

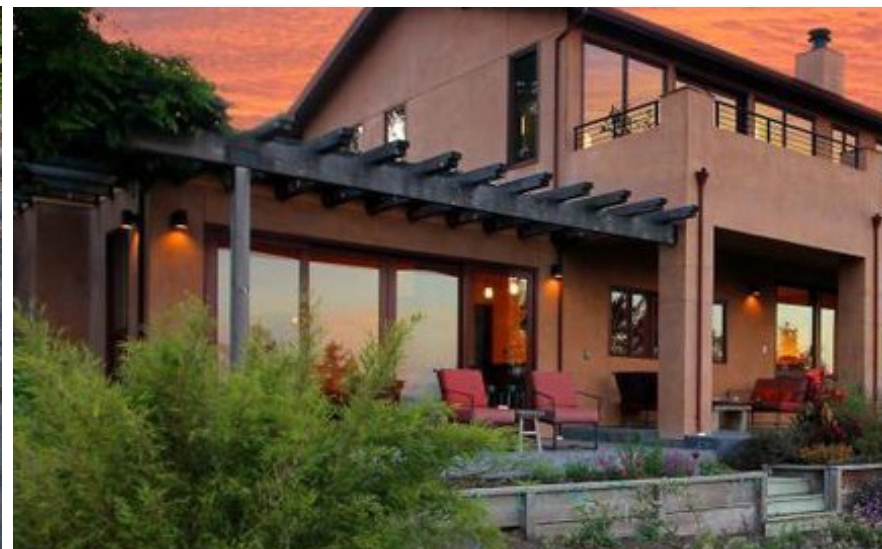


145·149 SCENIC STREET, SANTA CRUZ

"modern architecture as distinctive as it's setting overlooking the Monterey Bay"

an exclusive offering by

PERTRIA





Rare, thick solid oak flooring covers energy-efficient radiant heating throughout the home, and the natural wood fireplaces lend a calm and comfort that few in these modern times can enjoy.





The quality of materials and the uncompromising construction, generous shear walls and deep foundational footing support the 6-foot, heavy insulated walls of windows.

The home's architectural scale features diagonal views across the open floor plan and out to the bay that creates a harmonious environment.





The kitchen was built with generous proportions to allow more than one cook in the kitchen and all the amenities an experienced cook desires. Washing dishes while watching the sailboats on the bay can hardly be considered a chore.





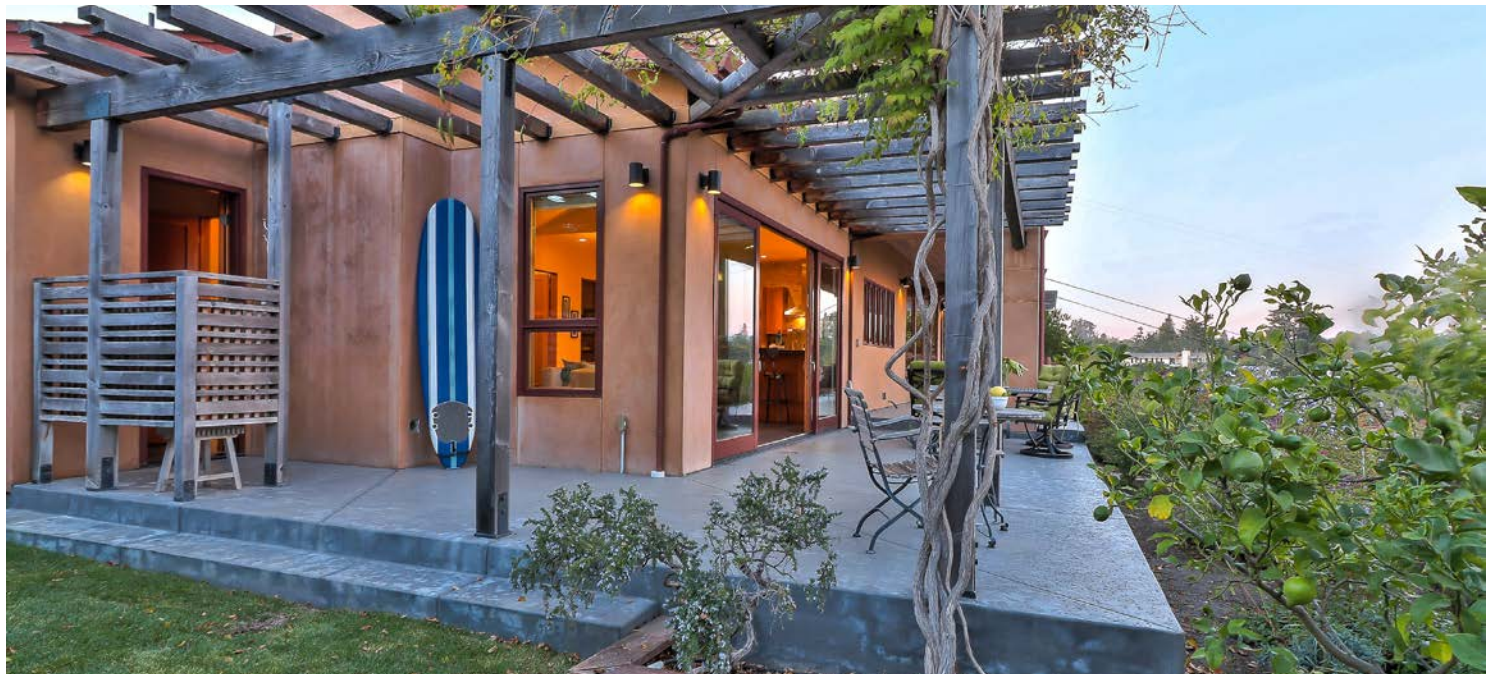
A rare, custom-built residence with sweeping views of the Monterey Bay, remarkable ocean, city and mountain views from this Mediterranean Masterpiece on the hilltop crescent of Scenic Street. The moonrise over the bay brings out the romance we all wish was a part of everyday life.





An outdoor shower was placed off the downstairs half bath for those salty beach days.

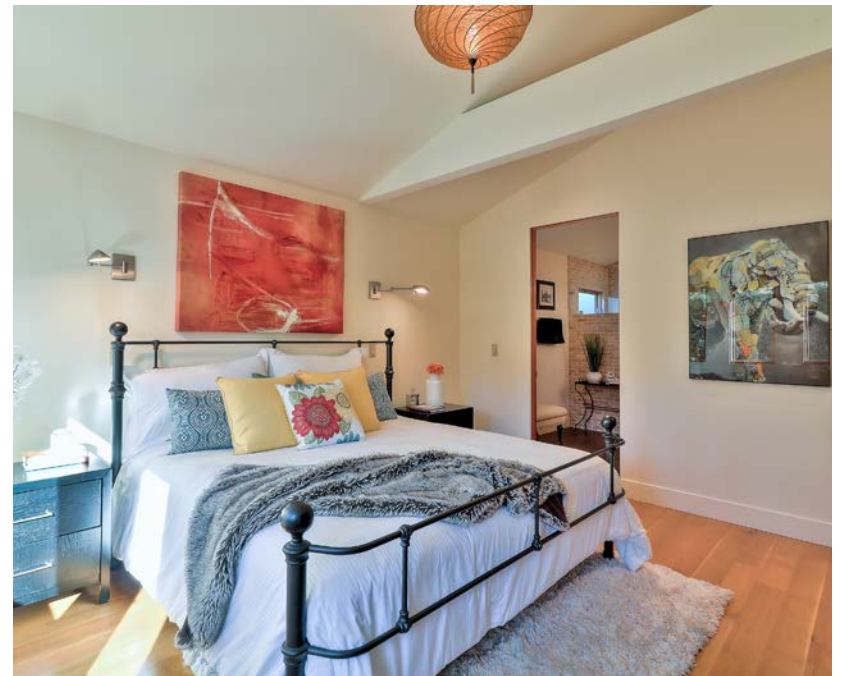
Two lots were combined to ensure a permanent unobstructed view, and an expanded landscaped terrace yard makes this family home suitable for both public and private entertaining. Speakers throughout the house and patios promote an ideal environment for entertaining.





Suggestion of walls in the public spaces provides just enough separation to make the room functions discrete, but the open air between, integrates the downstairs rooms into one continuous shared floor plan.







The privacy afforded in the upstairs Master Suite is truly unique in California's densely populated coastal ranges. Indoor and outdoor spaces are thoughtfully integrated to create a private sanctuary hideaway of calm welcoming energy that suits the rhythms of a dynamic lifestyle.



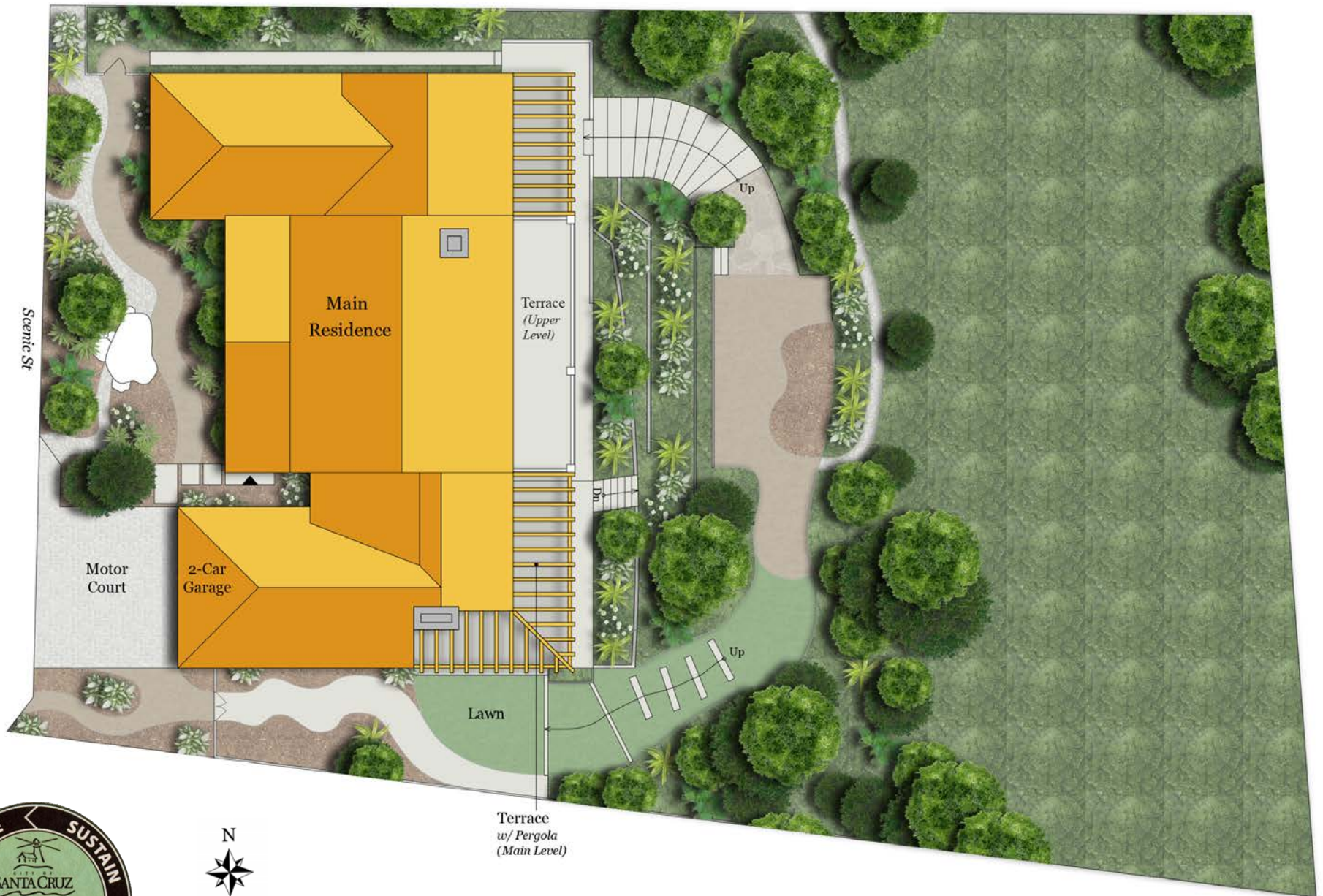


As seasons unfold, and days pass, the little surprises that the well-thought out design reveals about this home will continue to pleasantly surprise you every day.



Up from the steel-framed stairs of century-old reclaimed fir, the suite comprises rooms that enjoy the view of mountains spilling into the bay, where the moonrise shines into the bedroom and bathroom.



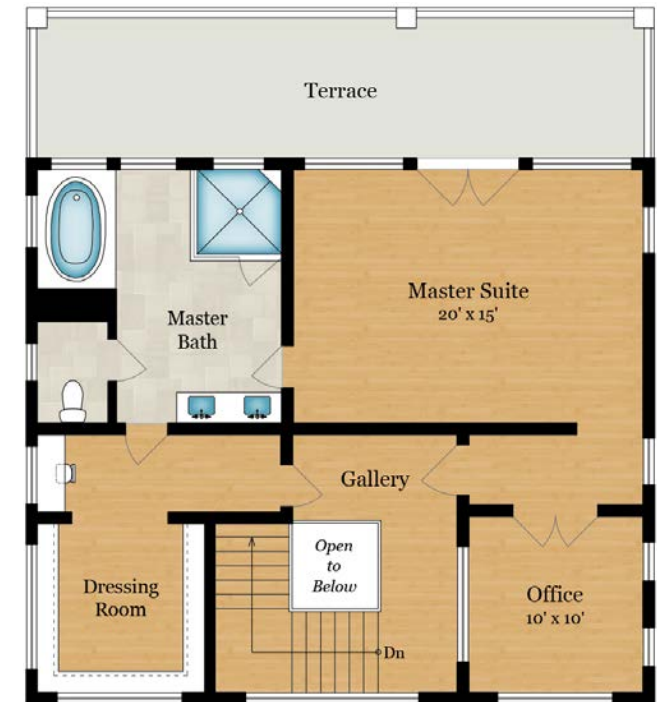


Modern architecture as distinctive as it's setting overlooking the Monterey Bay. This home received the Green Building Award after its extensive 2009 renovation, creating a true oasis in this Westside neighborhood.



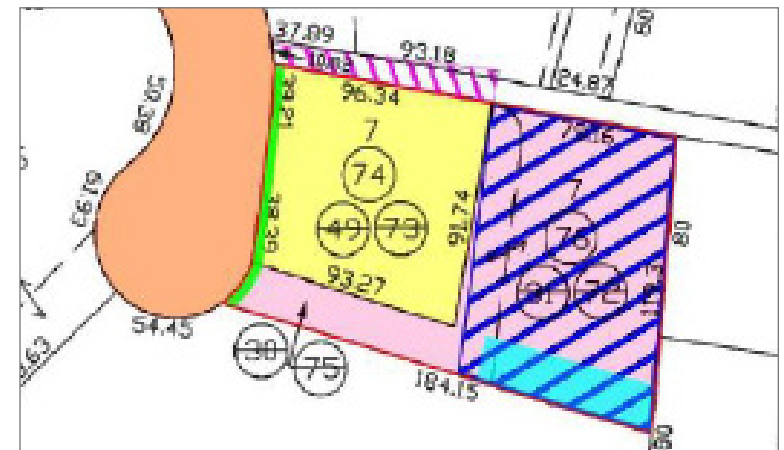


MAIN LEVEL



UPPER LEVEL

145 Scenic Street utilizes two separate parcels to optimize unprecedented views from this hillside neighborhood. The flag lot (002-161-76) is referred to as 149 Scenic Street while 145 Scenic street (002-161-74) remains separate and contains the footprint of the current home. There is a possibility that 149 Scenic Street can be developed with an Accessory Dwelling Unit for additional housing. The current regulations will need to be inspected by the interested party. The property taxes will arrive as one statement under APN: 002-161-78 and will address both parcels.





Property features include:

- Three thousand eight hundred ninety square feet of spacious living (3,890)
- Three bedrooms with a spectacular Master Suite that overlooks the ocean
- Three and one half bathrooms
- Both parcels total 0.45 acres
- Received the Green Building Award
- Century old reclaimed fir stairway
- Custom steel framed handrails along the stairway
- Rare, thick, solid oak flooring
- Wirsbo zones radiant floors
- Jason Automatic Ozone Sanitation System
- Jason Bath System Cleaner
- Jason JT1500 Heater
- Thermador gas 6 burner range
- GE stainless side-by-side refrigerator
- GE stainless dishwasher
- Miele washer and dryer
- Grohe bathroom sink and shower fixtures
- Toto Toilets
- Kohler self rimming lavatories
- NuTone ultra silent house fan
- Hunter ceiling fans
- Vizia remote-controlled dimmer lights
- Jason Air Whirlpool
- MD central vacuum
- Surround sound speakers interior and exterior
- Natural wood fireplaces
- Lavish landscaping with drought-tolerant plants for year-round enjoyment



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