

# **\$2,750,000 - 170 Miramontes Avenue, Half Moon Bay**

MLS® #ML82006457

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## **\$2,750,000**

4 Bedroom, 4.00 Bathroom, 2,980 sqft

Residential on 0 Acres

N/A, Half Moon Bay,

Just steps from the ocean bluffs in Half Moon Bays coveted Alsace Lorraine neighborhood, this beautifully updated home offers the best of coastal living on a generous 7,500± sq ft lot. A flexible layout includes a 1BD/1BA attached ADU with private entrance - ideal for multi-gen living, guests, or rental income. The main home features a bright living room with built-ins and fireplace. The formal dining area includes custom cabinetry and a wine fridge. The modern kitchen offers quartz countertops, stainless appliances, and a sunny breakfast nook that opens to a spacious deck with firepit and landscaped yard - an entertainers dream! Upstairs, the primary suite boasts a spa-like bath with soaking tub, walk-in shower, and private balcony with ocean views. Three additional rooms include one used as a home office with built-ins. All bathrooms have been updated with high-quality finishes. The ADU offers a living area with kitchenette on the main level and a private upstairs bedroom and bath - perfect for guests or extended stays. Minutes from beaches, the Coastal Trail, downtown Half Moon Bay, and commuter routes via Highways 1 and 92, this move-in ready home is a rare coastal opportunity. Buyer to verify square footage, lot size, bed/bath count, and ADU.



Built in 1990

## **Essential Information**

MLS® #	ML82006457
Price	\$2,750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,980
Acres	0.17
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Alicia Sanguinetti
Listing Office	Compass

### Community Information

Address	170 Miramontes Avenue
Area	699 - Not Defined
Subdivision	N/A
City	Half Moon Bay
County	San Mateo
Zip Code	94019

### Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood, Ocean

### Exterior

Roof	Composition, Shingle
Foundation	Concrete Perimeter

### Interior

Interior	Stone, Wood
Appliances	Dishwasher, Gas Cooktop, Microwave, Refrigerator, Double Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Stories	2

**School Information**

District	Other
Elementary	Other
Middle	Other
High	Half Moon Bay

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	30
Zoning	R10006
Short Sale	N
RE / Bank Owned	N

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