

\$3,995,000 - 115 Pedregosa Street, Santa Barbara

MLS® #25593837

\$3,995,000

3 Bedroom, 4.00 Bathroom, 2,736 sqft

Residential on 0 Acres

N/A, Santa Barbara,

The charm of the Upper East has always held a certain magic, and this 1913 Craftsman is no exception. From the moment you arrive, its timeless architecture hints at the history within, and once inside, the story of character renewed for modern living unfolds. Thoughtful restoration has preserved the home's soul while elevating it with custom carpentry, designer details, and even a state-of-the-art see-through elevator. Light pours through generous windows, brightening living spaces designed for connection and comfort. At the heart of the home, the gourmet kitchen features high-end appliances and elegant finishes, opening through French doors to the outdoors for effortless al fresco dining. Upstairs, three bedrooms create a private wing for rest and retreat, complemented by an additional office that could also be utilized as a bedroom. The primary suite offers leafy treetop views, while additional bedrooms provide comfort and versatility for guests. Outdoors, a spacious deck invites you to savor Santa Barbara's weather, while a spa offers relaxation beneath the stars. Plans and permits for a two story two bedroom two bath ADU and a pool expand the possibilities, with potential Mills Act tax benefits adding to the property's appeal. Just moments from the Mission, Rose Garden, and downtown, this is a rare blend of history, design, and location.



Built in 1913

Essential Information

MLS® #	25593837
Price	\$3,995,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,736
Acres	0.20
Year Built	1913
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Cristal Clarke
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	115 Pedregosa Street
Area	VC81 - Santa Barbara
Subdivision	N/A
City	Santa Barbara
County	Santa Barbara
Zip Code	93101

Amenities

Parking Spaces	2
View	None
Pool	None

Interior

Interior	Wood, Carpet
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	September 10th, 2025
Days on Market	43
Zoning	E-1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 21st, 2026 at 11:35pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.