

SECTION RE ■ Dec. 27, 2024-Jan. 2, 2025

HAPPY NEW YEAR!

The Carmel Pine Cone

Real Estate



■ This week's cover, located in Carmel-by-the-Sea, is presented by David Crabbe of Sotheby's International Realty. (See Page 2 RE)

Sotheby's
INTERNATIONAL REALTY

About the Cover

The Carmel Pine Cone

Real Estate

Dec. 27, 2024 - Jan. 2, 2025



OPEN HOUSE SAT & SUN 1 - 4
Casanova 4 NW of 13th | In the Golden Rectangle

“Fleur De Mer” — Nestled under one of the most beautiful oak trees in Carmel sits a Fred Slabaugh built classic Carmel cottage. This 2 bed, 2.5 bath (+ a bonus room that could be used as a third bedroom with a possible bathroom) cottage is located in the Golden Rectangle. It is in close proximity to picturesque Carmel Beach and a short distance to charming downtown. The cottage has been completely refreshed with ivory paint in the interior, new white washed oak floors throughout and two Carmel-stone gas fire places. This exquisite home also features vaulted ceilings, hand-hewn beams, leaded glass windows, Carmel-stone walkways and new landscaping which reflects the beauty of this wonderful Carmel cottage.



Offered at \$4,950,000



David M. Crabbe
831.320.1109
David.Crabbe@Sir.com
DavidCrabbeRealEstate.com
DRE# 01306450

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2RE The Carmel Pine Cone December 27, 2024

Real Estate Sales Dec. 15 - 22

Escrows closed: 38
Total value: \$165,834,000

Big Sur

Palo Colorado Road — \$1,400,000
Silicon Valley Monterey Bay Council Boy Scouts of America
to Esselen Tribe of Monterey County
APN: 418-021-056

Carmel

**Guadalupe Street, SE corner of Mountain View
Avenue — \$300,000**

See **HOME SALES** page 4RE

HAPPY HOLIDAYS & A HAPPY NEW YEAR!

Thank you to my clients for a wonderful 2024!



The Definitive Expert in Carmel Real Estate
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610 Forest Ave, Pacific Grove
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Pueblo Revival Style spacious home • gorgeous remodeled interior • "close to town" location • 3/2 street-to-alley lot • garage + 2 off-street parking places • outside entertaining spaces **\$1,749,500**

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Happy New Year!

Thank you for a Successful 2024



Peggy Jones
Broker, REALTOR
DRE 01299648

Stop in and say Hi!
at 216 17th St, Pacific Grove
Find out what's coming soon!

TEXT/CALL 831.917.4534

SOLD IN 2023-24

830 Balboa Ave, PG	\$3,350,000	859 Balboa Ave, PG	\$2,250,000
910 Del Monte Blvd, PG	\$2,300,000	38 Calera Cyn, SAL	\$1,500,000
911 Shell Ave, PG	\$1,818,000	420 11th St, PG	\$1,452,000
216 2nd St, PG	\$1,490,000	864 Del Monte Blvd, PG	\$1,225,000
45 Del Mesa, CAR	\$1,255,000	606 Mar Vista, MTY	\$1,225,000
1107 Presidio Blvd, PG	\$1,050,000	400 Mar Vista, #15, MTY	\$1,050,000
24501 Via Mar Monte #74 CAR	\$939,000	1221/ Roosevelt St, MON	\$855,000
1757 Havana, Seaside	\$715,000	145 Hacienda Carmel, CAR	\$843,000
300 Glenwood Cir, #265, MON	\$635,000	700 Briggs, #83 PG	\$710,000
1570 Flores St, Seaside	\$650,000	409B Tyler Pl, SAL	\$375,000



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Carmel ■ 4 beds, 3 baths ■ \$15,000,000 ■ www.ScenicOnThePoint.com



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



Carmel ■ 1 bed, 1 bath ■ \$4,500,000 ■ www.NotleysLanding.com



Carmel-by-the-Sea ■ 3 beds, 2 baths ■ \$2,895,000 ■ www.NECSanCarlos13th.com



OPEN SAT 1PM-3PM
Mission 4 SW of 1st Avenue

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



Carmel ■ 3 beds, 2.5 baths ■ \$1,895,000 ■ www.26022CarmelKnolls.com



Carmel ■ 3 beds, 3.5 baths ■ \$1,850,000 ■ www.28062HeronCt.com



Carmel ■ 3 beds, 2 baths ■ \$1,685,000 ■ www.3341SycamorePlace.com



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HOME SALES

From page 2RE

Carmel (con't.)

Timothy Ragan and Heron Trust to Reed and Kassia Kingsley
APN: 010-042-027

San Carlos Street, SW corner of Fourth Avenue — \$940,000
Peter and Gerald Fairley to Richard Clark
APN: 010-146-003

Mission Street, 5 SE of 13th Avenue — \$1,000,000
Alfred and Regina Amoroso to Carmel PS 37 LLC
APN: 010-161-024

3751 Raymond Way — \$2,000,000



24 Mentone Road, Carmel Highlands— \$5,250,000

Michael Branson to Charles and Jennifer Piercey
APN: 103-121-010

Torres Street, 6 NW of Eighth Avenue — \$4,000,000

Douglas Alcorn to Stone Cottage LLC
APN: 010-084-007

San Carlos Street — \$8,200,000
CFI B&B Inc. to Places in Space LLC
APN: 010-136-021

Carmel Highlands

24 Mentone Road — \$5,250,000
Steven and Sona Dennis to Larry and Peggy Holmes
APN: 243-201-008

Carmel Valley

9664 Willow Court — \$425,000
Brian Fields to Kelly Bernard
APN: 416-531-077

25805 Carmel Knolls Drive — \$1,150,000

See ESCROWS page 10RE



*Happy New Year &
Best Wishes to all!*

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LUXURY PROPERTIES



Pebble Beach ■ 8 beds, 9+ baths ■ \$29,000,000 ■ www.BellaVistaPB.com



Pebble Beach ■ 5 beds, 6 baths ■ \$12,900,000 ■ www.3365SeventeenMilePB.com



Pebble Beach ■ 4 beds, 4+ baths ■ \$12,600,000 ■ www.1483BonifacioRoad.com



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



Monterey ■ 3 beds, 2 baths ■ \$2,695,000 ■ www.575FoamunitC.com



Pebble Beach ■ 3 beds, 3 baths ■ \$1,975,000 ■ www.2994ColtonRoad.com



Carmel Valley ■ 3 beds, 2 baths ■ \$1,250,000 ■ www.CalleDeLaVentana.com



Carmel Valley ■ 3 beds, 2 baths ■ \$1,099,000 ■ www.5LagunaRobles.com



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If I’ve been around for so darned long, how’d I get here so fast?

AT THE approach of a New Year, reflections by big-city pundits are standard newspaper fare. I’m not sophisticated like those other guys. Sometimes I think I’m the Scarecrow headed for Oz in search of a brain. But here goes:

I’ve learned to be slower to judge, because things can change with astonishing speed. I need to gather all the facts before forming an opinion. Deep thinking is often difficult.

From here to eternity is not very far. I’m reconciled to the fact that we’re always in eternity, just different phases of it. Living in the moment is not only good advice, it is absolutely a necessity for maintaining stability in a chaotic world. Therefore, do not worry about tomorrow, for tomorrow will worry about itself, says the book of

Matthew. Each day has enough trouble of its own. We suffer more in our imaginations than we do in reality. As some author said years ago, “Don’t sweat the small stuff.”

Lions and tigers

I’ve learned that my world is becoming smaller by my own making. It has shrunk like the waterlogged Wicked Witch of the West. That may come from a reluctance to travel beyond my comfort zone, which is bordered by the Pacific Ocean on one side and Laureles Grade on the other. Go on the other side of Carmel Hill? Gracious no! There be lions and tigers and big box stores. Food, fuel, housing and fine dining are minutes, not miles away. Carmel is a destination city. Why not stay here? You

might say this limits my horizons. But this contraction of the outer world gives rise to a rich expansion of my inner life — a profound shift from doing to being. This is where the quiet corners of my life are, where beauty can sink in and I can forget the frenetic multitasking pace of life. As for horizons, sunrises and sunsets are just outside my window.

Physical limitations curtail once-cherished activities. The vastness of earlier accomplishments narrows. Aging, in this sense, is not merely the process of accumulating years, it is the art of distilling life’s essence. I have fewer responsibilities since jettisoning demanding careers. The sales that weren’t made, the reports that didn’t get written? As relevant as yesteryear’s Yugo. I have an even smaller social circle, as friends and loved ones pass away, making it natural to feel a little less connected to the world. Which leads me to relearn and appreciate the fragility of life, and that none of it can be replaced.

I’ve learned that more isn’t better. I’ve come to understand that meaning often resides in simplicity. The relentless pursuit of more gradually gives way to a search for enough. I cherish quiet moments — a conversation with a loved one, the warmth of sunlight on my skin, or the pages of a well-worn book.

I’ve learned to appreciate technological advances. My gouty fingers that turn cur-sive into hieroglyphics readily skim across a keyboard, allowing me to change my mind about a word or sentence and display them legibly on a bright screen.

Images from the James Webb telescope have shown me the range of God’s dominion. The incredible advances and breakthroughs in medicine give me a life my parents never had when they were younger

than I am now. I have metallic joints that allow me to move about, perhaps without the speed of a graceful gazelle, but not too bad for a galumphing geezer.

I’ve learned that a sense of humility is

Scenic Views

By JERRY GERVASE

the secret ingredient to a good life. The feedback I receive from writing this column humbles me, making me realize I don’t know everything and there’s always more to learn. It helps me connect with others as they express their thoughts and feelings with equanimity in agreement or disagreement, keeping me open to new ideas.

Rich inner world

I’ve learned how much I miss my parents. I’m no longer the apple of an eye, and no mama’s boy with cheeks pinched pink. And no longer am I the joy of anyone’s old age.

After 88 Christmases, I’ve learned that peace on Earth may be wishing on a star, but there are still wise men and women who always seek that elusive goal.

I’ve determined that being blessed with a gold-medal family and having love in my life are the truest things I can imagine. That is what makes us human — a rich inner world that is unique.

We understand love, loss and the quiet beauty of a sunset. Those special moments of peace and reflection when we feel connected to ourselves and the world are things we experience, but cannot be seen by the naked eye.

Happy New Year!

Contact Jerry at jerrygervase@yahoo.com.





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Happy
New Year!

Thank you to all of my clients for
helping make this an amazing 2024.
Wishing you a happy, healthy 2025!

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*in Monterey County, according to 2024 MLS Listings



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CAMINO REAL 3 NW OF 10TH
CARMEL
3 BEDS, .5 BATHS | 1,767 ± sq.ft.
\$4,950,000
CAMINOREALAND10TH.COM

Located in the sought-after Golden Rectangle, just three blocks from the ocean, this charming residence epitomizes Carmel-by-the-Sea living. Spanning about 1,800 square feet on a generous 4,500 square foot lot, the home combines luxury with classic appeal. The gourmet kitchen boasts high-end appliances and connects to an open floor plan with separate living and dining areas. A marble surround fireplace is the

centerpiece of the sunken living room, which opens to a private deck with an outdoor custom Carmel stone fireplace — ideal for relaxing evenings. This tranquil retreat includes exposed beams, a private balcony, a walk-in closet, and an en suite bathroom with a shower and jetted tub. This home is a rare chance to own a piece of coastal paradise in Carmel.

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12 RING LANE | CARMEL VALLEY

6 Bed | 5 Bath | 2 Half bath | 8,968 SF 3.77 Acres | \$9,550,000



139 BOYD WAY | CARMEL

3 Bed + Office | 3 Bath | 3,011 SF \$4,995,000



1109 ARROYO DRIVE | PEBBLE BEACH

Main: 3 Bed | 3.5 Bath | Guesthouse: 1 Bed | 1 Bath \$2,750,000



24509 PORTOLA AVENUE | CARMEL

3 Bed | 3 Bath | 3,423 SF + 200 SF Lifestyle Space | \$5,200,000



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CARMEL		
\$895,000	2bd 2ba	Sa Su 1-3
22 Del Mesa Carmel Sotheby's Int'l RE 620-2468 / 293-3391		
\$945,000	2bd 2ba	Sa Su 1-3
4000 Rio Rd #26 KW Coastal Estates 220-5186		
\$2,150,000	2bd 2ba	Sa 1-3
Mission 4 SW of 1st Carmel Realty 915-6187		
\$2,195,000	3bd 2.5ba	Su 1-3
25265 Arriba Del Mundo Compass 262-7768		
\$3,585,000	3bd 3.5ba	Sa 1-3
Santa Rita 2 SW of 5th Coldwell Banker Realty 238-5793		
\$3,995,000	3bd 2.5ba	Sa Su 1-4
NE Corner Guadalupe & Mountain Carmel Realty 241-2600		
\$3,998,000	4bd 3ba	Su 1-3
3128 Serra Ave Coldwell Banker Realty 238-5793		
\$4,450,000	4bd 3ba	Sa Su 1-4
Forest 5 SW of 7th Ave Carmel Realty 601-3207 / 594-8767		
\$4,950,000	2bd 2.5ba	Sa Su 1-4
Casanova 4 NW of 13th Street Sotheby's Int'l RE 320-1109		
\$4,995,000	3bd 3ba	Sa 12-3
139 Boyd Way Compass 238-2022		
\$5,200,000	3bd 3ba	Sa 1-3
24509 Portola Ave Compass 262-7768		
\$8,600,000	3bd 3ba	Sa Su 1-4
2385 Bay View Ave Coldwell Banker Realty 206-0129		

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CARMEL VALLEY		
\$650,000	2bd 1ba	Su 11-1
4 Calle De Los Helechos Sotheby's Int'l RE Carmel Valley 915-8688		
\$1,899,999	4bd 3ba	Su 12-3
12740 Sundance Ln Sotheby's Int'l RE Carmel Valley 238-0464		
\$2,395,000	3bd 2.5ba	Sa 1-3
310 El Caminito Road Sotheby's Int'l RE Carmel Valley 238-2101		

CORRAL DE TIERRA		
\$3,750,000	4bd 4.5ba	Sa 12-2
372 Corral De Tierra Sotheby's Int'l RE Corral de Tierra 915-7814		

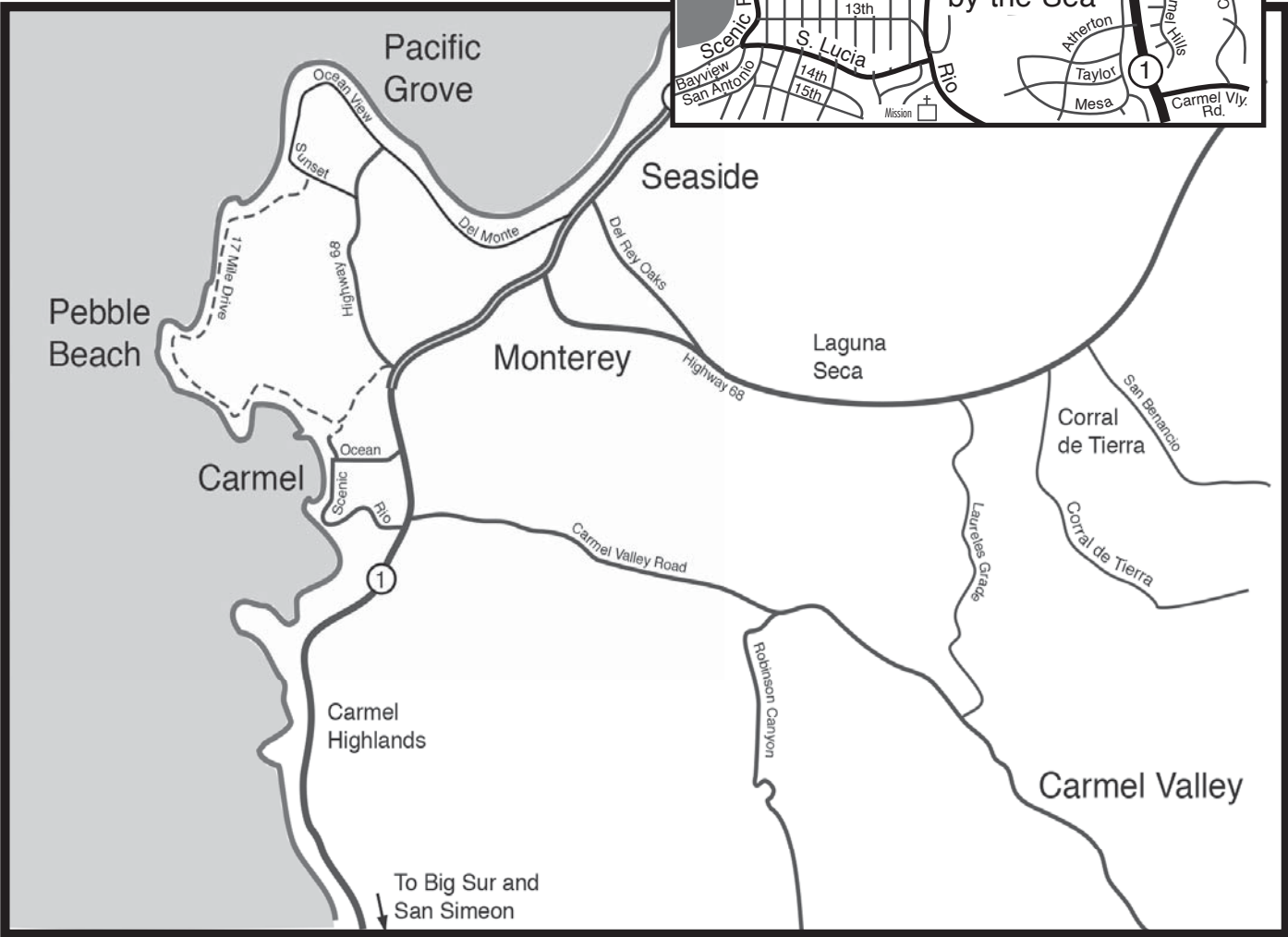
MARINA		
\$1,199,000	3bd 2.5ba	Su 1-4
18511 McClellan Circle Sotheby's Int'l RE Marina 510-589-6892		

MONTEREY		
\$799,000	2bd 2ba	Sa Su 12-2
57 Montsalas Drive Sotheby's Int'l RE Monterey 214-3377		
\$1,349,000	4bd 3ba	Sa 1-4
7 Wyndemere Vale Sotheby's Int'l RE Monterey 510-589-6892		

This Weekend's

OPEN HOUSES

Dec. 27 - 29



PACIFIC GROVE		
\$1,249,000	3bd 2ba	Sa 12-2
34 Country Club 34 Sotheby's Int'l RE Pacific Grove 915-0265		
\$3,490,000	5bd 3ba	Fr Sa Su 12-4
116 11th St Sotheby's Int'l RE Pacific Grove 278-1642 / 238-4075		

PEBBLE BEACH		
\$2,750,000	3bd 4.5ba	Sa 1-3:30 Su 12-2
1109 Arroyo Dr Compass Pebble Beach 236-4318 / 238-2022		
\$3,350,000	4bd 3.5ba	Su 1-3
1086 Spyglass Woods Dr Coldwell Banker Realty Pebble Beach 915-1004		

\$3,850,000	4bd 3ba	Sa 11-2:30 Su 11-3
1268 Viscaino Rd Sotheby's Int'l RE Pebble Beach 238-8116		
\$7,495,000	5bd 4ba	Sa 1-3
3301 17 Mile Drive #10 The Agency Pebble Beach 277-7200		

SALINAS		
\$950,000	3bd 2ba	Su 1:30-4
9791 Arrowleaf Trail Coldwell Banker Realty Salinas 596-6118		

Everybody reads The Pine Cone

4000 Rio Rd. #26, Carmel

This beautifully updated condo is just minutes from the Barnyard, Cross-roads, Carmel Mission, and downtown Carmel. With recent renovations and move-in-ready style, it offers comfort and convenience.

NEW PRICE \$945,000



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OPEN HOUSE SAT & SUN 1 - 3PM





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* There is a 10-word minimum on all classified ads.

DEADLINE: MONDAY 3 P.M.

The Carmel Pine Cone will be closed on Wednesday, January 1st.

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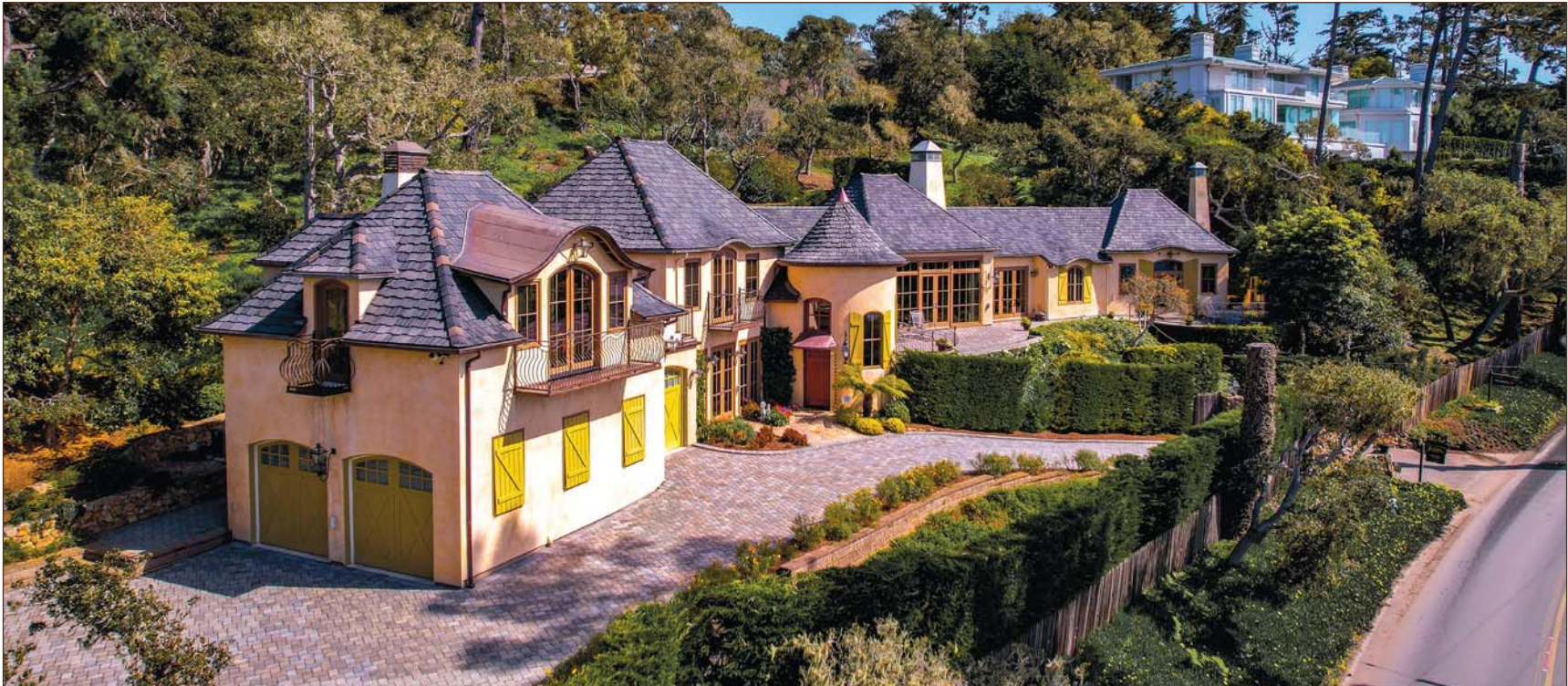
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CARMEL REALTY COMPANY
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Scan to View
My Sales

ESCROWS

From page 4RE

Carmel Valley

Ann Morse to Xhevdet Kraja
APN: 015-301-005

Corral de Tierra Road — \$1,890,000
Russell and Heather McCallion to Tena Farr
APN: 151-051-002

6 Vuelo de las Palomas — \$7,200,000
Michael and Corinne Roffler to Christopher Caren
APN: 239-041-015

Greenfield

Metz-King City Road — \$35,583,500
Singleton Properties LLC to CA Ranches LLC
APN: 245-011-001

Highway 68

24585 Rimrock Canyon Road — \$1,014,000
Timothy Webb to Lance Koehler and Christina Whitton
APN: 416-412-004

22374 Ortega Drive — \$1,050,000
Alexander and Alethea Pardi to Dominic De Santis and Rachel Schaefer
APN: 161-312-010

22374 Blue Larkspur Lane — \$1,500,000
Toeppen Family LLC to 2400 Garden Road LLC
APN: 173-121-017

117th Drive — \$14,000,000
Domain Corporation and Islandia 29 LP to the Trust for Public Land
APN: 161-031-016

King City

51928 Cattlemen Road — \$2,200,000
Kelly Melano and George Trust to Jerry Rava
APN: 235-081-050

Airline Highway — \$38,950,000
Singleton Properties LLC to CA Ranches LLC
APN: 247-011-001

Marina

Hodges Court — \$587,500
University Corporation at Monterey Bay to Matthew and Tara Hughes
APN: 031-171-005

Monterey

2300 Garden Road — \$213,000
23 Garden LLC to Redwood Gulch LLC
APN: 013-312-004

Pacific Grove

908 Ruth Court — \$1,150,000
Zineb Benmayouf to David and Penny Meyer
APN: 006-634-024

74 Country Club Gate — \$1,490,000
William and Ann Bray to James Thomson and Janet O'Halloran
APN: 007-673-021

403 Central Avenue — \$1,690,000
Kenneth Rockefeller to Mollie Westphal
APN: 006-195-002

1134 Ripple Avenue — \$1,700,000
Robert Kent and Susan Sherrill to Christopher Suhr
APN: 006-051-018

1261 Ocean View Blvd. — \$3,710,000
Bolin Trust to 1261 OVB LLC
APN: 006-011-004

Pebble Beach

3025 Forest Way — \$1,525,000
Theodore Nyznyk to Chandler, Brandi, William and Helen Bluhm
APN: 007-682-006

1121 Circle Road — \$1,640,000
Jeffrey Emery to WH1 LLC
APN: 007-512-013

1044 Lost Barranca Road — \$2,600,000
Huining Feng and Wanmei Huang to Gretchen Brown
APN: 007-192-006

3052 Valdez Road — \$3,500,000
David Littrell to Xizeng Shi and Yun Teng
APN: 007-302-009

1298 Portola Road — \$7,000,000
Jerald Heisel and Gail Zug to Robert Lee
APN: 008-302-034

Seaside

1658 Soto Street — \$500,000
Triad Rentals to Cheryl Assemi
APN: 012-654-046

780 Sonoma Avenue — \$680,000
Glenn and Benjamin Weaver to Antonio Salazar
APN: 011-332-007

1720 Harding Street — \$730,000
Don and Jeni Neiswonger to Yolanda, Jose and Xochil Garcia
APN: 012-763-005

5125 Peninsula Point Court — \$1,430,000
Ernesto and Caroline Heres to Ayman Adeeb and Yassmin Banyamin
APN: 031-231-042

2310 Cypress Lane — \$2,255,500
Shea Homes LP to William and Tara Palajac
APN: 031-054-021

2280 Cypress Lane — \$2,359,500
Shea Homes LP to Susan Terry
APN: 031-054-024

Cypress Lane — \$3,021,000
Shea Homes LP to James and Grace Kim
APN: 031-054-003

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January 29 - February 2, 2025

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January 24 & 31

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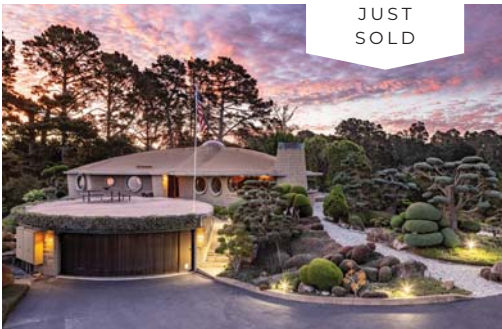
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