

SECTION RE ■ June 21-27, 2024

Open Houses on page 10RE

The Carmel Pine Cone Real Estate



■ This week's cover property, located in Pebble Beach,
is presented by Shelly Mitchell Lynch
of Carmel Realty Company (See Page 2RE)

 CARMEL REALTY COMPANY
ESTABLISHED 1913

About the Cover

The Carmel Pine Cone

Real Estate

June 21-27, 2024



1633 Sonado Road, Pebble Beach
4 Beds, 2.5 Baths | 3,093 Sq. Ft. | \$4,495,000
1633SonadoRoad.com

Step into your own private oasis at 1633 Sonado Rd, nestled within the prestigious enclave of Pebble Beach. This meticulously crafted 4 bedroom, 2.5 bathroom home, designed by acclaimed architect, Don Wald, offers a seamless blend of tranquility and sophistication. Thoughtfully remodeled for contemporary living, this turnkey home boasts a chef’s kitchen with natural marble countertops, high-end professional appliances, abundant natural light, and a 1,000 bottle wine cellar. Indoor/outdoor entertaining in style in the reimagined grounds featuring fire pits, cozy seating areas, lush landscaping, a playground, a bocce ball court and a large deck off the kitchen that enjoys breathtaking views and ample space for dining and relaxation. Located within the sought-after Carmel School district and just minutes from world-class golf courses, pristine beaches, upscale shopping, and fine dining, this warm and inviting sanctuary beckons you to experience the best of Pebble Beach living.

Shelly Mitchell Lynch
BROKER | Managing Director
831.277.8044 | Shelly@CarmelRealtyCompany.com
MitchellLynchTeam.com | DRE #01217466



Real Estate Sales June 9 - 15

Escrows closed: 23
Total value: \$46,766,500

Carmel

26370 Carmelo Street — \$3,550,000



238 Park Street, Pacific Grove — \$1,935,500

George Chapman to JMG Carmel LLC
APN: 009-461-004

Carmel Valley

9 Red Trail Trace — \$525,000
Santa Lucia Trio LLC to Charles and Ruth Sigal
APN: 239-151-006

36 Del Mesa Carmel — \$1,280,000
Terry Stratton to David Harper and Marijke Tenge
APN: 015-442-026

731 Country Club Drive — \$1,300,000
Cara Carozza to Mehrzad Shahi
APN: 187-631-005

Highway 68

56 Paseo de Vaqueros — \$1,210,000

See **HOME SALES** page 4RE

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24323 San Marcos Road ♦ 4 Beds, 4 Baths ♦ 2,812 Sq. Ft. ♦ \$3,495,000 ♦ 24323SanMarcosRoad.com

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Mark Ryan | (831) 238.1498
REALTOR® • DRE #01458945

JUST SOLD!

29 CRAMDEN MONTEREY
5 bed, 4 bath | 4,428 sq. ft.
\$2,650,000
(Represented Buyer)

PETER BOGGS | REALTOR
831.884.3919
BRE# 02019610
peterboggsrealtor@gmail.com
BoggsTeamRealtors.com

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4 Beds, 3 Baths ♦ 3,186 Sq. Ft. ♦ 7,971 Sq. Ft. Lot ♦ \$15,000,000 ♦ www.ScenicOnThePoint.com

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LUXURY PROPERTIES



Carmel ■ 7 beds, 6.5 baths ■ \$11,250,000 ■ www.10AltaMadera.com



Carmel ■ 4 beds, 5+ baths ■ \$10,500,000 ■ www.552MonhollanRoad.com



OPEN SAT &
SUN 2PM-4PM
Lincoln 3 SE of 1st

Carmel-by-the-Sea ■ 3 beds, 3 baths ■ \$3,950,000 ■ www.Lincoln3SEof1st.com



Carmel ■ 5 beds, 3 baths ■ \$3,495,000 ■ www.24652PescaderoRd.com



Carmel Valley ■ 5 beds, 4.5 baths ■ \$3,195,000 ■ www.ViaLaEstrella.com



Carmel Valley ■ 3 beds, 3 baths ■ \$2,950,000 ■ www.ElCaminitoCarmelValley.com



OPEN SAT &
SUN 2PM-4PM
1208 Lake Court

Pebble Beach ■ 4 beds, 2.5 baths ■ \$2,199,000 ■ www.1208LakeCourt.com



Carmel Valley ■ 2 beds, 2 baths ■ \$1,698,000 ■ www.484CountryClub.com



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HOME SALES

From page 2RE

Highway 68 (con't.)

Neal Juncker to Bradley Rutherford
APN: 161-081-007

451 Corral de Tierra Road — \$1,490,000
Kent Stevens to Nason and Nicole Campbell
APN: 416-401-003

14180 Vereda del Portal — \$1,650,000
Lori Morra to Ian Atkinson
APN: 161-622-009

Marina

3057 Mildred Court — \$930,000



2993 Cormorant Road, Pebble Beach — \$6,450,000

Catamount Properties 2018 LLC to Joshua Adams and Samantha Acosta
APN: 032-361-020



26370 Carmelo Street ,Carmel — \$3,550,000

Shena, Alvin and Cristina Rivera to Giridhar Ravipati and Sindhu Ghanta
APN: 031-254-045

211 9th Street — \$945,000

See **ESCROWS** page 14RE





OPEN HOUSE SAT 1-3 PM
17 4th STREET, SPRECKELS
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PRICE REDUCTION





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This contemporary, ranch-style home offers the perfect complement of privacy and convenience in the heart of the Santa Lucia Preserve’s sought after amenities - walking distance to The Hacienda, Sports Center, The Nest, Equestrian Center and Moore’s Lake. Boasting 6,300 square feet of living space with an expansive primary suite, living/dining great room, oversized kitchen and family room with bar area. A separate guest wing includes four bedrooms, two offices and an oversized 8-car garage. An entertainer’s dream awaits in the backyard with an expansive stone patio, Sierra granite boulder waterfall and pool, outdoor kitchen and bar area. This peaceful setting is the perfect place to take in all the Santa Lucia Preserve has to offer.



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VOTED BEST REAL ESTATE COMPANY:

Carmel Pine Cone 2011-2015, 2017-2022 ■ Monterey County Weekly 2019-2023 ■ Monterey Herald Readers' Choice 2018-2022

Believe it or not, this old columnist had a farm. E-I-E-I-O.

FOR MOST of the first 40 years of my life, I was a Metropolitan. I tread on cement, asphalt, bricks and concrete. Turf was limited to modest front lawns, backyards and city parks. As kids, we rode bikes and played football in the streets, where the most common injuries were knees we skinned through holes in our dungarees.

In 1974, I moved 130 miles across the Michigan countryside from Grand Rapids to Hartland, where I had bought a house my wife and family hadn't seen until we met the moving van there. It was about a half the size of the one we left, had no garage, and was situated on 10 acres in the "middle of nowhere" and next door to "you can't get there

from here."

Remember the T.V. show, "Green Acres"? It was a sitcom where a couple of city slickers moved from New York City to a rundown, back-country farm. We were just as unprepared for country life as Eddie Albert and Eva Gabor were. Suddenly, I was dealing with a septic tank, propane gas for heat, a pond with ducks, no amenities within 10 miles, mostly dirt roads, and redneck neighbors, and was completely surrounded by the largest dairy farm in South-



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COMPASS

Just listed in Carmel

25165 STEWART PLACE, CARMEL
3 Bed | 3 Bath | 1,908 SqFt
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Scenic Views

By JERRY GERVASE

east Michigan. About 3 of the 10 acres needed mowing if you didn't want to be overrun with grass that seemed to be as prolific as bamboo.

We settled in as best we could, with a teenage daughter who didn't want to leave Grand Rapids, a 6-year-old son who had just settled into his school, and a 4-month-old baby girl.

Daily plowing

One of my first major purchases was a John Deere tractor with a snowplow, snowblower and very large grass cutter. I couldn't have anticipated how much I would need the snow removal equipment when, our first winter, we had one of the heaviest snowfalls that part of the state had ever seen. The dirt driveway was 200 yards long and required almost daily plowing — if I was to get my car to the road in order to go to work. The kids, who had walked a couple of blocks to school in Grand Rapids, now were picked up by a bus while it was still dark.

A contractor built us a garage with a utility room for a washer and dryer. There was so much iron in the water that whites came out rust colored. Fortunately, my Eva Gabor adjusted to country living far more easily than I did. We bought a huge freezer. She planned meals for a month, and then shopped so efficiently that I only had to bring home milk and bread once in a while — and then just milk because she began baking bread.

On Mother's Day in 1975, I bought her a 10-horsepower, gas-operated rototiller that weighed more than she did. You would have thought I had emptied out Tiffany's

See GERVASE page 11RE



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189 Upper Walden Road
189UpperWalden.com
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Santa Rita 4 Ne Of 6th Avenue
Santarita4NEof6th.com
Offered at \$3,495,000



242 San Benancio Road
242SanBenancioRd.com
Price Improvement: \$1,595,000



SALE PENDING
9903 Club Place
9903clubplace.com



SALE PENDING
6250 Brookdale Drive
250Brookdale.com



SALE PENDING
15506 Via La Gitana
15506vialagitana.com



STEINY FAMILY PROPERTIES

Doug 831.236.7363
doug@dougsteiny.com
Lisa 831.277.2070
lisa@dougsteiny.com
dougsteiny.com
DRE: 00681652 & 02009666

BIG SUR COAST



38462 Hwy 1
3 BD | 2.5 BA | \$5,985,000
ViliaKakisGilles.com

VILIA KAKIS GILLES 831.760.7091

CARMEL VALLEY | OPEN 6/22 1:30-4 PM



33732 East Carmel Valley Road
4 BD | 4.5 BA | \$5,750,000
33732ECVRoad.com
COURTNEY STANLEY 831.293.3030

MONTEREY



1100 Pacific Street
7 BD | 7.5 BA | \$2,240,000
ysmyong.com
YOUNG SEON MYONG 831.238.4075

PACIFIC GROVE | OPEN 6/22 1-3 PM



403 Central Avenue
DUPLEX | \$1,999,000
BlakeRussellRealty.com
BLAKE RUSSELL 831.917.9886
SHANKLE REAL ESTATE TEAM 831.915.2800

MONTEREY



1 Surf Way #231
2 BD | 2 BA | \$1,325,000
truszkowskifreedman.com
TRUSZKOWSKI FREEDMAN & ASSOCIATES
831.250.3560

MONTEREY | OPEN 6/22 & 6/23, 11 - 3 PM



591 Belden Street
2 BD | 1 BA | \$1,299,000
ysmyong.com
YOUNG SEON MYONG 831.238.4075

PACIFIC GROVE | OPEN 6/22 & 23, 12 - 2 PM



1150 Patterson Lane
4 BD | 2 BA | \$1,298,000
sothebysrealty.com/id/NE934Y
DEANE RAMONI 831.917.6080

CARMEL



37723 Palo Colorado Road
2 BD | 2 BA | \$1,185,000
ViliaKakisGilles.com
VILIA KAKIS GILLES 831.760.7091

MONTEREY | OPEN 6/22 & 23, 12-2 PM



3207 Golden Oaks Lane
1 BD | 1 BA | \$490,000
kellysavukinas.com
KELLY SAVUKINAS 831.238.8443

MONTEREY/SALINAS HIGHWAY



12525 Antonio Place
2.90± ACRES | \$350,000
coastalcahomes.com
SARA PHELPS 831.455.5032

MONTEREY REGION BROKERAGES | CAPITOLA | CARMEL | CARMEL-BY-THE-SEA | CARMEL VALLEY | PACIFIC GROVE

POLICE LOG
From page 4A

FRIDAY, JUNE 7

Carmel-by-the-Sea: A mother on Santa Fe reported physical abuse and fear of her adult daughter. The daughter was placed on a mental health evaluation hold and transported to the hospital.
Carmel Valley: A residential burglary was documented on Valley Greens Circle.
Pebble Beach: Verbal argument between

an ex-couple on Stevenson Drive.
Carmel area: Online report regarding lost property at Point Lobos reserve.
Carmel Valley: Report of check fraud on Saddle Road.
Pebble Beach: Adult Protective Services referral alleging financial abuse of a Raccoon Trail resident.

SATURDAY, JUNE 8

Carmel-by-the-Sea: Report of a prowler at Junipero and Third at 0008 hours. No suspect leads or surveillance footage.
Carmel-by-the-Sea: Abandoned vehicle

on Junipero north of 12th. Marked May 31, cited June 7, not moved, towed on June 8.
Carmel-by-the-Sea: Phone was found in the men's restroom at Lincoln and Sixth.
Pacific Grove: A person fell on public property on Sunset Drive.
Pacific Grove: Fall on public property at Ocean View Boulevard and 14th Street.
Pacific Grove: A person at Country Club Gate reported they were a victim of fraud.
Pacific Grove: Vandalism to personal property on Gibson.
Pebble Beach: Deputies responded to an overdose on Pine Meadows Way.
Pebble Beach: Theft on Stevenson Drive.

Carmel area: Deputies responded to a report of vandalism on Carmel Center Place.

SUNDAY, JUNE 9

Carmel-by-the-Sea: A 47-year-old male advertising executive from Berlin was arrested for DUI after colliding with a parked car at San Carlos and Ocean at 0125 hours. The subject was booked into Monterey County Jail.

See SHERIFF page 13RE

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Sale Pending

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SOLD IN 2023-24 (SO FAR!)

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911 Shell Ave, PG	\$1,818,000	38 Calera Cyn, SAL	\$1,500,000
216 2nd St, PG	\$1,490,000	864 Del Monte Blvd, PG	\$1,225,000
45 Del Mesa, CAR	\$1,255,000	400 Mar Vista, #15, MTY	\$1,050,000
1107 Presidio Blvd, PG	\$1,050,000	1221 Roosevelt St, MON	\$855,000
24501 Via Mar Monte #74 CAR	\$939,000	700 Briggs, #83 PG	\$710,000
300 Glenwood Cir, #265, MON	\$635,000		

SOLD!

216 2nd St, Pacific Grove

SOLD \$1,490,000

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3365 17 Mile Drive, Pebble Beach
5 Beds, 6 Baths ♦ 4,082 Sq. Ft. ♦ \$14,500,000 ♦ 3365SeventeenMileDr.com

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1054 Broncho Road, Pebble Beach
4 Beds, 3 Baths ♦ 2,750 Sq. Ft. ♦ \$3,400,000 ♦ 1054BronchoRoad.com

CORNER PENTHOUSE WITH MONTEREY BAY VIEWS



40 Shepherd's Knoll, Pebble Beach
3 Beds, 3 Baths ♦ 1,929 Sq. Ft. ♦ \$1,250,000 ♦ 40Shepherds.com

PERFECT PEBBLE BEACH RETREAT WITH STUNNING VIEWS



3896 Ronda Road, Pebble Beach
4 Beds, 4 Baths ♦ LP: \$5,475,000 ♦ Buyer Represented by Kim Bartholomay



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SPRINGS WORLD IN
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GERVASE

From page 6RE

for her. She tilled the land into a garden overflowing with enough healthful food to make a heart specialist smile. We grew corn, potatoes, tomatoes, carrots, beets and green beans. We were stunned at how much better fresh vegetables tasted. It got to the point that when the water boiled in the kettle we picked corn, threw it in the pot, slathered it with butter and dined on a dish so good a Michelin chef would turn in his stars if he tasted it. I swear the potatoes were so tasty you could have put sticks in them and eaten them like popsicles.

We raised chickens for fresh eggs and discovered that a rooster really does crow at the crack of dawn. We even won over the neighbors, including pot growers who suspected we were ATF agents, when I volunteered to become president of the local Little League Association.

Bending like a reed

The organization was so politicized I thought I would need a bodyguard when I enforced the rules that they were bending like The Oak and the Reed in one of Aesop’s fables. We embraced and won over a very tight-knit community, building trust, support and friendships. We survived. The kids adjusted and I did, too. We embraced country living while

staying connected to our city friends and relatives, who looked forward to a day in the country with Eddie and Eva. We were flexible and patient, especially with ourselves — virtues the kids picked up on. Now, more than 50 years later, my kids still speak fondly of our “Green Acres” experiment. It was an

adventure made pleasant because we never lost our sense of humor. After four years in the country, a change in my sales territory moved us to a suburb of Detroit. How long did it take to reacquaint with city life? The term, “a New York moment” comes to mind. Contact Jerry at jerrygevase@yahoo.com.

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CARMEL | OPEN SUNDAY 1-3 PM



184 HACIENDA CARMEL | NEW PRICE: \$899,000

This newly renovated unit includes 2 bedrooms, 2 baths, dual paned windows and two sets of sliding glass doors, beautiful flooring, and a sophisticated open kitchen with all new cabinetry, appliances and countertops. The primary bedroom suite has a lovely bathroom as well as a walk-in closet and access to a very charming paved back yard with plenty of space for a garden, a pet play area and ample seating.


GLADNEY RANDAZZO

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3903 RONDA ROAD, PEBBLE BEACH
Classic & Timeless Pebble Beach Estate



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160 15TH STREET, PACIFIC GROVE
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4 beds, 3 baths ■ \$2,799,000 ■ 16015thStreet.com

3004 STEVENSON DRIVE, PEBBLE BEACH
Coveted Country Club West Neighborhood



3 beds, 3 baths ■ \$2,795,000 ■ 3004StevensonDr.com

24675 PESCADERO ROAD, CARMEL
5-Car Garage Home Opportunity in Carmel



.21 acres ■ \$1,975,000 ■ 24675PescaderoRoad.com

PFEIFFER RIDGE ROAD, BIG SUR
Large Lot with Ventana Wilderness Views



5 acres ■ \$1,550,000 ■ PfeifferRidge.com
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257 SAN BENANCIO ROAD LOT A, SALINAS
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6.11 acres ■ \$419,000 ■ SunnySanBenancio.com
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HOMES

From page 3A

Members of the planning commission did not share her views, however.

“I like this,” commissioner Robert Delves said. “I think it’s unfair, Karyl, to say this is comparable to what is now the second-worst ADU in town.” (The winner of that title is the large white unit being built on the northeast corner of Monte Verde and 13th.)

“I see the Mid-Century Modern in this,” he continued, adding that having the living quarters upstairs reminds him of a treehouse.

“You’re up in the trees,” he said. “It almost looks a little top heavy, which might normally be a problem for me, but it adds to the treehouse effect.”

Commissioner Stephanie Locke described the design as “interesting.”

“You’re creating the neighborhood, and this is a unique design for Carmel,” she said. “I’m not sure

it’s really appropriate for Carmel, because it does look a little edgy.”

But she conceded aspects of the design “are neat.”

Architectural history

Chair Michael LePage said that while he understands Hall’s devoted anti-contemporary position on new homes, “that doesn’t really acknowledge the architectural history of Carmel.”

“Mid-Century Modern does represent the architectural history of this community,” he said. “This is a nice example of that — it’s very well balanced, very well thought out, and has a treehouse feel, which I think is very cool.”

LePage also noted that the proposal meets the city’s standards, “and I don’t see one neighbor here who’s saying anything.”

Commissioners unanimously OK’d Miller’s plans for both homes without requesting any changes. They will be brought back for final approval of the design details at a later date. Commissioner Erin Allen was absent.



RENDERING/ERIC MILLER ARCHITECTS

The planning commission last week approved this stucco and stone home for one of eight lots being developed on the Carmel Resort Inn site.

SCHERLING PROPERTIES

JUST LISTED

400 MAR VISTA DR. #2
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MONTEREY
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3269 Cabrillo Road, Pebble Beach — \$10,425,000



14180 Vereda del Portal, Highway 68 — \$1,650,000



1091 Wanda Avenue, Seaside — \$1,035,000

ESCROWS

From page 4RE

Marina

3057 Mildred Court — \$930,000
Catamount Properties 2018 LLC to Joshua Adams and Samantha Acosta
APN: 032-361-020

211 9th Street — \$945,000
Shena, Alvin and Cristina Rivera to Giridhar Ravipati and Sindhu Ghanta
APN: 031-254-045

Monterey

842 Lomita Street — \$820,000
Gina Giammanco and Douglas and Ida Tilly to 842 Lomita LLC

APN: 001-373-011

249 Forest Ridge Road unit 9 — \$950,000
Frank Cedillo to Matthew Migdahl
APN: 014-111-049

12 Mountain Shadow Lane — \$1,051,000
John and Kelly Foot to Eric and Lesley Hawks
APN: 014-111-052

1088 Cass Street — \$1,100,000
Trina Hammack to Monterey County Rape Crisis Center
APN: 001-603-029

Pacific Grove

2900 Ransford Avenue — \$1,675,000
Douglas Weaver and Nancy Zimmerman to Michele Russell
APN: 007-613-004

721 Hillcrest Avenue — \$1,930,000

Carl and Gina Larson to Robert and Susan Temen
APN: 006-661-004

238 Park Street — \$1,935,500
James and Maryann DiBona to Curtis and Tina McMichael
APN: 006-304-006

520 Lighthouse Avenue — \$3,200,000
520 Lighthouse Corporation to Francis Joyce
APN: 006-178-009

Pebble Beach

9 Shepherds Knoll — \$820,000
Gerald and Tomi Greenwell to Katherine Welch
APN: 008-252-009

2897 17 Mile Drive — \$1,660,000
Talal Eshmawi to Jiarui Liu and Fang Fang
APN: 007-201-007

2993 Cormorant Road — \$6,450,000
Dan and Danna Holmes to Robert and Susan Smith
APN: 007-262-016

3269 Cabrillo Road — \$10,425,000
Alexa, Angel and Alice Arena to John and Sandra Neukom
APN: 008-461-009

Seaside

1745 Yosemite Street — \$835,000
Diana Elizondo, Jose Garcia and Ana Bolanos to Gerardo Diaz and Mayra Vasquez
APN: 012-101-012

1091 Wanda Avenue — \$1,035,000
CPD Trust LLC to Saul Velasquez and Rosa Baltazar
APN: 012-351-057

The Pine Cone prints all Monterey Peninsula real estate sales shown on recorded deeds, and we do not omit sales for any reason. For more on our home sales policy, please go to pineconearchive.com/homesalespolicy.html.



721 Hillcrest Avenue, Pacific Grove — \$1,930,000



24817
Santa Fe St,
Carmel

3 Bed | 2.5 Bath
1,598 SF | 4,000 SF Lot
\$3,650,000

Open Houses

Friday 06.21 | 3-5pm
Saturday 06.22 | 1-3pm
Sunday 06.23 | 1-3pm



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OPEN HOUSE | Sun 12pm-2pm

Carmelo 5 SE of 12th, Carmel-by-the-Sea
2 beds, 2 baths • \$3,100,000 • www.Carmelo5SEof12th.com



OPEN HOUSE | Sat 12pm-2pm

22664 Oak Canyon Road, Salinas
3 beds, 2 baths • \$1,179,500 • www.22664OakCanyonRd.com



OPEN HOUSE | Sat 1pm-3pm

18226 Caldwell Street, East Garrison
3 beds, 2 baths • \$950,000 • www.18226CaldwellSt.com



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CARMEL

www.ShorebirdCarmel.com
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Set around the corner from picturesque Carmel River Beach, this pristinely remodeled single-level modern home offers sweeping views and a rooftop deck.



CARMEL

www.CarmelPerfection.com
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www.StunningCountryEstate.com
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www.CoastalCaliforniaEstate.com
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www.CarmelJewel.com
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