

# Rare View Property Reimagined

311 Lighthouse Avenue, Pacific Grove

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CONCEPTUAL RENDERING



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Listed By:

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**4**  
beds

**2**  
baths

**1,836**  
approx. sq. ft.

**6,753 sq. ft.**  
approx. lot size

**\$2,300,000**  
list price

**Up to 2.5%\***  
buyer concession

Rare view property in a prime location, re-imagined for the ultimate in indoor/outdoor living and entertaining. This property comes with custom plans WITH WATER for a 2-story modern home with attached ADU boasting 3,658 square feet of combined living space. The planned main residence has 4 bedrooms, 3.5 bathrooms, laundry rooms on both floors, and an attached 2-car garage with large workshop area. The 2nd-floor great room has a living area with fireplace and bar, gourmet kitchen with 10' island, separate dining area, and half bath. Expansive 24' glass doors connect the great room to a 1,300 SF deck with stunning views of Monterey Bay. The primary bedroom shares those views, with its own door onto the deck. The 1 bedroom, 1.5 bath ADU provides an income opportunity or living quarters for extended family or a caretaker. Located in Pacific Grove's desirable sun belt, the property is less than a mile from downtown Pacific Grove, Cannery Row, and Lovers Point.



Square footage, acreage, and other information herein may have been received from a variety of sources and has not been verified. If important to buyers, buyers should conduct their own investigation.  
\*Seller is willing to consider offers requesting Buyer Concessions. This amount is negotiable and only binding once agreed upon by all parties.

 **Monterey  
Coast Realty**



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