

YOUR PEBBLE BEACH SANCTUARY

1096 SAWMILL GULCH ROAD
PEBBLE BEACH | \$2,399,000



LUCIECAMPOS

REALTOR®

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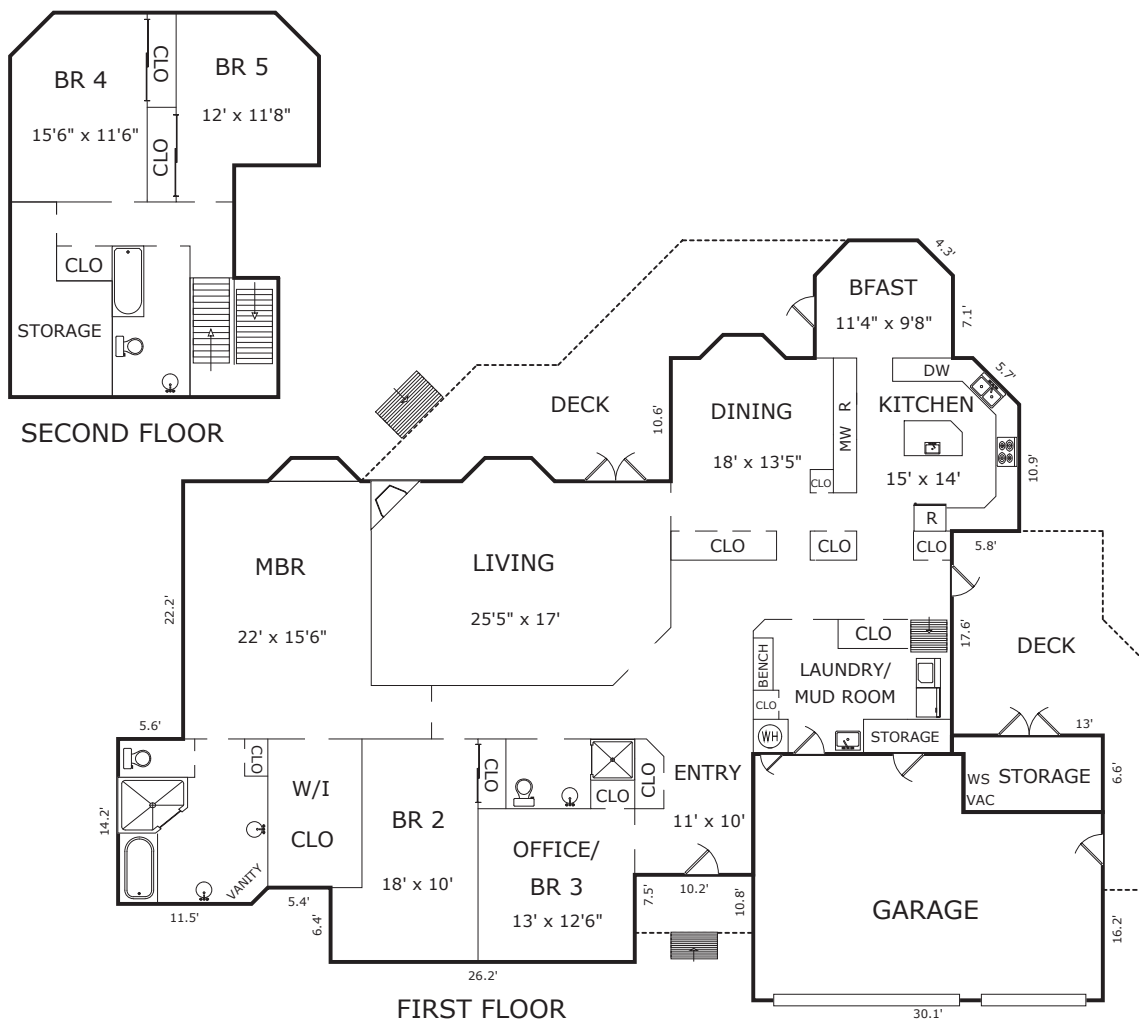
A charming stone pathway leads you to this custom-designed turnkey residence. Offering primarily single level living, this 3,400+ square foot home boasts 5 bedrooms, 3 baths, a 3 car garage and an abundance of space. Beautifully renovated with great attention to details, this home is sure to impress. Wide plank European oak floors, vaulted ceilings, custom stone fireplace, French doors, wide hallways and skylights provide for bright and open spaces. The large updated eat-in kitchen is equipped with Quartz countertops, Carrara marble backsplash, Stainless-steel appliances and a built-in wine fridge. With a formal dining room and a large living room and outdoor deck, this home is ideal to entertain or just relax. The 600+ sqft main floor master retreat features a cozy reading nook and a spa-like bathroom with custom maple cabinetry, Quartz counters, marble floors and a frameless stall shower with Carrara marble and an oversize soak-in tub. Two additional bedrooms are located on the main floor (one of which is currently set-up as a superb home office/den), while the other two bedrooms are upstairs and can provide a perfect sanctuary for your guests. The exterior features wonderful curb appeal with beautiful oak trees and a welcoming front porch. Ideally located in Country Club West of Pebble Beach and in the Pacific Grove Unified School District, this property is within short walking distance to the Monterey Peninsula Country Club and the beach. This home has it all, and more - you have found your Pebble Beach sanctuary.



GLOBAL
LUXURY

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FLOOR PLAN | 1096 SAWMILL GULCH ROAD, PEBBLE BEACH



AREA CALCULATIONS (approximate)

First Floor:	2,847sf
Second Floor:	566
Net Livable Area:	3,413sf

Garage:	578
Storage:	115
Storage:	81
Deck:	371
Deck:	314

This information was supplied by Seller and/or other sources. Broker has not and will not verify this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.



LIST OF AMENITIES | 1096 SAWMILL GULCH ROAD, PEBBLE BEACH



GENERAL FEATURES

- Custom home completely remodeled in 2017-2020
- Large voluminous rooms with vaulted ceilings, wide hallways and skylights provide for a bright and comfortable home
- Ground floor 600+ sq. ft. master suite (2 additional bedrooms downstairs - 1 currently used as den/office, and 2 upstairs)
- Wide plank European oak floors throughout kitchen, entertaining, dining room, office/den
- Newer carpet in bedrooms
- Carrara marble mosaic floor & Quartz countertops in all 3 bathrooms
- Large and welcoming foyer
- Recessed LED lighting
- Wide 3-ft doors
- Custom privacy blinds in bathrooms and downstairs bedrooms
- Perfect and large mudroom/laundry room with easy access to kitchen and garage

- Large 3 car garage with workbench and large storage closets

KITCHEN

- Quartz countertops
- Carrara marble backsplash
- Stainless steel appliances (incl. built-in microwave drawer & wine fridge)
- Island sink
- Instant hot filtered water dispenser
- Breakfast bar
- Dining nook with access to large exterior deck

LIVING ROOM

- Vaulted ceiling
- Custom stone fireplace with gas insert
- French doors lead to large exterior deck

DINING ROOM

- Formal dining room off living room and kitchen can accommodate parties of 12

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LIST OF AMENITIES | 1906 SAWMILL GULCH ROAD, PEBBLE BEACH



MASTER SUITE

- Over 600 sq. ft.
- Vaulted ceiling
- Cozy window / reading nook
- Large size master bathroom with Carrara marble mosaic floors in master bath
- Separate toilet area
- Carrara marble tiles and mosaic in shower and around deep soak-in bath
- Large shower with frameless glass enclosure
- Double sinks and large custom vanity
- Quartz countertops
- Polished nickel hardware
- Linen closet
- Large walk-in closet

LANDSCAPING & EXTERIOR

- Stone front porch and walkway
- Automatic irrigation system
- Large entertaining deck accessible from living room and kitchen by sets of French doors
- Additional private side deck

OTHER FEATURES

- New shower added in 2020
- Exterior and interior painted in 2019
- Composition shingles roof installed in 2018
- Water heater installed in 2017
- Water softener
- Central vacuuming system
- Pacific Grove Unified School District
- Short walking distance to MPCC and Spanish Bay Beach

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