



NE CORNER OF SECOND AND LINCOLN | CARMEL-BY-THE-SEA, CALIFORNIA



CARMEL REALTY COMPANY
ESTABLISHED 1913

REBECCA WOLF ARNOLD

831.241.2600 ■ Rebecca@CarmelRealtyCompany.com





Improvements List

NORTH EAST CORNER OF SECOND
AND LINCOLN

This charmingly renovated Carmel Beach Cottage with filtered ocean views is a few short blocks to restaurants, boutiques, art galleries, coffee shops, tasting rooms and all that Carmel offers! An open floor plan on the main level with whitewashed open-beamed ceilings and a soothing neutral color scheme throughout create an airy, relaxing home. Hardwood floors, wrought iron stairway railings, interior barn doors and an inviting living room with gas fireplace bring a sophisticated yet traditional feel to this delightful home. Vaulted whitewashed open-beamed ceilings continue into the front bedrooms and family room, all with filtered ocean views. The full bathroom and bedrooms on the main level allow for multigenerational living. And, the Master Suite upstairs has a private deck for relaxing in the sun and enjoying glorious ocean and expansive sunset views. Newly landscaped and fully fenced with a decorative wrought iron entry gate, this charming Carmel Cottage is ready for its new owner!



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Doors:

- All interior doors were replaced with solid wood doors along with new door knobs, unless otherwise specified below.
- Three-panel doors were selected for Master Bedroom entry door, as well as Upstairs and Downstairs Bathroom entry doors.
- New single panel closet doors were installed in both downstairs Bedrooms.
- Older Bi-fold closet doors were replaced with single panel French doors in Master Bedroom and Bathroom.
- Installed solid panel French door at Linen Closet at the top of the stairs.
- Widened downstairs right bedroom door to 6ft opening and installed two 3ft reclaimed wood barn doors on a 12ft barn door track system.
- Larger downstairs Bedroom received new French doors with single glass panels.

Stairs:

- New oak handrails with Craftsman-style newel posts and caps were installed and painted.
- Decorative Wrought Iron balusters were installed and painted.
- All stair risers were sanded and painted.

Patio/Yard:

- Tree between house and garage was removed with approved City permit and that area landscaped.
- Extensive patio renovation plans and approved permit in City Building Department.





Miscellaneous Improvements:

- Electrical relocation and drywall were repaired as needed.
- Built-in shelving was added and painted at top of the stairs to create a Linen Closet.
- Master Bathroom closet was built out for linen/utility closet.
- Large hallway bookshelf cabinet removed, and wall and floor were repaired.
- Throughout entire house, all wood floors were sanded and finished, including stairs.
- All heat vents received new flush-mount wood vents.
- New solid surface stone counter top was installed on Master Bathroom vanity with a new single under-mount sink installed on the right side of the counter.
- Face of the cabinet in the Downstairs Bathroom was rebuilt and painted to finish.

Kitchen:

- Kitchen cabinets were reconfigured, finished and touched up as needed.
- New floating wood shelves were installed at either side of the sink.
- New subway tile backsplash was installed at existing countertops.
- New plugs were installed at backsplash
- New Viking gas range/oven installed with new exhaust fan above.

Paint:

- The interior was repainted, including walls, doors, baseboards and ceiling.
- Tongue & Groove ceiling and beams were painted white with ceiling beams lightly sanded to bring the grey back through, creating a distressed finish.

