



405 CARMEL AVE

PACIFIC GROVE, CALIFORNIA

DELIGHTFUL PACIFIC GROVE COTTAGE

\$1,295,000

DowntownPGLiving.com



SCAN ME

Hold up your phone's camera to visit the property's website.

This delightful cottage built in 1906 is located in historic Pacific Grove, easy walking distance to downtown. This 2BR/1BA gem combines timeless character with luxurious modern upgrades. The remodeled kitchen boasts granite counters, Viking range, and Miele dishwasher, while the spa-style bath offers a Toto washlet, WiFi-controlled heated floors, heated towel rack, Hansgrohe fixtures, and smart mirror. Living areas feature an Arhaus chandelier with dimmer, Hunter Douglas window treatments, Nest smart thermostat, and gas floor heater. Italian "ship stairs" lead to a finished attic with two twin beds and skylights. Outdoor living shines with a sunny deck, bay view from bedroom window, outdoor shower, and flower box. A detached casita includes a laundry sink, wall heater, washer/dryer, plus approved plans for shower, toilet, and sauna. The attached 1-car garage offers storage, Tesla EV charger, and tankless water heater. Original five-panel doors, abundant natural light, and an easy walk to PG including shops, restaurants, bookstores and coastal trail. Excellent PG schools complete this rare blend of history and modern comfort.



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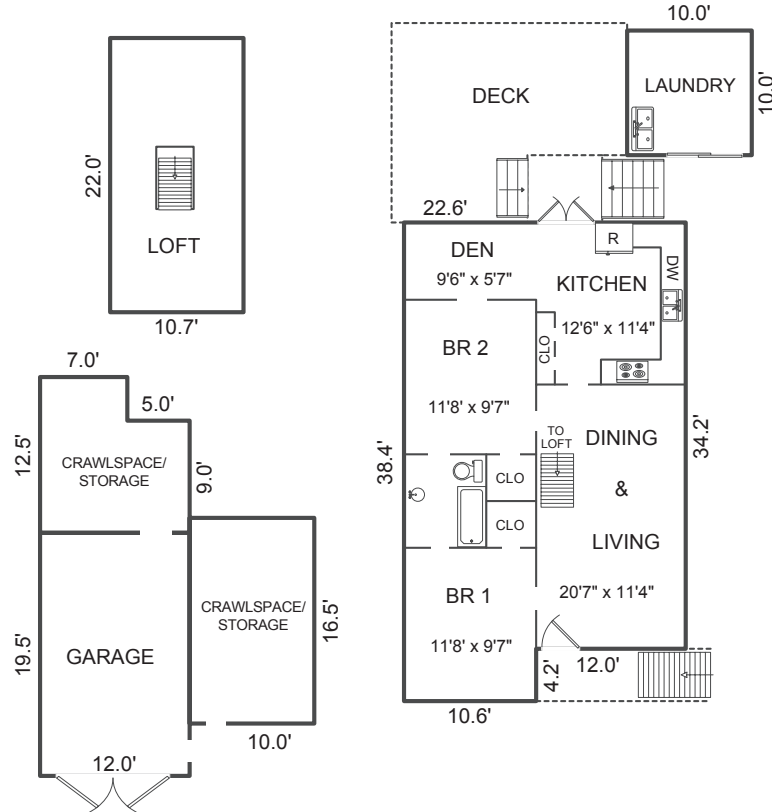
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FLOOR PLAN



AREA CALCULATIONS (approximate)

First Floor:	817 sf
Net Livable Area:	817 sf
Loft:	235 sf
Garage:	234 sf
Laundry:	100 sf
Crawlspace/Storage:	165 sf
Crawlspace/Storage:	133 sf
Deck:	292 sf

This model is for use as a visual tool only. Some measurements are estimates. Therefore, no appraisal value should be inferred.

SPECIFICS



2 Bedrooms



1 Bathrooms



817 SqFt



1,870 SqFt Lot

Interior: Drywall

Exterior: Wood Shake

Heat: Gas Floor Heater

Roof: Asphalt Composition

Floors: Wood

Garage Space: 1-Car, EV Charger

Year Built: 1906

2.5% Buyers Brokerage Compensation | Brokerage Compensation not binding unless confirmed by separate agreement among applicable parties.