

**James Frangella** | DRE#: 01062212

Broker - James Frangella Real Estate  
Coastal Property Specialist

Office: 831.521.2099

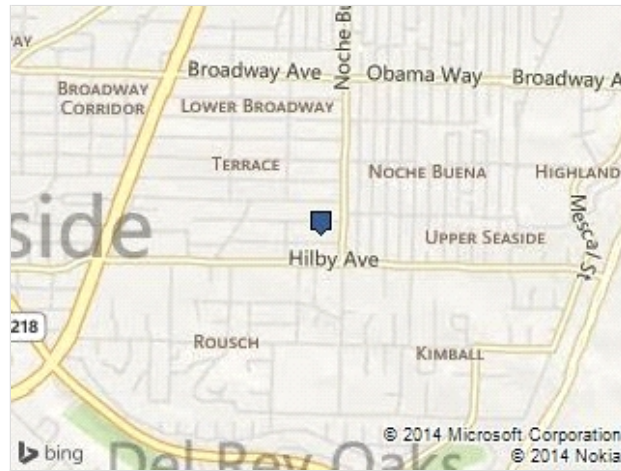
Cell: 831.521.2099

Fax: 831.877.3817

jamesfrangella@gmail.com

www.jamesfrangella.com

## Residential Client Full



### General Property Information

1265 HARCOURT AVENUE, SEASIDE 93955

Class: Single Family Residential

Area: (103) Lower Broadway

County: MONTEREY COUNTY

Complex:

Beds: 2 Baths: 1 (1/0)

Approx SqFt: 820 (Assessor)

Approx Lot: 5,000 Sqft (Assessor)

Built/Age: 1947(Assessor)/67

Parcel #: 012-342-018

Zone: r1 Units/Bldgs: --/--

Unincorp: No City Limits: Yes

Tract: DMH #6

Builder:

List Info: Not Applicable / Not Disclosed

Remarks: Imagine a remote, exotic utopia of idyllic beauty & tranquility! Then see this Shangrila Hacienda! Totally sweet home with character & charm galore! Tankless water heater, copper plumbing & solar electrical panels (not leased) as an energy saving feature. High ceilings with south facing windows brings in the sunshine too! Very unique one-of-kind home. More interior photos to follow!

#### Map

X-street: Noche Buena

Barclay:

Thomas: 82/A3

Direct: Up or down Hilby then turn north on Noche Buena. First left at Harcourt. House on right hand side. No sign on property.

#### Management Info

HOA Fee:

HOA Nm:

HOA Ph:

#### Schools/Districts

Elem: /Monterey Peninsula Unified

Middle:

High: /Monterey Peninsula Unified

### Openhouse

Date: 9/3/2014 Time: 11:00 AM-1:00 PM Host: James Frangella

#### Public Remarks:

Special sneak peek preview from 11am to 1pm. See it during your lunch hour as weekend showings may not be available due to guest occupancy.

### Features

Amenities: Gas Hookup in Kitchen, Tankless Water Heater, Passive Solar Features  
Bathroom: , 1 Shower over Tub, No Stall Shower, 1 Tub

Bedroom:

Cooling: No Cooling

Heating: Floor Furnace, Gas Heat

Fam Room: No Family Room

Form Din: No Formal Dining Area

Inform Din: Breakfast Bar

Fireplace:

Flooring: Tile, Hardwood

Special:

Style: Ranch

Stories: 1 Story

Type: Detached Single Family

Exterior:

Foundation: Concrete Perimeter

Garage/Pk: Detached, 1 Car Garage

Horse:

Lot Desc: Level Lot

Pool Desc:

Pool Optns:

Roof: Shingle Roof, Composition Roof

Sewer: Sewer in & Connected

Spa/Sauna:

Water: City/Public Water

View: Neighborhood View  
Insulation: Insulation Unknown  
List Incl: Disposal, Built-In Oven/Range Combo  
Oth/Addl: Laundry Area - Inside

Yard/Grnd: Patio, Fenced Yard

Listed By: James Frangella, JACK Real Estate

[Property History](#)

Click Arrow for Property History

<u>MLS #</u>	<u>Change Date</u>	<u>Type</u>	<u>Old Value</u>	<u>New Value</u>	<u>Broker Code</u>	<u>List / Sell Office</u>
<a href="#">81431759</a>	09/02/2014	Status		A	JCKRE.1	JACK Real Estate
<a href="#">81431759</a>	09/02/2014	List \$		\$369,900	JCKRE.1	JACK Real Estate
<a href="#">80212516</a>	06/03/2002	Status	PS	S	NMLS.1	NON MULTIPLE LISTING OFFICE
<a href="#">80212516</a>	06/03/2002	Sale \$		\$295,000	M124.1	Shankle Real Estate
<a href="#">80212516</a>	04/12/2002	Status	A	PS	M124.1	Shankle Real Estate
<a href="#">80212516</a>	03/18/2002	Status		A	M124.1	Shankle Real Estate
<a href="#">80212516</a>	03/18/2002	List \$		\$310,000	M124.1	Shankle Real Estate

[Additional Photos](#)

Click Arrow for Photos



The above information is deemed to be accurate but not guaranteed.