

**FOR SALE**

A rare architectural building known as the  
"Studio and Tea Room" built by the Moody Sisters, in 1932.

**OFFERED AT \$3,950,000**

# 1086 COAST VILLAGE RD

**SANTA BARBARA • CALIFORNIA 93108**

PRESENTED BY

**MIKE CHENOWETH**  
**805.879.9608**  
[mchenoweth@radiusgroup.com](mailto:mchenoweth@radiusgroup.com)  
CA LIC. 01213196



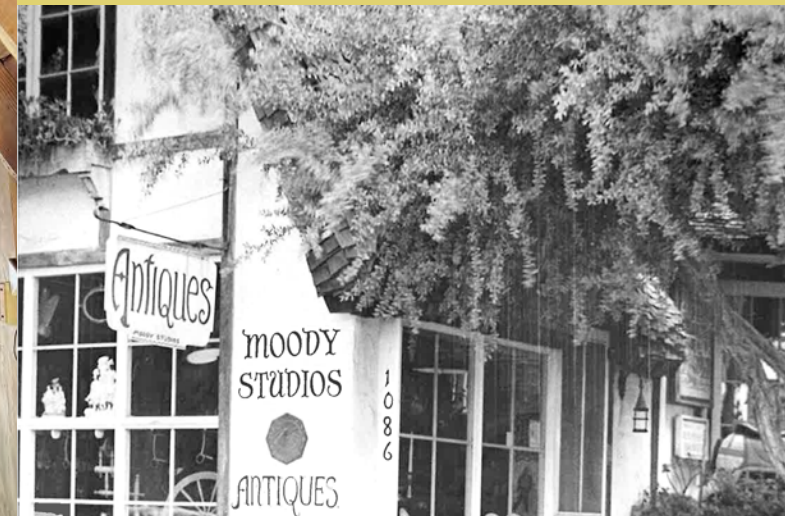
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# 1086 COAST VILLAGE ROAD

SANTA BARBARA  
CA 93108



A rare architectural gem located on Coast Village Road in the heart of Montecito, this “Moody Sisters Cottage” built in 1932, also known as the “Studio and Tea Room”. Built by Harriet and Mildred Moody whom are renowned for their storybook cottage architecture—this historic masterpiece embodies their signature design, with steeply pitched shingle roofs, hand-finished stucco walls, enchanting fireplaces, along with decorative high ceilings. Their work helped define Montecito’s architectural character. The property was designated by the City of Santa Barbara as a “Historical Landmark” on February 8, 2001.

Offered at	\$3,950,000
Lot Size	±3,920 SF
APN	009-212-013
Zoning	C-1 / S-D-3
Parking	Street
Year Built	1932

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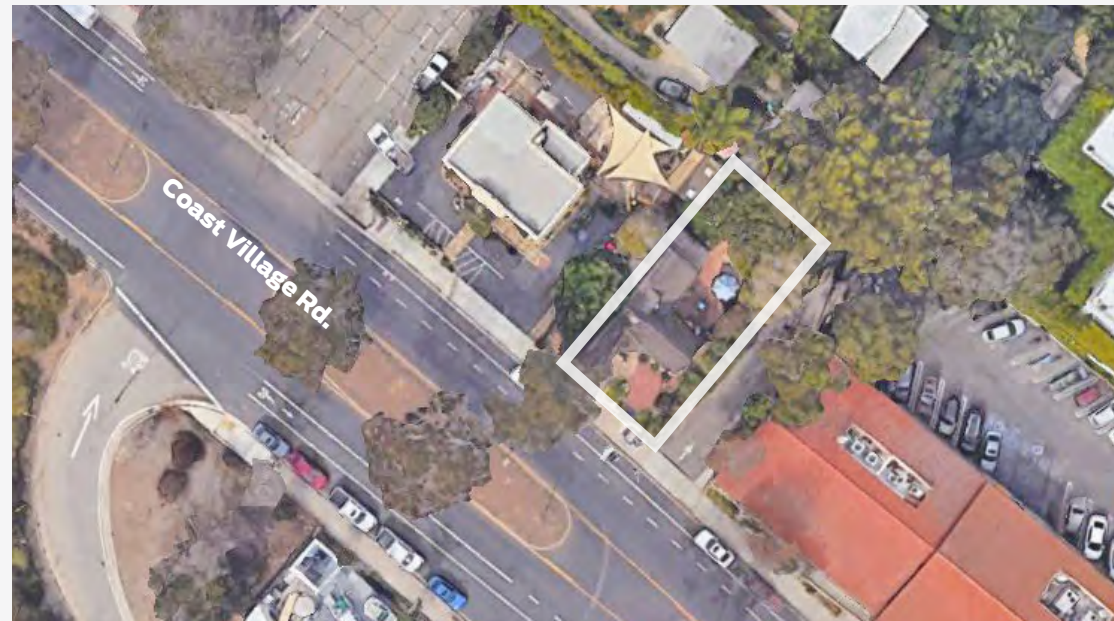
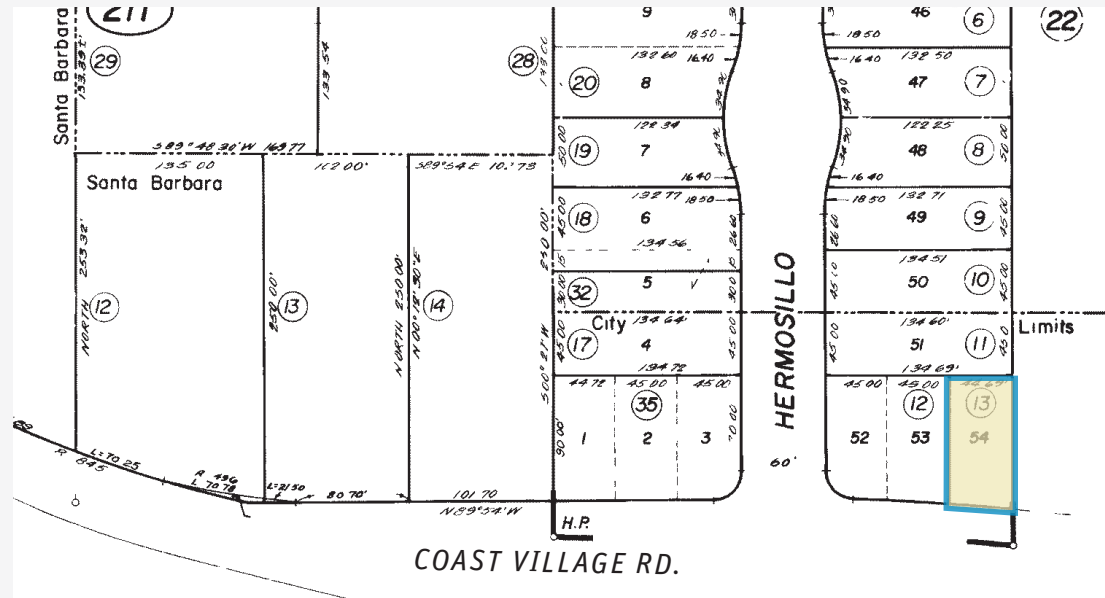
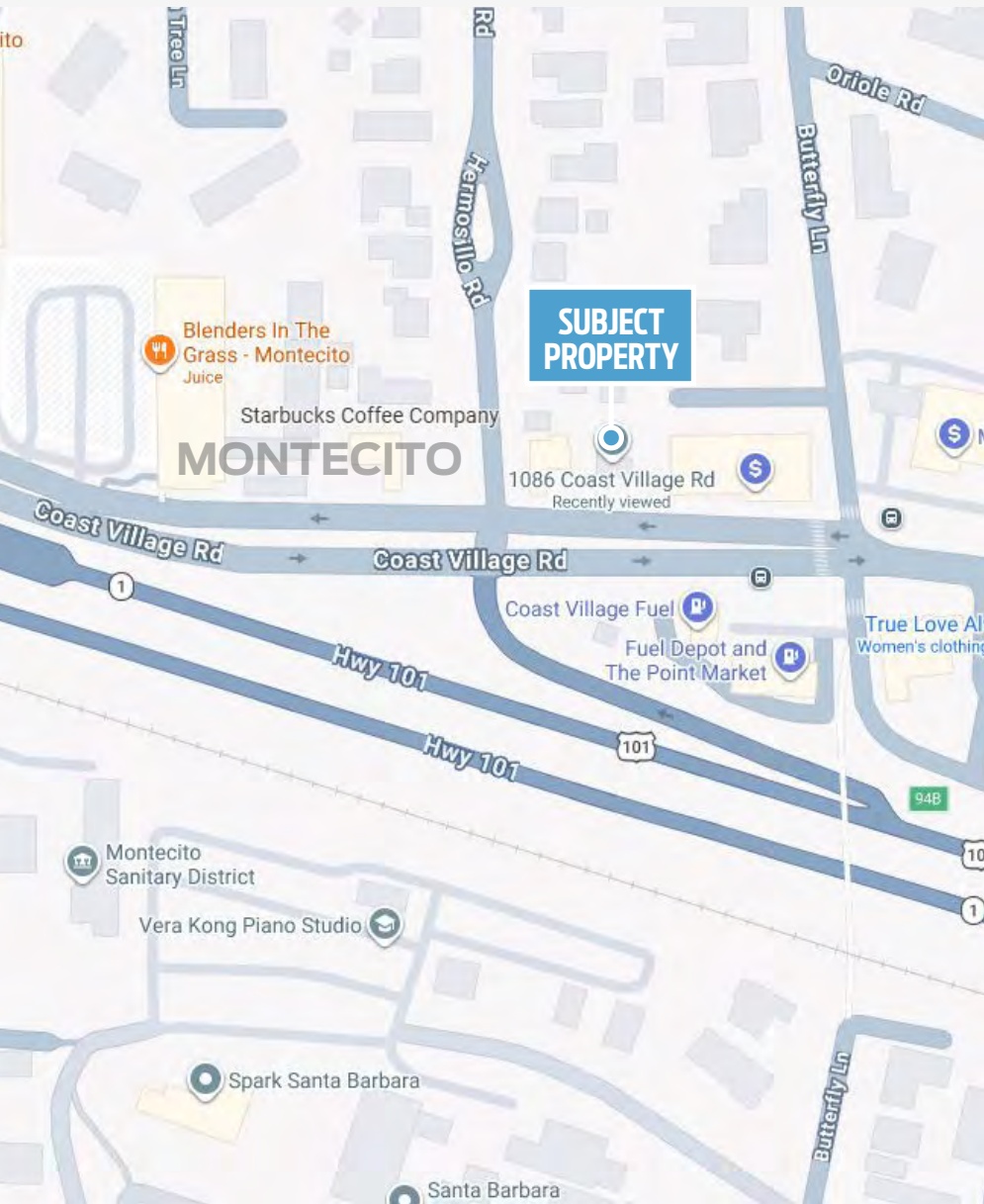
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# 1086 COAST VILLAGE RD SANTA BARBARA CA 93108

**NEW TO MARKET**  
Retail/Office/Mixed-use building located along  
Montecito's lower village



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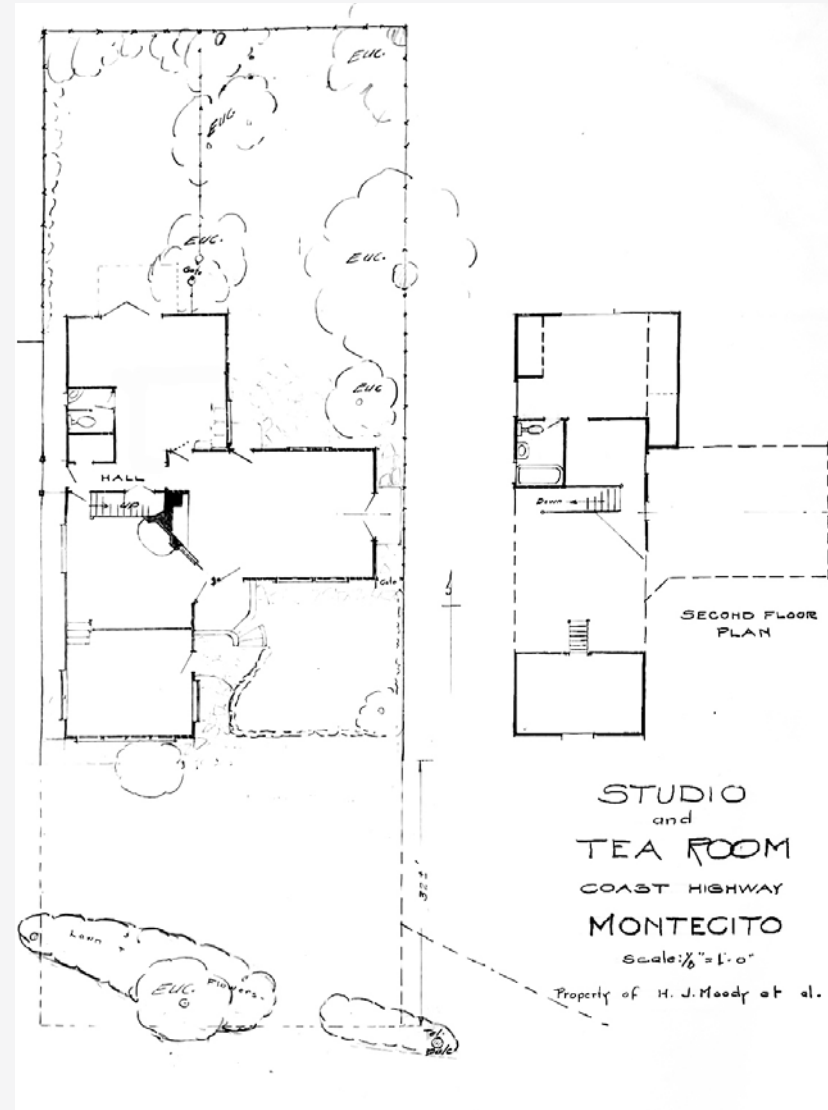
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Studio and Tea Room Renderings by Harriet Moody circa 1932

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# MONTECITO'S LOWER VILLAGE

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## MONTECITO & "THE AMERICAN RIVIERA"

Just south of Santa Barbara and 90 miles west of Los Angeles is the affluent seaside community of Montecito. The area is popularly known as "The American Riviera" due to its fantastic climate and beauty, and truly no other town does luxury or exudes an effortlessly chic vibe like Montecito. Elegant and sophisticated, yet retaining its country feel, Montecito is world famous for its climate and oceanfront setting.

Montecito is home to many world class restaurants and shopping as well some of Santa Barbara's most stunning stretches of coastline and mountainous trailheads. It encompasses a total of eight square miles and comprises the Upper and Lower villages. The Mediterranean-style architecture, beautiful scenery and year-round sunshine is about as idyllic as you can get. It is conveniently situated five-minutes from downtown Santa Barbara and Los Angeles is about an hour by car. *Travel + Leisure* magazine named Montecito one of "its **50 Best Places to Travel in 2019**."



### **Rosewood Miramar Hotel (0.9 Miles from Subject Property)**

Opened in 2019 on Miramar Beach in Montecito, the all-new Rosewood Miramar luxury resort built by world renowned developer Rick Caruso. The property boasts elegant rooms and opulent suites in Montecito's beachside haven.

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