



CARMEL REALTY COMPANY
ESTABLISHED 1913

EL CAMINITO ROAD, CARMEL VALLEY

ElCaminitoCarmelValley.com



Main House: 2,100 sq. ft. +/-

- 2 Bedroom, 2 Bath
- White cement based concrete radiant heated floors
- 2 Fireplaces
- Custom fireplace from Sierra Golden Granite with floating cantilever hearth in Living Room
- Rooms with individually controlled speakers, including bathrooms
- Automatic lower vanity lighting both bathrooms

Guest House: 600 sq. ft. +/-

- 1 Bedroom, 1 Bath
- 1 Fireplace – custom stained and textured fireplace base
- Color and stained concrete radiant heated floors

Plus:

- Loft 470 sq. ft. +/-
- Garage/Studio 200 sq. ft. +/- concrete radiant heated floors
- 2 Car Garage 470 sq. ft. +/- concrete radiant heated floors



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DRE#00432364 | DRE#01830671

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- 120 sq. ft. Storage Shed
- Wood storage away from the house

*Total: 3,840 sq. ft. +/-
not including Storage Shed*

Both Buildings:

- Delmonte Black Sand custom thin wall plaster
- Window surrounds and wood lentils
- Limestone and Travertine showers (no glass shower doors)
- Granite countertops
- Custom cabinets made of solid Black Walnut and Bird's Eye Maple

Features:

- 30 panel Solar array based on a NEM 1 service exchange, (true-up last year \$250.00), with covered parking below
- Fire resistant cementitious roof tiles – Fire Free from Canada
- 500 sq. ft. +/- fire resistant Iron Woods Ipe decking
- Renson Lapure retractable awnings that drain into the rainwater tanks
- Custom heated seat bench with firepit and retaining wall
- Custom iron gates and rails (LMNO Arts)
- Custom fabricated iron bird bath
- Ceilings in Main House are Clear Western Red Cedar
- Ceilings in Guest House are Western Red Cedar
- Approximately 500 hundred bottle capacity, temperature controlled wine cooler Extreme 3500ti by Whisper Kool
- Pex tubing radiant heat and plumbing



Facts:

- 1 ½ acres, south facing with dramatic views overlooking the Los Padres National Forest and the Santa Lucia Mountain Range
- Utilities underground so they would not interfere with any view
- Approximately 1 acre fenced from deer
- Mature water conserving landscape w/automatic irrigation system
- Water supplied by a strong well that has been documented and recorded for the last 13 years.
- 5,000 gallon storage tank of domestic water
- 5,000 gallon storage tank of dedicated water for fire, feeding two onsite fire hydrants (both tanks can be used to feed the hydrants)
- 27,000 gallons rainwater tank capacity, that has re-filled every year for irrigation
- El Caminito neighborhood is a Firewise Community
- Less than 3 miles to Monterey County Regional Fire Station



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