & Campground
- 11 Hitching Post 2
- 12 Hampton Inn & Suites
- 13 Toño's Restaurant
- 14 Brick Barn Wine Estate
- 15 Ken Brown Wines
- 16 Ellen's Danish Pancake House
- 17 Roark Wine
- 18 Starbucks
- 19 Alma Rosa Winery & Vineyards
- 20 Chop House Wine
- 21 Zaca Creek Golf Course
- 22 Figueroa Mountain Brewing Co.
- 23 Margerum Wine Company
- 24 Cool Hand Vineyard
- 25 Oak Valley Elementary School
- 26 Lucas & Lewellen Vineyards
- 27 Feather & Fire



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SANTA YNEZ VALLEY • GOLDEN VINEYARD WINE COUNTRY

The great wide open countryside of the Santa Ynez Valley is located 30 minutes north of Santa Barbara and nestled between the Santa Ynez and Santa Rafael Mountains. Numerous world-renowned wineries and vineyards dot the landscape as well as horse and cattle ranches. In fact, the valley is recognized as the epicenter of California's multi-billion dollar equine industry. Other attractions include the Los Padres National Forest, Lake Cachuma, Old Mission Santa Inez, golf courses and the Santa Ynez Valley Historical Museum & Parks- Janeway Carriage House displaying old stagecoach relics from the valley's past. Six small towns are home to the region and include Ballard, the smallest and oldest community, Solvang, a charming Danish-American hamlet, the rapidly growing Buellton, the vintage chic community of Los Alamos, the laid-back wine tasting haven of Los Olivos, and the turn-of-the-20th-Century township of Santa Ynez.



BUELLTON



SANTA YNEZ



SOLVANG

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Poised for significant growth and development, Buellton is one of California's quintessential wine country towns with friendly people, gorgeous natural surroundings, farm-to-table restaurants, vineyards, wineries, and distilleries.



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