



**North Pacific Beach Remodeled Duplex on Oceanfront Street
4926/4928 Crystal Drive Offered at \$3,087,000 to \$3,492,000**



Spectacular panoramic ocean view duplex in North Pacific Beach, completely remodeled in 2007 down to the studs, is located on rarely available oceanfront street, Crystal Drive, just steps to Law Street beach, Tourmaline surfing beach and Palisades park!

On large ocean site, each residence of the 3,800 sq ft duplex features 3 bedrooms, office/den, 2 baths, panoramic ocean views, hardwood floors, elegant kitchen, fireplace, laundry and extensive upgrades. Provides ocean view court, private yard and lots of parking with 2 car garage and generous driveway.

Prime property for rental income, 1031 exchange, condo conversion. An extraordinary opportunity.



**Virtual Tour at ScottCalvin.com
Scott Calvin (858) 350-1206**



4926/4928 Crystal Drive

SPECIFICATIONS, UPGRADES & IMPROVEMENTS

- Each Residence: 3 bedrooms, den/office, 2 baths
- Duplex: 3,800 estimated square feet per bldg plans
- Ocean site/lot size: 5,876 square feet per tax roll
- Parking: 2 car garage and generous driveway
- All new electrical and new recessed lights throughout
- All new plumbing, including property sewer lines
- New insulation in walls and attic
- Additional flooring support/noise barriers
- New framing where needed
- New hardwood floors
- New carpet and Central Vacuum System
- Solid Alder wood doors and cabinets
- New granite and travertine
- New and upgraded appliances
- Upgraded hardware
- New Anderson windows throughout
- New clay tile roof
- New stucco finish
- Replaced all iron railings and added iron gates
- Spiral staircase and Iron French doors
- New stamped concrete front patio and back patio
- New glass wall system on back patio
- Added retaining wall on north end of property
- Surround sound
- A/C units and 3 handlers
- Security system
- Reverse Osmosis water system
- New ceiling fans and bathroom heaters
- New solid wood garage doors (not installed yet)
- Poured concrete for additional parking spaces
- Block wall in driveway
- Cleared ravine for planting on north end of property
- Leather furniture and all wood bedroom sets
- New enclosed outdoor bathroom with shower
- Oversized bathtubs



Upgraded Kitchen w/Granite Counters in Each Residence



Highly Upgraded Gorgeous Baths in Each Residence



Private Ocean View Backyard; Beautiful Ocean Setting