



## 1225 LAWTON AVE

PACIFIC GROVE, CALIFORNIA

### PACIFIC GROVE CHARM

\$999,000

[PacificGroveCharm.com](http://PacificGroveCharm.com)



SCAN ME

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

Welcome to your dream home in the heart of Pacific Grove! Tucked away in a lovely, quiet neighborhood, this beautifully remodeled and updated residence offers 3 bedrooms, 1.5 baths, plus a versatile bonus room perfect for a home office, playroom, or guest space. With its turn-key appeal and tasteful upgrades throughout, this home blends timeless charm with modern comfort. Enjoy a warm and peaceful atmosphere ideal for everyday living and entertaining. Located in "Butterfly Town, USA," you'll experience the best of coastal living with top-rated schools, stunning natural scenery, and a vibrant community rich with history, trails, and beaches just moments away. Make this Pacific Grove gem your new sanctuary and enjoy all the beauty and convenience this sought-after area has to offer!



**COLDWELL  
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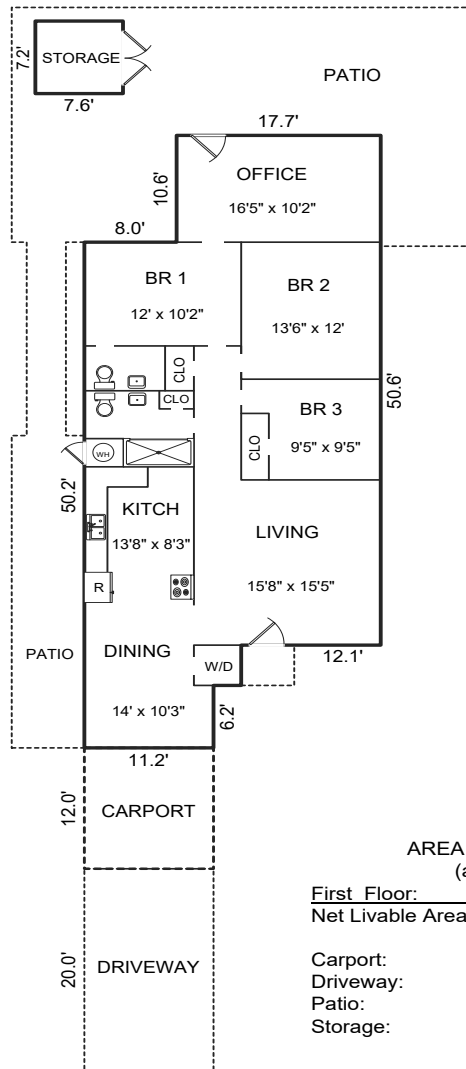
831.214.1990 | DRE#00891159  
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**TIM ALLEN**  
 PROPERTIES TEAM

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# FLOOR PLAN



## AREA CALCULATIONS (approximate)

|                   |         |
|-------------------|---------|
| First Floor:      | 1,340sf |
| Net Livable Area: | 1,340sf |
| Carport:          | 134     |
| Driveway:         | 224     |
| Patio:            | 1,008   |
| Storage:          | 55      |

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

# SPECIFICS



3 Bedrooms



1.5 Bathrooms



1,340 SqFt



4,500 SqFt

Interior: ..... Drywall

Exterior: ..... Wood

Heat: ..... Central Forced Air

Roof: ..... Composite, New 2024

Floors: ..... LVP, Tile

Year Built: ..... 1959, Remodeled 2022

Carport: ..... 1 - Car

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