



# Nicole Truskowski

Broker Associate - Sotheby's International Realty  
Extraordinary Real Estate Service

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nicole@estatesofcarmel.com

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## Client Thumbnail



### 826 Balboa Avenue, Pacific Grove CA 93950

Class:	Single Family Residential	List Date:	09/20/2011
Beds:	3	List Price:	\$1,299,400
Baths:	3(2/1)	Sale Price:	\$1,185,000
Sqft:	2294 (Paid Vendor)	HOA Fee:	
Lot Size:	4,731 SqFt (Seller)	X-Street:	Sea Palm
Elem Dist:	Pacific Grove Unified		
High Dist:	Pacific Grove Unified		
List Agent:	J.R. Rouse		
List Office:	JR Rouse Real Estate		

MLS No: 81140516    DOM: 508  
Status: Sold

Remarks: Reduced 12/06/11- Come enjoy the white water views from your nearly new home with family and friends. Two levels, with reverse floor plan, enjoy the views without the traffic of Ocean View Blvd. Offering 3 bedrooms (2 down,



### 122 13Th Street, Pacific Grove CA 93950

Class:	Single Family Residential	List Date:	07/25/2011
Beds:	3	List Price:	\$849,000
Baths:	3(2/1)	Sale Price:	\$825,000
Sqft:	2095 (Paid Vendor)	HOA Fee:	
Lot Size:	5,455 SqFt (Agent)	X-Street:	Central
Elem Dist:	Pacific Grove Unified		
High Dist:	Pacific Grove Unified		
List Agent:	Monterey Peninsula Home Team		
List Office:	Coldwell Banker DMR PG South		

MLS No: 81132562    DOM: 168  
Status: Sold

Remarks: In the old retreat area of Pacific Grove, just across the street from Greenwood Park, sits a 1901 Craftsman built on a triple lot. Only 1 block from the water's edge and just steps to restaurants and downtown shops,



### 388 Central Avenue, Pacific Grove CA 93950

Class:	Single Family Residential	List Date:	11/08/2011
Beds:	4	List Price:	\$840,000
Baths:	3(3/0)	Sale Price:	\$785,000
Sqft:	1940 (Paid Vendor)	HOA Fee:	
Lot Size:	3,600 SqFt (Seller)	X-Street:	Monterey Ave.
Elem Dist:	Pacific Grove Unified		
High Dist:	Pacific Grove Unified		
List Agent:	Mary Stocker		
List Office:	Coldwell Banker DMR-Pebble Beach		

MLS No: 81146837    DOM: 71  
Status: Sold

Remarks: Central Avenue Grande Dame now available! Can be legal duplex. Main house 3/2 1500 SF, attached 1/1 with separate kitchen 450 SF. Old world charm abounds. High ceiling, plaster walls, arched doorways and built-in



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### 170 Pacific Avenue, Pacific Grove CA 93950

Class: **Single Family Residential** List Date: **10/04/2011**  
Beds: **3** List Price: **\$795,000**  
Baths: **3(3/0)** Sale Price: **\$770,000**  
Sqft: **1900 (Agent)** HOA Fee:  
Lot Size: **4,000 SqFt (Agent)** X-Street: **Lighthouse**  
Elem Dist: **Pacific Grove Unified**  
High Dist: **Pacific Grove Unified**

List Agent: **Eric Stauffer**  
List Office: **Coldwell Banker DMR PG South**  
Direction:

MLS No: **81142274** DOM: **102**  
Status: **Sold**

Remarks: **Charming Victorian duplex with separate 3rd unit in PG retreat. Owner occupant has made extensive upgrades, remodeled and maintained. Exquisite Victorian detail surrounded by charming gardens. Great for**



### 407 18th Street, Pacific Grove CA 93950

Class: **Single Family Residential** List Date: **11/08/2011**  
Beds: **3** List Price: **\$649,000**  
Baths: **2(2/0)** Sale Price: **\$649,000**  
Sqft: **1311 (Seller)** HOA Fee:  
Lot Size: **0.00 Acres (Unreported)** X-Street: **Pine Ave.**  
Elem Dist: **Pacific Grove Unified**  
High Dist: **Pacific Grove Unified**

List Agent: **Lucie Campos**  
List Office: **Coldwell Banker DMR PG-North**  
Direction:

MLS No: **81146825** DOM: **63**  
Status: **Sold**

Remarks: **Newly crafted Victorian 3 bedroom, 2 bath with an up-to-date interior with an open floor plan, newer plumbing, heating and electricity, fireplace, wood floors, deck and a coveted garage for 2 tandem audtos, all on a low upkeep**



### 585 Ocean View Boulevard #2, Pacific Grove CA 93950

Class: **Townhouse/Condo (Comm Int Dev)** List Date: **12/05/2011**  
Beds: **2** List Price: **\$499,000**  
Baths: **2(1/1)** Sale Price: **\$450,000**  
Sqft: **989 (Seller)** HOA Fee: **\$382**  
Lot Size: **9,132 SqFt (Seller)** X-Street: **Forest Ave**  
Elem Dist: **Pacific Grove Unified**  
High Dist: **Pacific Grove Unified**

List Agent: **J.R. Rouse**  
List Office: **JR Rouse Real Estate**  
Direction:

MLS No: **81149567** DOM: **57**  
Status: **Sold**

Remarks: **585 Ocean View Blvd, Unit 2 - Ocean/Bay Front home ownership at its best! Back on the market and priced to sell! Tenants-in-Common (TIC) 9 unit building remodeled in 2007 overlooking Lover's Point. Dramatic Ocean/Bay**



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### 782 Junipero Avenue, Pacific Grove CA 93950

Class:	Single Family Residential	List Date:	01/12/2012
Beds:	2	List Price:	\$475,000
Baths:	1(1/0)	Sale Price:	\$465,000
Sqft:	824 (Assessor)	HOA Fee:	
Lot Size:	2,400 SqFt (Assessor)	X-Street:	GRANITE
Elem Dist:	Pacific Grove Unified		
High Dist:	Pacific Grove Unified		

List Agent: Molly McGee  
List Office: Keller Williams Realty

Direction:

Remarks: ADORABLE MOVE-IN READY COTTAGE CLOSE TO ALL "AMERICAN'S LAST HOMETOWN" HAS TO OFFER - JUST BLOCKS TO DOWNTOWN, WASHINGTON PARK & OCEAN FRONT. NEW FLOORING, INTERIOR &

MLS No: 81201314    DOM: 20  
Status: Sold



### 36 Glen Lake Drive, Pacific Grove CA 93950

Class:	Townhouse/Condo (Comm Int Dev)	List Date:	08/26/2011
Beds:	2	List Price:	\$425,000
Baths:	3(2/1)	Sale Price:	\$395,000
Sqft:	1407 (Seller)	HOA Fee:	\$300
Lot Size:	(Unreported)	X-Street:	Piedmont
Elem Dist:	Pacific Grove Unified		
High Dist:	Pacific Grove Unified		

List Agent: Mark Trapin  
List Office: Sotheby's-Clocktower

Direction:

Remarks: Great location. Overlooking the lake. Turn key and in move-in condition. Two Master suites both with full bathrooms and offices/bonus rooms. Hardwood floors, breakfast bar, 2 car garage and gated community.

MLS No: 81137303    DOM: 117  
Status: Sold



### 413 Congress Avenue, Pacific Grove CA 93950

Class:	Single Family Residential	List Date:	02/01/2012
Beds:	3	List Price:	\$325,000
Baths:	1(1/0)	Sale Price:	\$315,000
Sqft:	1041 (Assessor)	HOA Fee:	
Lot Size:	2,700 SqFt (Assessor)	X-Street:	Pine
Elem Dist:	Pacific Grove Unified		
High Dist:	Pacific Grove Unified		

List Agent: Will Silva  
List Office: Legacy R.E.Group. Inc.-Monterey

Direction: On Congress, just south of Pine on the east side of the street.

Remarks: 3 bedroom 1 bath house in great PG location. Small sunroom or office nook off living room. House is old and in poor condition. Seller is Trustee of a Trust for the late owner. Seller did not live in property and has no

MLS No: 81203957    DOM: 7  
Status: Sold





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**281 Spruce Avenue, Pacific Grove CA 93950**



Class: **Single Family Residential**

Beds: **2**

Baths: **2(2/0)**

Sqft: **1542 (Assessor)**

Lot Size: **5,700 SqFt (Assessor)**

Elem Dist: **Pacific Grove Unified**

High Dist: **Pacific Grove Unified**

List Agent: **Heidi Robinson**

List Office: **Thunderbird Real Estate**

Direction:

Remarks:

List Date: **01/18/2012**

List Price: **\$309,900**

Sale Price: **\$288,500**

HOA Fee:

X-Street: **6TH STREET**

MLS No: **81202008** DOM: **38**

Status: **Sold**

**LOOKING FOR A PROJECT?LOOK NO FURTHER-YOU'VE FOUND IT  
HERE!PARTIAL CONSTRUCTION IN NEED OF COMPLETION.EXCELLENT  
OPPORTUNITY FOR HOME OWNERSHIP IN A SOUGHT AFTER PG**