

Welcome to "Angel Hill"

923 14TH STREET, PACIFIC GROVE • \$2,600,000

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COLDWELL BANKER REALTY



Welcome to "Angel Hill," your own private compound originally constructed in 1912, and recently restored and updated so everything feels fresh and new. This 4 bedroom, 3.5 bath, 2,500 sq. ft. home sits on three level lots within walking distance to the ocean, downtown, and all three schools serving kindergarten to 12th grade students. The property retains its charm much as it did a century ago with board & batten interior walls and hardwood floors throughout the 1st level. The living room features a gorgeous stone fireplace, craftsman staircase, built-in bookcases, and vintage light fixtures. Upstairs you will find the large magazine-worthy master suite complete with a walk-in shower & double sinks, three closets, and a private balcony with an amazing view of Monterey Bay. The two other full baths have clawfoot tubs with showers and cabinets that appear to be original to the property. The generous country-style kitchen has french doors to a large deck with a view of the bay, a large dining area, and a laundry room with a half bath. The carriage house with an office/guest room, could be modified to serve as a garage. The property boasts a well and sprinkling system for landscape purposes and the yard is surrounded by mature oaks, redwood trees, a completely fenced yard, greenhouse, and soaking hot tub making you feel like you are in a world of your own here, in Pacific Grove.

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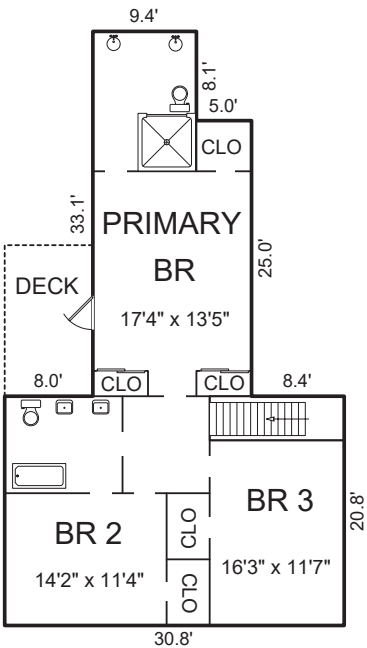
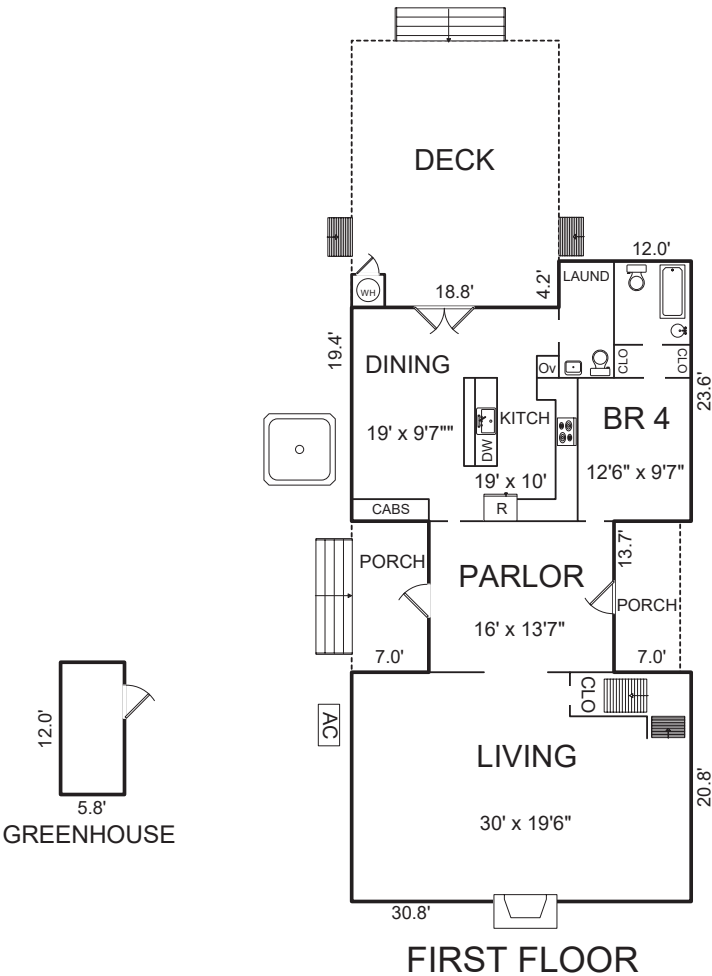
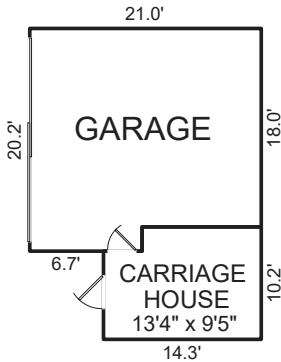
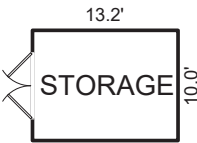
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FLOOR PLAN | 923 14TH STREET, PACIFIC GROVE

AREA CALCULATIONS
(approximate)

First Floor:	1,519sf
Second Floor:	1,028
Carriage House:	138
Net Livable Area:	2,685sf

Garage:	400
Storage:	132
Greenhouse:	70
Porch:	96
Porch:	82
Deck:	455
Deck:	110



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