

76 Ocean Pines, Pebble Beach, CA 93953

\$645,000

1. 1,245 ft² (tax records)
2. 1979 – year built
3. 2 bedrooms & 2 full bathrooms (both - shower & tub)
4. Interior features: clothes washer & dryer; wet bar; ATT in wall connections - separate phone & broadband
5. HOA fee: \$665 / month – includes maintenance (roof, paint, terrace deck, road & walk ways, common areas, landscaping); insurance (fire, casualty & earthquake); condo water, trash disposal & fireplace gas; HOA management
6. Owner Utilities: electricity, internet & wired line phone
7. Location: **Top (3rd) floor**, access via elevator – **cathedral ceilings**; low density – 18 condos in building.
8. Tranquil Seclusion – **no sight lines to neighbors windows / terraces**
9. Vehicle Parking: **1 garage & 1 carport** - exclusive owner use. 8 additional unreserved open spaces.
Approx. half of condos don't have a garage. Estimated **\$23,000+** = garage value: (20 ft. X 11 ½ ft. X \$100+ / ft²)
10. MLS Comparable Sales – past 3 months:
Two Ocean Pines Private Residences – both 2 bedrooms & 2 bathrooms – **sold at listing** price:
 - **\$836,000** (19 DOM) – #54 - COE 10/06/17
 - **\$685,000** (7 DOM) – #21 - COE 11/13/17
11. Redfin.com: **\$644,317** estimated value 1/15/18

REDFIN Buy ▾ Sell ▾ Real Estate Agents 1-844-759-7732 City, Address, School, Agent, ZIP

 **76 Ocean Pines Ln**
PEBBLE BEACH, CA 93953
Status: Active

\$645,000	2	2	1,245 Sq. Ft.
Price	Beds	Baths	\$518 / Sq. Ft.
Redfin Estimate: \$644,317 On Redfin: 4 days			