

This week's cover property, located in Monterey, is presented by Ben Zoller of Monterey Coast Realty (See Page 2RE)



About the Cover





7595 Paseo Vista, Monterev 4 Beds, 4 Full & 1 Half Bath | 4,647 Sq. Ft. \$5,695,000 | 7595PaseoVista.com

Nestled on Paseo Vista Drive in the highly coveted Monterra Ranch community, this custom one-story home is a true masterpiece. From handcrafted fireplaces and wood beams, to ironwork tailored specifically to the home, this residence defines luxury living. Visitors are greeted with high ceilings, a chef's kitchen, and ample room for entertaining. While each of the four bedrooms offer ensuite bathrooms, the primary bedroom pampers owners with a spacious walk-in closet, elegant bathroom, inviting fireplace, and breathtaking ocean views. The property also boasts a versatile home office, large laundry room, and an efficient air conditioning system, making this home a true sanctuary in any season. Bask in the multiple outdoor patios offering three fireplaces, multiple fountains, and a built-in BBQ area. The back patio highlights the natural terrain focused on the stunning views of Monterey Bay to the Santa Cruz mountains. This one-of-a-kind home is ready to meet all your lifestyle needs and should not be missed.

Ben Zoller REALTOR® $831.595.0676 \ | \ ben@montereycoastrealty.com$ benzollerproperties.com DRE#01967810



To advertise in The Carmel Pine Cone **Real Estate Section** contact jung@carmelpinecone.com (831) 274-8646

The Carmel Pine Cone

Real Estate Sales Oct. 13 - 19

Escrows closed: 24 Total value: \$57,864,500

Carmel

2RE

San Antonio, 3 SW of Eighth - \$6,100,000 Paul Theren to Carmel Monte Verde LP APN: 010-301-002

Carmel Highlands

36652 Highway 1 - \$7,618,000



11610 Saddle Road, Highway 68 - \$2,560,000

Kendall Layne to VA Tragani Development LLC APN: 243-251-022

Carmel Valley

34 Wawona Street - \$800,000 Justin and Lara Smith to Martin O'Malley APN: 197-091-041

273 Del Mesa Carmel - \$1,125,000

See **HOME SALES** page 4RE



100 Laurel Drive, Carmel Valley – \$3,000,000

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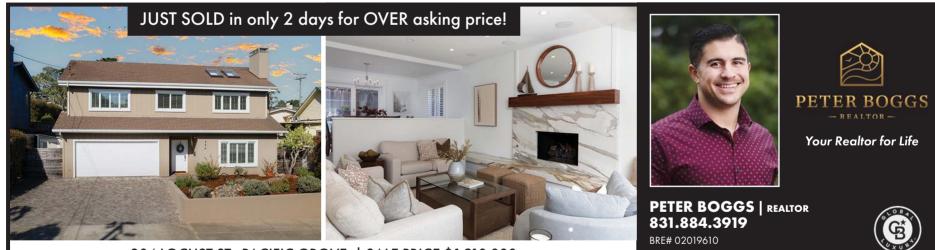
Mark Ryan 831.238.1498 MarkRyan@CarmelRealtyCompany.com REALTOR* | DRE #01458945

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Brocchini Ryan

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CARMEL POINT PERFECTION

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3RE



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CARMEL & PEBBLE BEACH



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



Pebble Beach • 4 beds, 3.5 baths • \$9,450,000 • www.ViscainoRoad.com



Carmel-by-the-Sea • 9 beds, 7.5 baths • \$7,300,000 • www.GalewoodCarmel.com



Pebble Beach • 4 beds, 4.5 baths • \$5,250,000 • www.1080LariatLane.com



Carmel • 3 beds, 3.5 baths • \$4,998,000 • www.ViewsOnSanJuan.com



Carmel • 2 beds, 2 baths • \$3,300,000 • www.540AguajitoRoad.com

Oppus Cum 2pag 4pag



Carmel-by-the-Sea • 2 beds, 2 baths • \$2,150,000 • www.Mission4SWof1st.com

Carmel • 3 beds, 3.5 baths • \$1,950,000 • www.28062HeronCt.com



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HOME SALES

Carmel Valley (con't.)

Sara Scott and Richardson Trust to Dewey and Caroline Duckham APN: 015-518-006

100 Laurel Drive — \$3,000,000 Edward Sanders and Sophie Johnson to Nicholas and Jennifer Bartle APN: 187-661-005

Highway 68

1360 Josselyn Canyon Road unit 27 — \$787.000

Jamie Flores and Lashara Jason to Taylor, Jill and Thomas Houlette



36652 Highway 1, Carmel Highlands — \$7,618,000

APN: 101-241-027

11610 Saddle Road — \$2,560,000

Mark and Jennifer Lupo to David Lawrence and Juliet Peck APN: 416-132-043



3014 Independence Street, Marina – \$645,000

Marina

3095 Marina Drive unit 3 - \$550,000

See ESCROWS page 12RE



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In conjunction with the TaylorMade Pebble Beach Invitational

Tuesday, November 19th

🕓 12:00 PM SHOTGUN START 📕 ♀ THE LINKS AT SPANISH BAY

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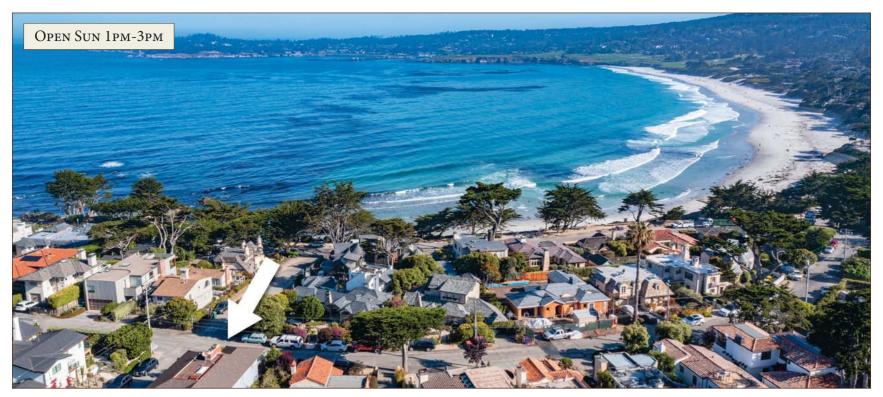




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3365 17 Mile Drive, Pebble Beach 5 Beds, 6 Baths • 4,082 Sq. Ft. • \$13,850,000 • 3365SeventeenMilePB.com

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1049 Broncho Road, Pebble Beach 3 Beds, 2.5 Baths • 2,996 Sq. Ft. • \$5,850,000 • 1049BronchoRoad.com



NE Corner of San Carlos & 13th, Carmel-by-the-Sea3 Beds, 2 Baths • 1,260 Sq. Ft. • \$2,895,000 • NECSanCarlos13th.com

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 7067 Valley Greens Circle, Carmel

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Scan to View My Sales

Nov. 5, a day when our opinions matter — if we express them

MY FAVORITE time of the year. It's less than two weeks before the November elections and I've sharpened my voting knife. Most of the time, we are chattel to the political elite, but during election season they come buttering us up like fresh sourdough, making nice in hopes we pay attention to them so they can continue living large off

our blood, sweat and fears.

I am sort of an election expert, having voted more times than the people in Chicago graveyards. I have voted in schools, libraries, fire stations, and once, in a neighbor's garage. I remember sitting on my front porch as a 16-yearold, listening to the political conventions on a portable



First time ever on market

THE APPLETON ESTATE 28275 ROBINSON CANYON ROAD, CARMEL 4 Bed | 3 Bath | 2,204 SQFT + 1 Bed | 1 Bath GH | 687 SQFT Tennis Court | Pool | 1.4 Acres | \$2,975,000 TheAppletonEstate.com

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GALEWOOD | Corner of Crespi & Flanders, Carmel-by-the-Sea

9 beds, 7 baths • 5,680 sq. ft. • \$7,300,000 • GalewoodCarmel.com







radio. It was my introduction to how people can speak for a long time without saying anything.

The first presidential election when television became the dominant medium for both candidates was in 1956, when Republican incumbent Dwight D. Eisenhower was challenged by Democrat Adlai E. Stevenson. TV may have helped Eisenhower more because of concern about his health at age 66. Television viewers were able to see he was fit for a second term.

Sweaty stubble

My first presidential election was the 1960 match between Vice-President Richard Nixon and Massachusetts Senator John F. Kennedy. I missed voting in 1956 because 18-year-olds were not yet allowed to vote. I voted for ... well, it's a secret ballot, so I'm not telling. Television, which helped Eisenhower, was the undoing of Nixon. In his debate with JFK, Nixon, with his perpetual 5 o'clock stubble, sweated under the TV lights, looking like he was embalmed compared to cool, fresh-looking Kennedy.

The voting demographics in California have changed since 1956. Nationally, Ike won the popular vote, 57 percent to 42 percent and garnering 457 Electoral College votes to Stevenson's 73. Eisenhower received 55 percent

Scenic Views

By JERRY GERVASE

of the vote in California, claiming the state's 32 electoral votes. He even received more than 59 percent of the vote in Monterey County. Quite the change from today's political alignment. Musically, California went from Kelly Clarkson's "Wrapped in Red," to Neil Diamond's "Song Sung Blue."

Political pablum was fed to me at a very tender age. My mother was a worker in one of Buffalo's portable street-corner polling booths. Each green-painted wooden booth was adorned with an American flag and a tin chimney for the cast-iron stove inside. I sat quietly by the stove while Mama checked the voters who were signing the register. You had to be a citizen and show ID before voting. You also had to go to a polling place. People who voted by mail had to have a specific reason for not being able

See **GERVASE** next page

Wonderful opportunity in Southeast Carmel-by-the-Sea with three parcels and four total residences totaling 5,680 sq. ft. on .7 acre. Galewood consists of 4 homes on a 32,389 sq. ft. lot, including a two story colonial built in 1945 with 5 beds, 4.5 baths, 3,234 sq. ft., and a two story 1 bed 1 bath cottage with 945 sq. ft. built in 1976. Large deck with a sports court and various patio areas. The Barn is comprised of a 1 bed 1 bath apartment with 859 sq. ft. above the oversized two car garage built in 1967 on a 6,839 sq. ft. parcel. Rumble Seat is a 2 bed 1 bath bungalow with 642 sq. ft. and detached 2 car garage on a 4,050 sq. ft. parcel built in 1935.

For more information on this property please visit www.HeinrichBrooksher.com



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POLICE LOG From page 4A

MONDAY, OCTOBER 7

Carmel-by-the-Sea: Attempted residential burglary at Santa Rita and Ocean.

Carmel-by-the-Sea: Non-injury collision on San Carlos Street.

Carmel-by-the-Sea: Found wallet at CHOMP.

Pacific Grove: 22-year-old male caused a disturbance in public. He fled from officers and was arrested at Gibson and Forest for probation violation, obstruction, and a warrant for failure to appear in court on a felony charge.

Pacific Grove: Vehicle fire in the 700 block of Sunset.

Pacific Grove: Vehicle on Ocean View Boulevard was marked for 72-hour parking. Pacific Grove: Dogs at large at Country

Club Gate. Pacific Grove: Report of rummaging

through of an unlocked vehicle on 19th Street.

Pacific Grove: Concerned citizen requested a report regarding a reckless vehicle on Pine.

Pacific Grove: Property secured to the

GERVASE From page 6RE

to vote in person on Election Day. That began to change in 1978, when California became the first state to allow voters to apply for absentee ballots without having to provide an excuse.

Both political parties have changed over the past several decades, reflecting broader societal changes. Both parties are more extreme. The Democratic party has become more progressive and diverse, while the Republican party has shifted towards populism and nationalism. The key figures of former elections, including Harry Truman, Dwight Eisenhower, Richard Nixon, Adlai Stevenson, John F. Kennedy and Lyndon Johnson would not recognize their parties today.

No matter how important presidential elections are, voter turnout hovers at around 60 percent. When one candidate says that "down is up" and his opponent says "up is down," it makes sense that one of them is playing fast and loose with the truth. Over the years, we've all learned that both sides are stretching the truth thinner than Twiggy on a low-carb diet. So, how do we get more people to vote?

One state representative suggested a

good way to counteract voter apathy would be to lower the voting age to 14. What might be key issues for 14-year-olds? Perhaps replacing textbooks with graphic novels and manga? Unfortunately, one of the privileges of living in a free country is the freedom not to participate in the way we are governed.

Get in the game

No October surprises are going to make me change my mind about how I vote. How will I vote? Of course I'm not going to tell you. I will tell you how I play the voting game when it comes to national elections. I cast my ballot for my team — The United States of America. The Stars and Stripes are my team colors. The National Anthem is my fight song, the Statue of Liberty my team mascot, the Pledge of Allegiance my rallying call, and the Constitution the referee I defer to whenever someone tries to cheat or change the rules.

Cicero said, "There are no lasting victories in politics, there is only the remorseless grinding forward of events." We can tweak those events by voting. So get in the game. Pin the tale on the donkey. Be the mouse that roared and scared the pants off the elephant. It's our turn now. Show 'em who's boss.

Contact Jerry at jerrygervase@yahoo. com.

roof rack of a vehicle on Devisadero was taken.

Pacific Grove: Citizen turned in several firearms to the department for destruction. Report taken for informational purposes.

Pacific Grove: Theft of a bicycle on Presidio Boulevard. No suspect information.

Big Sur: Deputies were called for a trespasser on Highway 1. A 76-year-old male was arrested.

CARMEL

Carmel-by-the-Sea: Barking dogs on Lasuen. No one home. Animal control officer made contact with the dog owner and family member assisting with the dogs.

TUESDAY, OCTOBER 8

The Carmel Pine Cone

Pacific Grove: Report of graffiti to a structure in a public park on Ocean View

See **SHERIFF** page 11RE



26261 OCEAN VIEW AVENUE | OFFERED AT \$6,799,000

With a soaring two story wall of light capturing the beauty and magnificence of the sea, this three story home in one of the most coveted areas in Carmel Point is available for the first time in 40 years. The dramatic property offers three private en suite bedrooms, a large open living area, ocean views from all floors, a tandem two car garage, and beautiful mature garden. This home was built for comfort, entertaining, and to showcase the drama and splendor of the area.



Gladney Randazzo Team GladneyRandazzo.com 831.214.2250 BGRteam@yahoo.com DRE# 01507458 & DRE# 1895649





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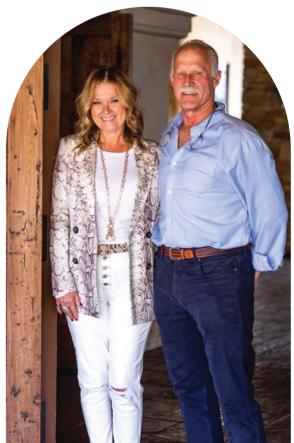
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15513 Via La Gitana, Carmel Valley 4 BD | 4.5 BA | 4,743± SQ. FT. | 2.5± ACRE LOT | \$3,050,000 15513ViaLaGitana.com Kathleen Hendricks 831.917.0839 License# 01378614

1268 Viscaino Road, Pebble Beach

3 BD | 3 BA | 2,784± SQ. FT. | 1.3± ACRE LOT | \$3,999,000 1268Viscaino.com Jeannie Fromm 831.277.3371





1 Surf Way #231, Monterey 2 BD | 2 BA | 1,023± SQ. FT. | \$1,299,000 truszkowskifreedman.com Truszkowski Freedman & Associates 831.915.2082 License# 01956633

25905 Junipero Avenue, Carmel

4 BD | 2.5 BA | 2,294± SQ. FT. | 0.17± ACRE LOT | \$2,925,000 25905JuniperoCarmel.com Vilia Kakis Gilles 831.760.7091 License# 00883948



15 El Potrero, Carmel Valley

3 BD | 2 BA | 1,530± S.F. | 311± S.F. ADU | 14,039± S.F. LOT | \$1,399,000 15EIPotrero.com Ryan Keenan 408.833.4255



8th Avenue 2 NE of Casanova Street, Carmel

4 BD | 3 BA | 2,304± SQ. FT. | 0.15± ACRE LOT | \$5,895,000 8thandCasanova.com

Jacquie Adams 831.277.0971 License# 01702965

License# 02108197



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9RE

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22 Rancho Fiesta Road, Carmel Valley 4 BD | 5.5 BA | 5,372± SQ. FT. | 22.8± AC | \$7,100,000 22RanchoFiesta.com McLean Seaborn Team 831.277.2020 License# 02115528

26166 Valley View Avenue, Carmel

3 BD | 3 BA | 1,390± SQ. FT. | 0.18± AC | \$5,400,000 26166ValleyView.com Jeannie Fromm 831.277.3371 License# 01348162



OCT 25th 3:30-5:30, 26th 11-2, 27th 1-4



245 Highway 1, Carmel 4 BD | 3.5 BA | 2,972± SQ. FT. | 0.64± AC | \$2,995,000 245Highway1.com Doug Steiny 831.236.7363 License# 00681652



46190 Clear Ridge Road, Big Sur Coast 3 BD | 2.5 BA | 1,500± SQ. FT. | 5± AC | \$2,850,000 46190ClearRidge.com Nancy Sanders 831.667.2909 License# 01343023

5496 Quail Meadows Drive, Carmel Valley

2.67± ACRES LOT | \$2,500,000 5496QuailMeadowsLot.com Shelley Risko 831.238.2101 Jeannie Fromm 831.277.3371 License# 01440339 & 01348162







126 Chaparral Road, Carmel Valley 3 BD | 2 BA | 2,040± SQ. FT. | 0.63± AC | \$1,475,000 SerenelyCarmelValley.com Laura & Kent Ciucci 831.236.8571 License# 01135238







22 Del Mesa Carmel, Carmel

2 BD | 2 BA | 1,317± SQ. FT. | \$895,000 22DelMesaCarmel.com

Claudia McCotter 831,293,3391 License# 01982938

Courtney Stanley 83. License# 01958169



4 Calle De Los Helechos, Carmel Valley

2 BD | 1 BA | 624± SQ. FT. | 0.19± AC | \$685,000 ArmanascoProperties.com Alex Armanasco 831,915,8688

License# 02082410

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\$895,000 8 E. Coastlai Sotheby's Int		Su 11-2 Big Sur 402-5877
\$5,785,000 38462 Highw Sotheby's Int	vay 1	Su 11-3 Big Sur 297-9805

CARMEL	
\$799,000 2bd 2ba	Sa Su 1-3
16 Del Mesa Carmel	Carmel
Sotheby's Int'l RE	261-3802
\$895,000 2bd 2ba 22 Del Mesa Carmel	Sa 1-3 Carmel
Sotheby's Int'l RE	293-3391
\$1,119,000 2bd 2ba	Sa 2-4 Su 1-3
34 Del Mesa Carmel Sotheby's Int'l RE	Carmel 682-0126
\$1,750,000 3bd 3.5ba	Sa 1-3
9606 Buckeye Court Sotheby's Int'l RE	Carmel 238-8311
	Su 11-1
25450 Via Cicindela	Carmel
Carmel Realty Company	206-9969
\$1,950,000 3bd 3.5ba 28062 Heron Ct	Sa 2-4 Carmel
Carmel Realty Company	915-8010
\$1,995,000 _2bd 2ba	Su 12-3
24620 Lower Trl Coldwell Banker Realty	Carmel 719-799-8540
\$2,150,000 2bd 2ba	Sa 1-3
Mission 4 SW of 1st Avenue	Carmel
Carmel Realty Company \$2,590,000 3bd 2ba	915-6187 Sa 11-1 Su 12-2
\$2,590,000 3bd 2ba 3050 Ribera Rd	Carmel
Coldwell Banker Realty	320-6391 / 241-1264
\$2,895,000 3bd 2ba NE Corner San Carlos & 13th Street	Sa 1-4 Carmel
Carmel Realty Company	277-5544
\$2,925,000 4bd 2.5ba	Sa 11-3 Su 1-3
25905 Junipero Avenue Sotheby's Int'l RE	Carmel 297-9805 / 620-2936
\$2,975,000 5bd 4ba	Sa 12-2 Su 1-3
28275 Robinson Canyon Rd	Carmel
Compass \$2,995,000 2bd 2ba	238-1380 / 224-6353 Sa 1-3
125 Cypress Way	Carmel
Coldwell Banker Realty	241-1264
\$2,995,000 3bd 3ba 30772 San Remo Rd	Sa 12-2 Carmel
Coldwell Banker Realty	801-4027
\$3,450,000 3bd 2ba	Sa Su 12:30-3
San Carlos 5 SW of 12th Carmel Realty Company	Carmel 574-0260
\$3,500,000 3bd 2.5ba	Su 2-4
24332 San Juan Road	Carmel
Sotheby's Int'l RE	236-5737
\$3,950,000 3bd 3.5ba 7032 Valley Greens Cir	Sa 12-2 Carmel
Sotheby's Int'l RE	915-8688
\$3,998,000 4bd 3ba	Sa 1-4 Su 12-2
3128 Serra Ave Coldwell Banker Realty	Carmel 227-3914 / 884-3849
\$4,295,000 3bd 3ba	Su 1-3
Torres 6 NW of 8th Ave Compass	Carmel 238-2022
\$4,449,000 3bd 2ba	Sa Su 12-3
Dolores 4 SW of 12th	Carmel
Carmel Realty Company	884-3868
\$4,950,000 2bd 2.5ba Casanova 4 NW of 13th Street	Sa 2-4 Su 1-4 Carmel
Sotheby's Int'l RE	320-1109

\$5,150,000 3bd 2.5ba	Sa 1-3
Camino Real 3 NW of 10th Avenue	Carmel
Sotheby's Int'l RE	238-5535
\$5,200,000 3bd 3ba	Su 2-4
24509 Portola Ave	Carmel
Compass	238-1380
\$5,400,000 3bd 3ba Fr 3:3	0-5:30 Sa 11-2 Su 1-4
26166 Valley View Ave	Carmel
Sotheby's Int'l RE	917-9886 / 277-3371
\$5,895,000 4bd 3ba	Sa Su 1-3
8th Avenue 2 NE of Casanova	Carmel
Sotheby's Int'l RE	277-0971
\$6,950,000 3bd 4.5ba	Su 1-3
2416 Bayview Avenue	Carmel
Carmel Realty Company	277-5544
\$8,600,000 3bd 3ba	Sa Su 1-4
2385 Bay View Ave	Carmel
Coldwell Banker Realty	206-0129
\$9,100,000 3bd 3.5ba	Su 2-4
Casanova 8 NW of Ocean Avenue	Carmel
Carmel Realty Company	915-8010

CARMEL VALLEY

\$685,000 2bd 1ba	Su 2-4
4 Calle De Los Helechos	Carmel Valley
Sotheby's Int'l RE	915-8688
\$1,199,000 3bd 2ba	Sa 1-3
5 Laguna Robles	Carmel Valley
Carmel Realty Company	717-7959
\$1,399,000 3bd 2ba	Su 12-3
15 El Potrero	Carmel Valley
Sotheby's Int'l RE	408-833-4255
\$1,700,000 2bd 2.5ba	Su 1-3
12500 Saddle Way	Carmel Valley
Sotheby's Int'l RE	601-2665
\$1,747,000 3bd 2ba	Sa Su 1-3
35 Lilac LN	Carmel Valley
Sotheby's Int'l RE	236-5737 / 402-4394
\$3,050,000 4bd 4.5ba	Sa 12-2
15513 Via La Gitana	Carmel Valley
Sotheby's Int'l RE	408-833-4255
\$3,095,000 3bd 2.5ba	Sa su 1-3
13369 Middle Canyon Road	Carmel Valley
Sotheby's Int'l RE	238-7559 / 601-6271
\$3,895,000 4bd 2ba	Sa 11-2 Su 11-1
9140 Carmel Valley Rd	Carmel Valley
Coldwell Banker Realty	272-2172 / 227-3914

CORRAL DE TIEF	RRA
1 ,295,000 3bd 2.5ba	Sa 1-3
28900 Underwood Road	Corral de Tierra
Sotheby's Int'l RE	760-7091

LA SELVA BEACH

1 9,000 I Shell Driv theby's Int'l	Sa 1-3 La Selva Beach 227-9008
850,000 enito Ave theby's Int'l	Sa 12-3 La Selva Beach 887-8022

MARINA \$1,250,000 3bd 2.5ba 2605 Sandy Clay Lane Compass

\$1,725,000	5bd 4ba
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The Arnold Team

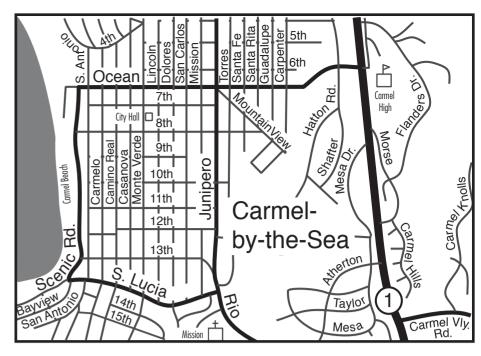
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3.7 . 6



MONTEREY \$465,000 1bd 1ba

\$465,000 1bd 1ba 3207 Golden Oaks Ln	Sa 3-5 Monterey
Coldwell Banker Realty	220-9817 / 884-3919
\$750,000 2bd 2ba	Sa 11-1
3303 Golden Oaks Lane Sotheby's Int'l RE	Monterey 277-9022
\$1,299,000 2bd 2ba	Sa 4-6
1 Surf Way, #231 Sotheby's Int'l RE	Monterey 408-833-4255
\$1,495,000 3bd 2ba	Fr 4-6 Sa 11-3:30 Su 12-4
10 Via Cimarron Sotheby's Int'l RE	Monterey 293-4190 / 214-3377
\$1,498,000 3bd 2ba	Sa 1-4
26 El Caminito Del Norte	Monterey 277-8622
Sotheby's Int'l RE	
\$1,549,000 3bd 3ba 5 Shepherds Place	Sa Su 12-2 Monterey
Sotheby's Int'l RE	318-3808 / 596-9726
\$1,795,000 3bd 2.5ba	Sa 1-3
989 Madison St	Monterey
Sotheby's Int'l RE	214-2545
\$2,449,000 3bd 3.5ba 127 Las Brisas Dr	Sa 1-3
Sotheby's Int'l RE	Monterey 200-5007

MOSS LANDING

\$1,950,000

Sa 11-1 Marina 325-5851

521-4855

Su 1-3 Marina 2bd 2ba Sa 1-4

150 Monterey Dunes Way Moss Landing Sotheby's Int'l RE 760-5126

PACIFIC GRO	VE
\$849,000 1bd 1ba	Sa Su 2-4
1007 Funston Avenue	Pacific Grove
Sotheby's Int'l RE	238-0464
\$1,225,000 2bd 2ba	Sa 11-1
406 10th Street	Pacific Grove
Sotheby's Int'I RE	869-6117
\$1,249,000 3bd 2ba	Sa 12-2 Su 11:30-1:30, 2-4
34 Country Club 34	Pacific Grove
Sotheby's Int'I RE	915-0265 / 238-0464
\$1,595,000 3bd 2.5ba	Sa 4-6 Su 11-2
407 7th Street	Pacific Grove
Sotheby's Int'I RE	238-8688

\$1,695,000 3bd 2ba	Su 12-2
313 Bishop Avenue	Pacific Grove
Carmel Realty Company	277-5821
\$1,697,000 3bd 3ba	Sa Su 1-3
2926 Ransford Avenue	Pacific Grove
Sotheby's Int'l RE	620-2936 / 915-7256

PEBBLE BEACH \$2,149,000 3bd 2.5ba 1121 Circle Rd Coldwell Banker Realty Sa Su 2-4 Pebble Beach 594-6158 / 565-6118 **\$2,250,000 3bd 2ba** 2975 Cormorant Road Carmel Realty Company **Sa 12-2** Pebble Beach 277-1224 **Sa Su 12-2** Pebble Beach 238-8029 \$2,325,000 3bd 3.5ba 3093 Stevenson Drive Sotheby's Int'l RE \$3,999,000 3bd 3ba 1268 Viscaino Rd Sotheby's Int'I RE Sa 1-4 Su 1-3 Pebble Beach 333-6060 / 277-3371 \$5,850,000 3bd 2.5ba 1049 Broncho Road Carmel Realty Company 3bd 2.5ba Sa 1-3 Pebble Beach 277-5544 \$6,995,000 3bd 3.5ba Sa 12-2 Pebble Beach 915-0653 1425 Oleada Road Compass **\$7,950,000 5bd 4ba** 3301 17 Mile Drive #10 Sa 1-3 Pebble Beach 277-7200 The Agency

Pebble Beach reads The Pine Cone

SANTA CRUZ

\$1,998,000 3bd 3ba	Sa 1-4
21130 E Cliff Drive, #C	Santa Cruz
Sotheby's Int'l RE	566-2263
\$2,395,000 4bd 3ba	Su 1-4
623 High Street	Santa Cruz
Sotheby's Int'l RE	278-1642
SEASIDE	
\$864,000 3bd 2ba	Sa 11-1
1759 Hilton Street	Seaside

238-8688

Sotheby's Int'l RE

To publish a legal notice in The Carmel Pine Cone contact irma@carmelpinecone.com | 831-274-8645 (*Se habla Español*)

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Geoff Arnold 831.297.3890 REALTOR* | Carmel Realty Company DRE#02036451 Rebecca Wolf Arnold 831.241.2600 REALTOR* | Carmel Realty Company DRE#01706104 Danielle Germain 303.502.6477 REALTOR* | Monterey Coast Realty DRE#02154598





160 15th Street, Pacific Grove Great Location in Downtown Pacific Grove



4 beds, 3 baths • \$2,649,000 • 16015thStreet.com

5 LAGUNA ROBLES, CARMEL VALLEY Walking Distance to Carmel Valley Village



3 beds, 2 baths = \$1,199,000 = 5LagunaRobles.com



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REALTOR* DRE#01375876





October 25, 2024

11 R E

SHERIFF From page 7RE

Boulevard. No suspect information.

Pacific Grove: Check fraud, conspiracy

and petty theft reported on Grand Avenue. **Pacific Grove:** Truck and trailer marked

for 72-hour parking. **Carmel Valley:** Family quarrel on Laurel Drive.

WEDNESDAY, OCTOBER 9

Carmel-by-the-Sea: No calls to report. **Pacific Grove:** Subject found deceased at a residence on Shell Avenue.

Pacific Grove: A 19-year-old male was arrested on Glen Lake Drive for making criminal threats.

Carmel Valley: Suspicious circumstanc-

es on Rancho Fiesta Road.

The Carmel Pine Cone

THURSDAY, OCTOBER 10

Carmel-by-the-Sea: Vehicle towed from Mission and Seventh per section 22651(id) VC — blocked driveway.

Carmel-by-the-Sea: Battery at San Carlos and Vista.

Carmel-by-the-Sea: Fall on city property at Lincoln and Seventh.

Pacific Grove: Report of vandalism to a parked vehicle on Hillside Avenue. No suspect information.

Carmel Valley: Theft of a bag occurred at a church on Carmel Valley Road during an AA meeting.

Carmel area: Online report regarding a suspicious circumstance at a residence on Whitman Circle.

See LOG page 13RE

The Carmel Pine Cone

Press Release guidelines

Press releases about newsworthy events should go to the following Pine Cone reporters:

Mary Schley: Carmel-by-the-Sea, food & wine, police, fire, criminal courts and schools mary@carmelpinecone.com

Chris Counts: Carmel Valley, Big Sur, Arts & Entertainment and scholastic sports chris@carmelpinecone.com

Kelly Nix: Pacific Grove, Pebble Beach, Monterey, Seaside, state government, civil courts and water kelly@carmelpinecone.com

Letters to the editor are only accepted by email and should be sent to mail@carmelpinecone.com

OPEN SAT & SUN 1-3 PM \$200,000 PRICE ADJUSTMENT

Sotheby's

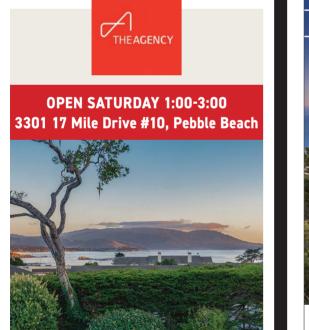


13369 Middle Canyon Road, Carmel Valley 3 BD | 2.5 BA | 3,108± Sq. Ft. | 1.32± Acres New Price \$3,095,000

- Stunning Views from Every Room
- Beautifully Remodeled
- Vaulted Wood Beam Ceilings
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- Solar

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Celebrate this season and all the seasons to come at 24 Mentone, Carmel Highlands. This 5 bedroom, 3.5 bath is perfect for gatherings with family and friends.

\$7,950,000 HUGE OCEAN AND GOLF LINKS VIEWS 5 Beds | 4 Baths | 3,200 Sq.ft. NEXT TO GOLF AND RESTAURANTS AT THE LODGE BEAUTIFULLY REMODELED



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casanova4nwof13thst.com

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ICONIC DER LING BUILDING ON OCEAN AVENUE

\$10,000/month plus NNN • Approx. 1,089 Sq. Ft. • Unit B



NEW ON MARKET Casanova 4 NW of 13th street, Carmel

OPEN THIS WEEKEND

Newly refreshed. Quality and exquisite craftsmanship by the

builder Fred Slabaugh in the

Saturday 2 - 4PM Sunday 1 - 4PM

Golden Rectangle.

2.5 bath

1,753± sq. ft.

2 bed + bonus room

Offered at \$4,950,000

ESCROWS From page 4RE

Marina

Elaine Sison to Sally Sawyer APN: 033-152-003

3014 Independence Street - \$645,000 Derrick and Michelle Manlalac to Daniel and Alice Mei APN: 032-383-008

2996 Bonte Drive - \$687,000 The Sea Haven LLC to Brian and Sandra Taitingfong APN: 031-278-021

218 Reindollar Avenue - \$15,000,500 Russell Realty Enterprises to SCG Mar LLC APN: 032-421-003

Monterey

565 English Avenue - \$487,500 Banderwood Holdings LLC to Jacqueline Canterbury APN: 013-144-001

300 Glenwood Circle unit 166 – \$545,000 Mary Halatsis to Larry and Carmela Borelli APN: 001-776-003

1207 Hoffman Avenue - \$1,012,000

Shawn and Misty Paul to Cheryl Moore APN: 001-143-006

471 Montecito Avenue - \$1,200,000

Nathan Voigtschild and Sarah Maloney to Claire and Jacob Avershal APN: 013-054-024

38 Skyline Crest — \$1,500,000 Steven Nemeth to John Kessel APN: 014-072-061

Pacific Grove

125 16th Street - \$1.250.000 William and Margaret Conners to Ronald Wright APN: 006-156-024

Pebble Beach

2 Spyglass Woods Drive – \$1,955,000 David Lazares to Brian Vanyo APN: 008-542-002

See **TRANSACTIONS** page 15RE



125 16th Street, Pacific Grove - \$1,250,000





Lincoln 2 SW of Ocean, Unit #2







Please inquire for more information at Commercial@CarmelRealtyCompany.com www.CarmelRealtyCompany.com • 831.622.1000 • CALDRE #01297518



CARMEL REALTY COMPANY

7th 2 NW of Lincoln

\$2,300/month plus NNN = Approx. 405 Sq. Ft.

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The Carmel Pine Cone at Ocean and Lincoln.

13RE

LOG From page 11RE

FRIDAY, OCTOBER 11

Carmel-by-the-Sea: Non-injury accident on Ocean Avenue.

Carmel-by-the-Sea: Fall on city property

Carmel-by-the-Sea: Vehicle towed from

Mission and Sixth per section 22651(d) VC blocked driveway. Carmel-by-the-Sea: A 40-year-old male

was arrested after evading officers on a motorcycle. He was booked into Monterey County Jail on numerous charges. Pacific Grove: Subject warned about

trespassing at a store on Forest Avenue.



Besides its history, culture, scenery and great weather, one of the things that makes the Monterey Peninsula so wonderful is its outstanding business community. But who are the hard-working people behind all those amazing shops, restaurants and service providers? We will answer that question in our November 8th edition.

Don't miss a chance to be a part of it

CONTACT YOUR REP TODAY! Jung Yi-Crabbe • (831) 274-8646 • jung@carmelpinecone.com

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Lincoln 3 SE of 1st Avenue Desirable Ocean View Home on Quiet Street in Carmel-by-the-Sea

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<u><u>R</u>TUXURY</u>



Very Special Victorian 420 11th St, Pacific Grove Sale Pending \$1,475,000

THE **JONES** GROUP COAST & COUNTRY REAL ESTATE



145 Hacienda Carmel, Carmel SOLD \$843,000



Spectacular Bay Views 830 Balboa Ave, Pacific Grove SOLD \$3,350,000



Stop in and say Hi! to Punkin and her assistant Peggy at 216 17th St, Pacific Grove Find out what's coming soon.





Commercial Retail Charmer 13750 Center Street, CV Village Sale Pending \$799,000

Peggy Jones

Broker, REALTOR DRE 01299648



Bay Views & City Lights 1570 Flores St, Seaside SOLD over Asking \$650,000

830 Balboa Ave, PG 910 Del Monte Blvd, PG 911 Shell Ave, PG 216 2nd St, PG 45 Del Mesa, CAR 1107 Presidio Blvd, PG 24501 Via Mar Monte #74 CAR 300 Glenwood Cir, #265, MON 1570 Flores St, Seaside

SOLD IN 2023-24 (SO FAR!)

\$3,350,000 859 Balboa Ave, PG \$2,300,000 38 Calera Cyn, SAL \$1,818,000 864 Del Monte Blvd, PG \$1,490,000 606 Mar Vista, MTY \$1,255,000 400 Mar Vista, #15, MTY \$1,050,000 1221 Roosevelt St, MON \$939,000 145 Hacienda Carmel, CAR \$635,000 700 Briggs, #83 PG \$650.000 409B Tyler PI, SAL



LOCAL, INDEPENDENT AND DELIVERS BIG RESULTS



80

A Well-Performing Q3 Leads to a Strong Market this Holiday Season

Q3 2024 Closed Sales vs. Available Listings Year Over Year

As the Monterey Peninsula's Indian summer brings sunshine and warmer temperatures

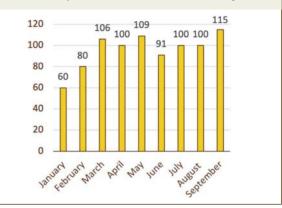
across the region, the real estate market is also experiencing an enjoyable period. After a spike in activity during the second quarter, the market experienced another well-performing quarter during Q3. This means we have seen six consecutive months of good activity and sales volume in our market, following a slower sales cycle over the prior 18 months. In addition, there is promise for a third consecutive strong quarter ahead as September saw 115 homes go into escrow, the most of any month since May 2022. Inventory also closed the quarter with 379 active listings, over one hundred more than the same time last year, and the most we have seen on the Peninsula since the summer of 2020.

Q3 was just a step behind Q2 in total sales, coming in at 281 compared with 310 sales last quarter. The average sales price came in 2% down from Q2, but up 8.6% from Q3 2023. A \$45M off-market sale occurred during the quarter, setting the new highest price sale in Monterey County. Carmel Realty Company's sister brokerage, Monterey Coast Realty, represented the Buyer for this record sale, located along the 18th fairway of the esteemed Pebble Beach Golf Links. As this sale was not put on the MLS for comparison purposes, it was not included in our market report data. If this sale was included, it would push the average sales price for the quarter over \$2.06M and sales volume for the quarter would come within \$22M of Q2, while experiencing 28 less sales.

While most areas across the Peninsula are on track to outperform 2023's slow year, Pebble Beach continues to struggle selling \$5M+ listings. This could result in the area's lowest sales volume in over a decade, even with the \$45M off-market sale included. Pacific Grove was the top performing area during the quarter. The area saw a 47% increase in units sold and a 43% increase in sales volume. The Carmel Valley area saw a record in average sales price (\$2.27M) as the Santa Lucia Preserve saw three homes sell for over \$7M. Both Carmel-by-the-Sea and Greater Carmel saw a strong number of sales, while the mix of sales prices was lower than average for the regions. Sales volume across the Peninsula was up 9%

Number of **Continent Listings** Each Month of 2024

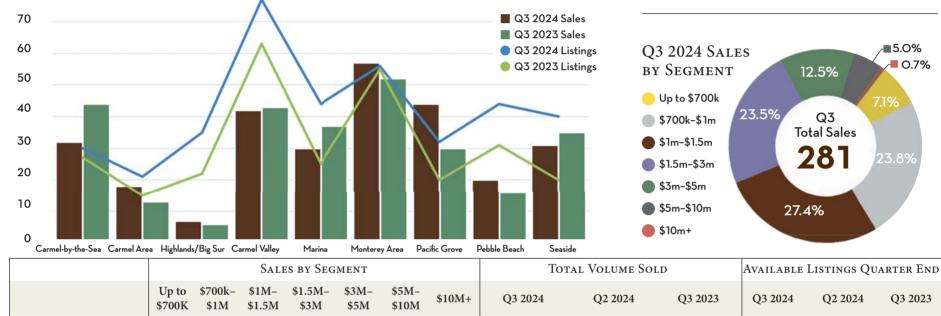
- 115 home sales put into escrow in September
- Most in any month in 2024 and since May 2022



compared with Q3 2023.

With inventory up and demand proven to be strong as we move into Q4 and the holiday season, the market is primed for a strong close to 2024. Expert local insight alongside quality service can add significant value when demand, product, and pricing is changing rapidly like it is right now. Please reach out to one of our full-time professional agents should you or any of your friends or family be considering a real estate transaction here on the Monterey Peninsula.

For additional information, please visit carmelrealtycompany.com, contact us at (831) 622-1000, or visit us at any of our Carmel-by-the-Sea locations.



	Up to \$700K	\$700k- \$1M	\$1M- \$1.5M	\$1.5M- \$3M	\$3M- \$5M	\$5M- \$10M	\$10M+	Q3 2024		Q2 202	4 Q	Q3 2023		2024	Q2 2024	Q3 2023
Carmel-by-the-Sea	0	0	5	9	12	5	1	\$113,257,864		\$142,488,	600 \$184	,973,000	73,000 30		35	27
Carmel Area	0	1	9	5	3	0	0	\$32,216,500		\$37,757,0	900 \$27	,444,125		21	15	15
Carmel Highlands/Big Sur	0	1	1	1	2	2	0	\$23,389,000		\$16,182,5	500 \$22	,931,000	35		24	22
Carmel Valley	5	5	9	14	5	3	1	\$95,433,805	\$	\$103,112,2	,248 \$79,565,788		7	77	71	63
Marina	3	19	7	1	0	0	0	\$27,902,129		\$47,020,1	71 \$35	,141,983	4	14	35	25
Monterey Area	8	14	20	9	3	3	0	\$88,840,250		\$98,308,2	\$65	,459,130	5	56	54	55
Pacific Grove	0	5	17	18	4	0	0	\$73,237,270		\$51,101,1	85 \$53	,375,342	3	32	30	20
Pebble Beach	0	0	4	9	6	1	0	\$56,070,000		\$77,376,4	400 \$58	,537,500	4	14	34	31
Seaside	4	22	5	0	0	0	0	\$26,515,215		\$30,856,304 \$34,784,394		,784,394	40		26	20
Totals	20	67	77	66	35	14	2	\$536,862,033	\$	604,202,	699 \$562	\$562,212,262				278
	N	/IEDIAN	SALES P	RICES		Aver	AGE SALES	Prices		D	ays on Ma	RKET		Nu	mber of S.	ALES
	Q3 202	24 Q	2 2024	Q3 2023	Q3	2024	Q2 2024	Q3 2023	0	Q3 2024	Q2 2024	4 Q3 2	023	Q3 2024	Q2 2024	Q3 2023
Carmel-by-the-Sea	\$3,137,	-	,737,500	\$3,075,00	0 \$3,	539,308	\$4,452,76			43	39		58 32		32	44
Carmel Area	\$1,440,	000 \$1	,800,000	\$1,620,00	0 \$1,2	789,806	\$2,517,13	3 \$2,111,08	7	45	41	55	55 18		15	13
Carmel Highlands/Big Sur	\$3,128,	000 \$3	,640,000	\$3,775,00	0 \$3,3	341,286	\$3,236,50	0 \$3,821,83	3	26	102	56			5	6
Carmel Valley	\$1,625,	000 \$1	,600,000	\$1,500,00	0 \$2,2	272,233	\$1,945,51	4 \$1,850,36	7	67	45	53		42	53	43
Marina	\$890,	000	\$980,500	\$835,00	0 \$	930,071	\$1,022,17	8 \$949,78	3	40	28	27	,	30	46	37
Monterey Area	\$1,185,	000 \$1	,058,000	\$1,187,50	0 \$1,	558,601	\$1,244,40	9 \$1,258,82	9	43	31	35		57	79	52
Pacific Grove	\$1,495,	000 \$1	,557,500	\$1,599,50	0 \$1,	664,483	\$1,703,37	3 \$1,779,17	8	42	45	22		44	30	30
Pebble Beach	\$2,192,	500 \$2	,962,500	\$2,607,50	0 \$2,	803,500	\$3,868,82	0 \$3,658,59	4	64	46	58		20	20	16
Seaside	\$830,	000 \$	\$835,500	\$875,00	0 \$	855,330	\$1,028,54	3 \$993,84	0	25	25	38		31	30	35
These charts are based on data responsible for their accura												Tota	ıls	281	310	276
						Ten-	Year Medi	an Sales Pr	ICE						1-Year	10-Year
	2015	2	2016	2017	20)18	2019	2020	20	21	2022	22 2023		024 YTD	Change	Change
Carmel-by-the-Sea	\$1,550,0	000 \$1,0	607,500	\$1,700,000	\$2,00	00,000	\$1,875,000	\$2,200,000	\$2,75	50,000	\$3,000,000	\$3,007,500) \$3	3,300,000	9.7%	112.9%
Carmel Area	\$869,00	00 \$1,0	065,000	\$1,050,000	\$1,29	97,500	\$1,225,000	\$1,450,000	\$1,55	50,000	\$1,700,000	\$1,620,000) \$1	,600,000	-1.2%	84.1%
Carmel Highlands/Big Sur	\$1,857,5	500 \$1,0	685,000	\$1,937,500	\$1,59	97,500	\$1,775,000	\$2,645,000	\$2,37	75,000	\$3,709,000	\$3,000,000) \$3	3,004,000	0.1%	61.7%
Carmel Valley	\$836,00		50,313	\$937,000		00,000	\$950,000	\$1,300,000	\$1,50	00,000	\$1,500,000	\$1,495,000		,575,000	5.4%	88.4%
Marina	\$442,50	00 \$4	90,000	\$537,200	\$59	9,000	\$639,000	\$675,000	\$792	2,000	\$849,000	\$875,000	\$	936,500	7.0%	111.6%
Monterey Area	\$610,25		56,500	\$722,500		2,000	\$740,000	\$850,000			\$1,050,000	\$1,074,000		,099,500	2.4%	80.2%
Pacific Grove	\$780,00		00,000	\$886,500		9,750	\$958,000	\$980,000			\$1,390,000	\$1,497,500		,495,000	-0.2%	91.7%
Pebble Beach	\$1,378,7		525,000	\$1,575,000			\$1,767,950	\$2,100,000	\$2,79		\$3,150,000	\$2,690,000		2,628,200	-2.3%	90.6%
Seaside	\$405,00	00 \$4	45,000	\$495,000	\$52	5,000	\$540,000	\$593,500	\$700),000	\$757,000	\$750,000	\$	827,500	10.3%	104.3%

The Carmel Pine Cone

TRANSACTIONS

r rom page 12RE

Pebble Beach (con't.)

1441 Riata Road — \$5,200,000 Rene Goddard to Stuart Wells APN: 008-331-030

Seaside

1342 Vallejo Street — \$730,000 Triad Rentals to Nicholas Daly and Catherine Harris APN: 012-293-025

3 Serape Court — \$775,000 Allyson Yoshida to Dennis Simunovich APN: 012-621-052

1868 Judson Street — \$790,000 Michael and Deborah Waxer to Sonny Ortiz and Kristina Brown



1441 Riata Road, Pebble Beach — \$5,200,000

APN: 012-833-004

1 Lorraine Court — \$810,000 Peter Snider to Alysha Hyland APN: 012-453-030

Cypress Lane — \$2,737,500



2 Spyglass Woods Drive, Pebble Beach - \$1,955,000

Shea Homes LP to Christopher and Sarah Baldwin APN: 031-054-011

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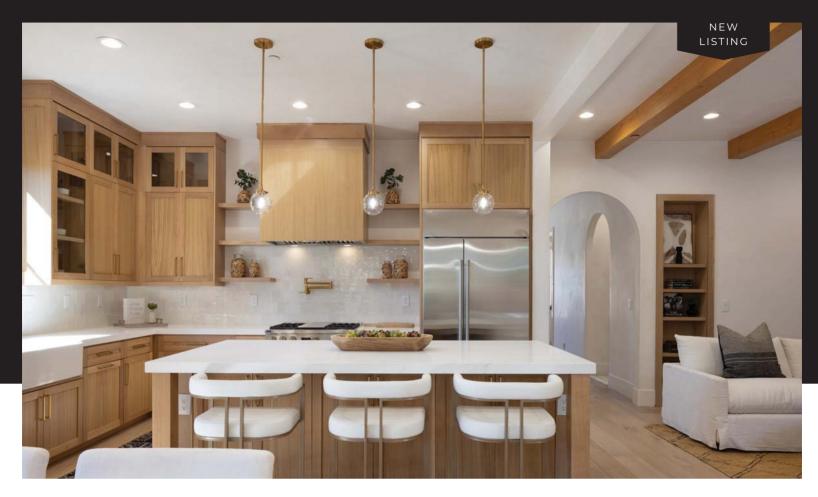
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www.MonterraOceanViews.com \$2,150,000

MONTEREY

Sited on a ~3-acre parcel, this beautiful Monterra home site includes permitted plans for a stunning modern main house, guest house and more.

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