

26106 Ladera Drive

Carmel, CA 93923

FEATURE LIST

Main House

- Radiant baseboard heat
- Entry and Kitchen Dutch doors made of Alder Wood, built by Mark of Carmel Doors
- Interior door leading to office also built by Carmel Doors
- Custom window coverings throughout:
 - Conrad Shades and Comstock Plantation Shutters in Kitchen
 - Duettes on remote in Master Bedroom with custom fabric-covered cornice
 - Custom drapes in Living Room
 - Downstairs bedroom and additional Comstock Plantation shutters in Dining Room and Guest House
- Partial Basement housing heating elements and water heaters
 - Includes new cabinetry and sink for potting and flower arranging.
- Exterior and Interior painted in 2006
- Beautiful Ocean Views of Point Lobos from Master Bedroom
- Both downstairs bathrooms remodeled in 2006 with marble flooring and new fixtures
- 50 year warranty on roof (10 years old)

Kitchen

- Remodeled in 2007
- Solid wood light stained cabinets
- Tumbled marble floors
- Granite countertops
- Stainless Steel Appliances
- Small office alcove with custom cabinetry for computer

Guest House

- 1 bedroom, 1 bath, living room, kitchenette, gas fireplace
- Front and Rear French doors leading to brick and paver patios
- New gas heater
- And a peak of the ocean!

Grounds and Garden

- Property is completely gated and fenced
- Custom landscaping with fenced area for roses in rear garden
- Quiet, cul-de-sac with great privacy backing onto The Mission Park and Trail.

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