

**James Frangella** | DRE#: 01062212

Broker - James Frangella Real Estate  
Coastal Property Specialist

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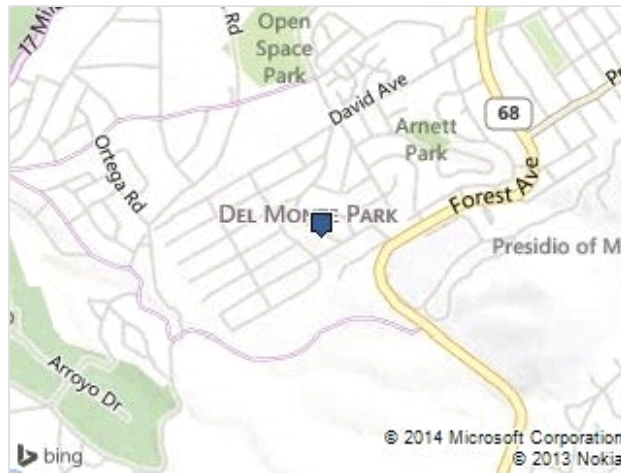
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## Residential Agent Full



### General Property Information

1210 PRESIDIO BOULEVARD, Pacific Grove 93950

Class: Single Family Residential

Area: (134) Del Monte Park

County: MONTEREY COUNTY

Complex:

Beds: 2 Baths: 3 (2/1)

Approx SqFt: 1,828 (Assessor)

Approx Lot: 4,800 Sqft (Assessor)

Built/Age: 1965 (Assessor)/49

Parcel #: 007-591-020

Zone: R1 Unit/Bldg: --/--

Unincorp: No CityLimits: Yes

Tract:

MLS City: Pacific Grove

List Info: Not Applicable / Not Disclosed

Comm: 2.5% Standard

List Agree: Exclusive Right to Sell(ER), Full Service

Remarks: This 3 bedroom 3 bath split-level home offers blue ocean views from the newer balcony deck. Master bedroom suite & full bath is downstairs with its own separate entrance to garden patio. Hand-scraped wood floors, newer Berber carpet, tile floors, granite counter tops, dual pane windows, 2 car garage & the list goes on! Quite the bargain at \$366/sf for a location within the PG school district!

Private: **No longer need to call for an appointment to see this listing. Too easy to show 24/7. Now vacant & on lockbox. I just love vacant & on lockbox listings, don't you too? However, if you need immediate answers to any questions then please call me at 831.521.2099 & I'll be more than happy to talk to you. Back up offer might be the ticket. We've been thru this before & don't want it to do again.**

#### Map

X-street: Funston Avenue

Barclay: HOA Fee:

Thomas: 80/D3 HOA Nm:

Direct: Please use map app or GPS. HOA Ph:

#### Showing Information:

Owner: Ken & Stephanie

Add'l Owner:

Occupancy By: Vacant Phone:

Instruction: Go Direct, Supra iBox Bluetooth

Status: Pending Show

Orig Price: \$695,000

List Price: \$652,000

MLS #: 81414655

List: 05/01/2014

Original: 05/01/2014

Sale: 06/28/2014

COE: 08/04/2014

Expires: 08/01/2014

Off Mrkt:

DOM: 58

Green doc: No

Walk Score: [40](#)

Trnsf Tx: No

Cur Rent:

Builder:

#### Map

#### Management Info

#### Schools/Districts

Elem: /Pacific Grove Unified

Middle:

High: /Pacific Grove Unified

#### Tour Infomation

Tour 1: 06/11/2014 Assoc 1: MCAR - Monterey .

Tour 2: Assoc 2:

Original: 05/21/2014

Remarks: New lower price! For a 1828sf home - it's a bargain @ \$366/sf!! Compare & see!

### Openhouse

Date: 6/28/2014 Time: 1:00 PM-4:00 PM Host: Janeen Reavis - Bay Estates

#### Public Remarks:

2 bedrooms & 2 full baths on the main floor with approx. 700sf plus downstairs that could easily be a spacious master suite with it's own full bath. Private entrance to garden patio too. Did I mention ocean views from the balcony?

### Features

Amenities: Double Pane Windows, Gas Hookup in Kitchen, Gas Hookup in Laundry Area, Gas Water Heater, High Ceilings, Wet Bar, Cable TV Available  
Bathroom: , 2 or More Showers over Tubs, 1 Stall Shower, 2 or More Tubs  
Bedroom: 1 Master Bedroom Suite  
Cooling: No Cooling  
Heating: Natural Gas, Central Forced Air Heat  
Fam Room: Separate Family Room  
Exterior: Stucco Exterior  
Foundation: Concrete Perimeter & Slab  
Garage/Pk: Attached, Electric Door or Gate Opener, 2 Car Garage  
Form Din: Living Rm/Dining Rm Combo  
Inform Din: Breakfast Bar, Dining "L"  
Fireplace: Fireplace in Living Room, Wood Burning Fireplace  
Pool Desc:  
Flooring: Tile, Wall to Wall Carpeting, Hardwood  
Pool Optns:  
Special: Roof: Tar and Gravel Roof  
Style: Ranch  
Sewer: Sewer in & Connected  
Stories: Bi/Split Level  
Spa/Sauna:  
Type: Detached Single Family  
Water: City/Public Water  
View: Neighborhood View, Ocean View  
Yard/Grnd: Patio, Sprinklers - Front, Sprinklers - Rear, Drought Tolerant Plants, Deck, Fenced Yard  
Energy Feat: Low-Flow Shower Head(s), Low-Flow Toilet(s)  
Insulation: Ceilings Insulated, Walls Insulated, Floor Insulated  
List Incl: 1 Dishwasher, Cooktop Range, Disposal, 1 Refrigerator, Window Coverings, Built-In Oven  
Oth/Addl: Laundry Area - Garage, Extra Storage, Bonus Room, Office

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Financial Information

1st Loan: Conventional Loan  
2nd Loan:  
3rd Loan:  
New Terms: All Cash or Conventional  
Total Loan:  
Mnthly Pay: Csh Assm: Possession: Possession COE

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Documents and Disclosures

Documents: Geological/Flood Report, Preliminary Title Report  
Hazard: Flood Zone-See Report, Fault Zone-See Report  
Special:  
Link: <http://www.jackrealestate.biz>

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Contact Information

List Agent: [James Frangella](#) Pref Ph: 831-521-2099 Pref Fax: 831-887-3817  
LA Lic #: 01062212 Email: [jamesfrangella@gmail.com](mailto:jamesfrangella@gmail.com)  
List Office: [JACK Real Estate](#) Office Ph: 831-521-2099 Office Fax: 831-887-3817

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Property History

Click Arrow for Property History

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Additional Photos

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