



NE CORNER OF GUADALUPE & MOUNTAIN VIEW | CARMEL-BY-THE-SEA



CARMEL REALTY COMPANY
ESTABLISHED 1913

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Improvements List

NE CORNER OF GUADALUPE & MOUNTAIN VIEW

Nestled amongst the trees with beautiful views of nature from every window, this absolutely charming, incredibly private home will enchant from the moment of passing under the arched trellis. Just blocks from downtown Carmel, surrounded by colorful, mature landscaping, this 3 bedroom, 2.5 bath, 2029 sq. ft. home feels light and airy with its many wood-beamed vaulted ceilings. Italian tile floors, rich dark wood floors, beautiful plaster walls and a gorgeous stacked-stone fireplace surround enhance the charm of this home while numerous windows and doors to patios, yards and balconies make inside-outside living a breeze. Two primary suites, one up, one down, an office which could be used as a bedroom, plus one bedroom professionally redesigned as a stunning walk-in closet provide options. A detached one-car garage with paver driveway, plus a finished parking pad on the Mountain View side of the property, offer plenty of parking. Peeks of Point Lobos and the ocean can be seen on clear days. For those looking for Carmel by the Sea Charm, this is truly it!!

WWW.GUADALUPE-MOUNTAINVIEW.COM



Seller provided list of property improvements since their purchase in December 2012



2013:

- Repaint House
- Carmel Stonework on House
- Created Walk-in Closet
- Landscaping updates
- Replaced Office Windows
- Installation of Gas Fireplace
- Electrical in Closet and Bathroom
- Landscape Gravel Pathways
- Cabinets in Garage
- Whole House Water Purification System
- Carpet Stairs to Master Bedroom
- Replaced Outdoor Lighting
- Landscaping All New Grass
- New Refrigerator in Kitchen
- New Refrigerator in Pantry
- New Front Gate Entry
- New Garage Hardware
- Weathervanes

2014:

- Stone on Fireplace
- New Washer Dryer
- Remodel of Bathroom to Accommodate Full-size Washer & Dryer
- Wine Lockers
- Tankless Water Heater

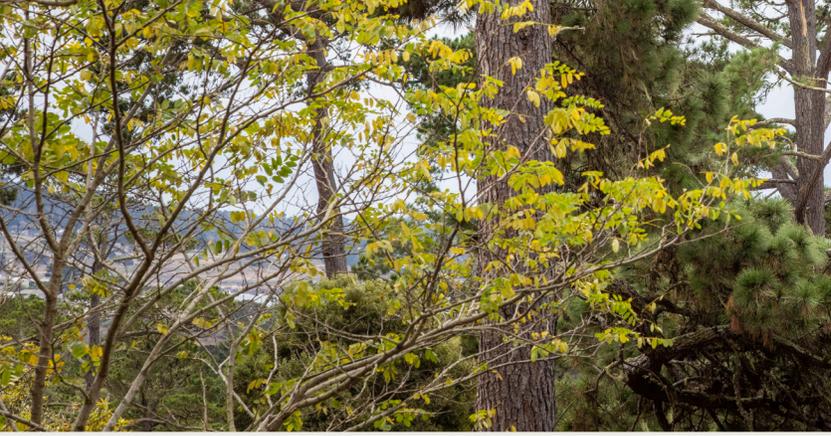
2015

- French Drains Rear and Side
- New Stone Steps by Office
- New Handrail for Steps
- Rain Gutter

2016

- Patio & Entry Deck Replacement

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2017

- New Stone Walls, Stairs, Fence & Landscaping to Lower Parking Area
- Kitchen Remodel Including Appliances, Countertops, Hood, Backsplash & plumbing

2018

- All New Outdoor Ground Lighting
- New Family Room Split Door
- New Refrigerator
- Blinds For Master Bath

2019

- New Garage Door
- Refinish Garage Floor
- Exterior Painting
- New Property Line Fence, Hedges & Landscaping

2021

- Remodel Storeroom - drywalled, lighting, painted
- New asphalt shingle roof by Premo Roofing
- New roller shades in Office
- Replace electrical ceiling cans in Master bedroom

2022

- Whole House Water Filtration system
- Master Bath Shower repair

2023

- Yard irrigation, fencing, and planting
- Master Bath window repairs
- Yard repairs and planting
- New furnace, permits, duct inspection by Precision Plumbing
- New Italian tile flooring in entry, dining and pantry

2024

- Master bath faucet replacements
- Tree Removal
- Driveway & entry pavers, new stairs on north side of driveway
- Irrigation renovation
- Replaced outdoor lights
- New tankless water heater

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