

SECTION RE ■ January 3-9, 2025

Open Houses on page 10RE!

The Carmel Pine Cone

Real Estate



COLDWELL  
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■ This week's cover property, located in Big Sur,  
is presented by Tim Allen of Coldwell Banker  
Global Luxury. (See Page 2 RE)

TA



About the Cover

The Carmel Pine Cone

Real Estate

January 3-9, 2025



**The Heart of Rancho Rico, Big Sur**  
**11 Bedrooms | 8.5 Bathrooms**  
**8,379 SqFt | 150 Acres Lot | \$100,000,000**

A once-in-a-lifetime opportunity, the famed ~150 acre, Heart of Rancho Rico family compound is on the market for the first time in 60 years. Located just 30 miles south of Carmel-by-the-Sea and within walking distance of the Big Sur community, this glorious Central Coast property with private beach access and 3 separate houses, is a legacy property without equal. Upon entering the ranch via a discrete, gated, private road, you pass Redwood, Oak, Bay, and Madrone trees to the main meadow that rolls across the highest portion of the property at almost 1000 feet above the beach sands below. From its ridges you have a 360-degree view including the Santa Lucia mountains to the east and the vast Pacific Ocean to the west. With manicured gardens and fruit orchards, numerous outdoor living spaces, an exclusive road to its own pristine beach, and views that extend over 80 miles down the Big Sur coastline, the Heart of Rancho Rico is truly Monterey County's unparalleled crown-jewel.

TIMALLENPROPERTIES.COM



**Tim Allen**  
REALTOR  
DRE#00891159  
831.214.1990  
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Real Estate Sales Dec. 22 - 28

**Escrows closed: 23**  
**Total value: \$46,938,000**

Carmel

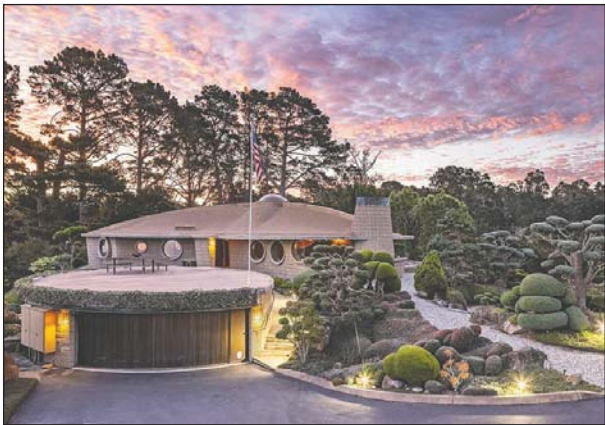
**Torres Street, 2 SE of Mountain View — \$2,650,000**  
James Turrell and Peter Callaghan to Allan and Melissa Smith  
APN: 010-082-018

**Eighth Avenue, 2 NW of Monte Verde — \$5,425,000**  
Maria Ryan to Barn Owl I LLC  
APN: 010-195-016

**503 Aguajito Road — \$7,000,000**  
Julia Wong, Alexander Janko and Isabelle Murphy to Hiroki Nakamura  
APN: 103-111-014

Carmel Valley

**34901 Sky Ranch Road — \$890,000**



503 Aguajito Road, Carmel — \$7,000,000

Sarah Solano and Rowland Trust to Evan and Ekaterina de la Torre  
APN: 417-081-044

**124 White Oaks Lane — \$1,215,000**  
Michael Lynch and Michelle Strauss to Nettie Porter  
APN: 189-291-040

See **HOME SALES** page 4RE



[casanova4nwof13thst.com](http://casanova4nwof13thst.com)

**Open Sat & Sun 1 - 4**  
Casanova 4 NW of 13<sup>th</sup> street, Carmel

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CARMEL POINT PERFECTION

4 Beds, 3 Baths ♦ 3,186 Sq. Ft. ♦ 7,971 Sq. Ft. Lot ♦ [www.ScenicOnThePoint.com](http://www.ScenicOnThePoint.com)



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Carmel-by-the-Sea ■ 3 beds, 2.5 baths ■ \$4,100,000 ■ [www.TheNestCarmel.com](http://www.TheNestCarmel.com)



Pebble Beach ■ 4 beds, 3.5 baths ■ \$3,100,000 ■ [www.1054BronchoRoad.com](http://www.1054BronchoRoad.com)



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# HOME SALES

From page 2RE

## Carmel Valley (con't.)

**7540 Fern Court — \$2,400,000**  
Liza Horvath and Maggiore Trust to Anushi Bulumulle and Ram Hanno  
APN: 169-401-006

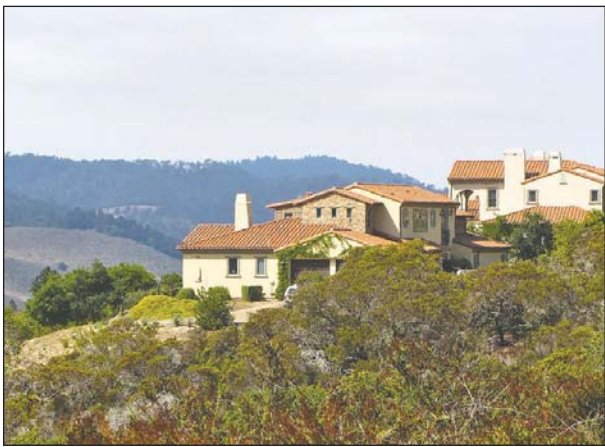
**Esquiline Road — \$4,370,000**  
ALP LP to Christopher and Denise Dinner  
APN: 189-541-018

## Highway 68

**22730 Portola Drive — \$900,000**  
Anthony Papazian to RC Properties Leasing LLC  
APN: 161-293-004



1186 Third Street, Monterey — \$1,000,000



405 Mirador Court, Highway 68 — \$2,900,000

**405 Mirador Court — \$2,900,000**  
Sumeet Singh and Harleen Kaur to Harbhajan and Harwinder Dadwal  
APN: 173-073-023

**Monterey**  
**86 Montsalas Drive — \$819,000**

See **ESCROWS** page 14RE



### 262± ACRES OF ORGANIC FARMLAND

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16475 Blackie Road, Salinas | \$9,450,000



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“POINT OF VIEW” CARMEL HOME WITH BEACH & FAIRWAY VIEWS



2416 Bay View Avenue, Carmel  
3 Beds, 4.5 Baths ♦ 2,566 Sq. Ft. ♦ \$5,995,000 ♦ 2416BayViewAvenue.com

COTTAGE CHARM IN THE ORIGINAL MPCC NEIGHBORHOOD



1054 Broncho Road, Pebble Beach  
4 Beds, 3.5 Baths ♦ 2,750 Sq. Ft. ♦ \$3,100,000 ♦ 1054BronchoRoad.com

CHARMING PEBBLE BEACH HOME IN COUNTRY CLUB NEIGHBORHOOD



2903 Colton Road, Pebble Beach  
3 Beds, 2 Baths ♦ 2,074 Sq. Ft. ♦ \$2,195,000 ♦ 2903ColtonRoad.com

EXTRAORDINARY VALUE – CORNER PENTHOUSE WITH MONTEREY BAY VIEWS



40 Shepherd’s Knoll, Pebble Beach  
3 Beds, 3 Baths ♦ 1,929 Sq. Ft. ♦ \$995,000 ♦ 40Shepherds.com



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My Sales



# Healthcare Italiano: crones, chants, and drama from the old country

STARVE A cold and feed a fever. Or is it feed a cold and starve a fever? Several websites, including smithsonian.com, say the folksy phrase can be traced as far back as 1574, when a dictionary writer named John Withals wrote, “fasting is a great remedy of fever,” which stems

from the belief that eating food may help the body generate warmth during a “cold” and that avoiding food may help it cool down when overheated. There are more old wives’ tales about treating a cold then there are old husbands. It was different when I was a

kid. Parents had bizarre ideas about children’s healthcare. There was the cod liver oil/castor oil craze in the 1940s. It’s a toss-up which was worse — the taste, or the idea that these vile concoctions were good for us. But Mom and Dad said cod liver oil was full of vitamins to make us strong and bright. It made me retch and barf. Castor oil was supposed to be a gentle laxative. Gentle? That stuff could turn your colon into Old Faithful. Giving castor oil to a small kid in a household with six people and one bathroom could seriously disrupt family harmony.

## Scenic Views

By JERRY GERVASE

Then there was the dreaded mustard plaster, my mother’s home remedy for a chest cold. Mustard seed powder mixed with water and flour into the consistency of pancake batter creates heat that opens bronchial passages. The compound was spread on a towel, then wrapped in another cloth. Mama checked the plaster every few minutes to appraise the level of redness and remove it if she saw blistering. There should have been a warning label: “CAUTION — You may experience child incineration.”

### Evil eye

When you are raised in an Italian-American family in an Italian-American neighborhood, there are other things to worry about besides colds, coughs and castor oil, and one of them is *malocchio*, the evil eye. This curse can be placed without you knowing about it by someone who just stares at you. The curse can be from a compliment. Someone says you have a beautiful home but envies it so deeply they’ve cast a spell on you, resulting in sickness or bad luck.

I know this to be true, because I was cursed when I was about 10 years old. My symptoms — acute headache centered around the eyes, stomach ache, nausea, nervousness and fever — defied the usual home remedies.

“Call the healer,” Mama said.

The healer was a woman known throughout the neighborhood simply as La Donna. She was at least 150 years old, and dressed completely in black wool, even in

See GERVASE next page



### Just Listed | A Legacy Vineyard

BERNARDUS CARMEL VALLEY VINEYARD | 18190 CACHAGUA ROAD  
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Residence | 1,560 SF   Shop/ Office | 4,380 SF   **\$2,595,000**

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## The Carmel Pine Cone

2 0 2 5   D r o p   P o i n t s

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### Looking for The Pine Cone near your home?

Below are a few of our local drops...

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Keller Williams Realty  
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Mission Ranch  
Nielsen Bros. Market  
Pangaea  
Pine Inn  
**Post Office**  
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**CROSSROADS/ BARNYARD**  
Carmel Mission Inn  
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**CARMEL VALLEY**  
Baja Cantina  
Bernardus Lodge  
Carmel Valley Athletic Club  
Carmel Valley Library  
Carmel Valley Post Office  
Chase Bank  
Chevron Meg’s  
Mid Valley Safeway  
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Big Sur Deli  
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**SEASIDE/ SAND CITY**  
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Googie Grill  
**Lucky**  
Sand City Police Station & City Hall  
Seaside Library

**MONTEREY**  
**CVS**  
Aquarium  
Archie’s American Diner  
Bay Park Hotel  
Café Fina  
Cannery Row Antique Mall  
Carmel Hill Lodge  
CHOMP Blood Center  
**El Estero Car Wash**  
**Elroy’s Fine Foods**  
Gianni’s  
Monterey Library  
**Monterey Post Office**  
**Monterey Sports Center**  
Monterey County Bank  
Wharf #2

**PACIFIC GROVE**  
**Andronico’s**  
Bagel Kitchen  
Carmel Pine Cone Office  
CHOMP  
Coldwell Banker  
Grove Market  
The Jones Group Real Estate  
**Lucky**  
Keller Williams  
Monterey County Bank  
P.G. Chamber of Commerce  
P.G. Library  
**P.G. Post Office Rack**  
S.F.B. Morse gate  
**Safeway**

<https://carmelpinecone.com>



# POLICE LOG

From page 4A

## WEDNESDAY, DECEMBER 18

**Big Sur:** Report of stolen property on Highway 1.  
**Carmel Valley:** Report of financial abuse involving a Laurel Springs Road resident.  
**Carmel Valley:** Theft of alcohol from a supermarket at Mid-Valley Center by a repeat offender.

## THURSDAY, DECEMBER 19

**Carmel-by-the-Sea:** Citizen assist re-

garding marijuana laws and someone smoking on private property at Ocean and Santa Fe.  
**Carmel-by-the-Sea:** Warrant arrest of a 26-year-old male at Santa Fe Street and Ocean Avenue.  
**Carmel-by-the-Sea:** Traffic stop for expired registration resulted in a warrant arrest and a cite out for a \$6,000 warrant.  
**Pacific Grove:** A 50-year-old male was arrested at 17th and Sinex for violation of probation.  
**Carmel Valley:** Report of alleged mental abuse involving a Laureles Grade resident.  
**Carmel area:** Rio Road resident reported an aggressive caller.

See SHERIFF page 12RE

# GERVASE

From previous page

summer. The mole on her chin had three hairs growing out of it. If you looked up “crone” in the dictionary, you would see a picture of her great, great grandmother, for certainly La Donna came from a long line of crones. Shakespeare used one of her ancestors as the model for the witches in “Macbeth.” Her juju was strong enough to turn June Cleaver into Lizzy Borden.

### Olive oil diagnosis

Among her rituals to suck out the curse of an illness was to walk backwards around the outside of the house carrying a lit candle. Once, we heard, she stepped back onto an old roller skate, which had her shrieking curses instead of dispelling them. On me, she used her standard method, dripping several drops of olive oil into a bowl of water. If the drops dispersed and formed an eye shape, or spread out across the surface, it was a definite sign of the evil-eye. My drops stared back at her and blinked. Bingo, *malocchio*. La Donna then incanted her favorite curse-breaking prayers.  
I couldn’t understand what she was

chanting but, it certainly wasn’t her version of Louis Prima singing, “Che la luna.” Did it work? It must have, because I fell peacefully asleep while she was still auditioning for “Italy’s Got Talent.”  
The Italian belief in the evil eye emphasizes humility and caution in the face of success or good fortune. Many Italians avoid boasting, which could inadvertently provoke the evil eye. How did I get it? Maybe my father was bragging about hitting the trifecta at the Fort Erie racetrack, and the stare of some cross-eyed jealous person missed him and hit me.  
Looking back on those days, I chalk up the experience to the Italian way of dealing with adversity — do it with style. It was pure commedia dell’arte, or at least worthy of an opera by Verdi or Puccini. Mama believed that wearing garlic was strong protection against the evil eye, so I often went to school smelling like last night’s spaghetti sauce.  
Do I believe in those old rituals? Not really, but one never knows. As a precaution, I wear the St. Francis garlic bracelet I bought in Assisi. It’s by Gucci. Very stylish.  
So far, *va bene*.  
Contact Jerry at [jerrygervase@yahoo.com](mailto:jerrygervase@yahoo.com).

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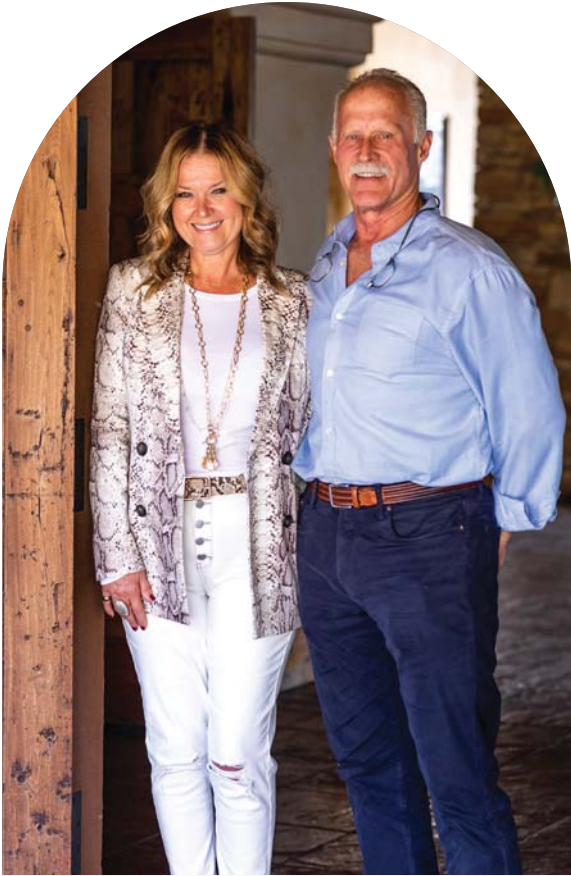
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CARMEL | 9606 BUCKEYE COURT  
[9606BUCKEYE.COM](http://9606BUCKEYE.COM)  
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CARMEL VALLEY | 5 LAUREL DRIVE  
[5LAURELDR.COM](http://5LAURELDR.COM)  
OFFERED AT \$1,450,000



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CARMEL | 250 HACIENDA CARMEL  
[250HACIENDACARMEL.COM](http://250HACIENDACARMEL.COM)  
OFFERED AT \$619,000



## STEINY FAMILY PROPERTIES

Doug 831.236.7363  
[doug@dougsteiny.com](mailto:doug@dougsteiny.com)  
Lisa 831.277.2070  
[lisa@dougsteiny.com](mailto:lisa@dougsteiny.com)  
[dougsteiny.com](http://dougsteiny.com)  
DRE: 00681652 & 02009666





# Character like no other



25950 Colt Lane, Carmel Valley  
3 BD | 3.5 BA | 3,422± SQ. FT. | 2.51± ACRES | \$2,850,000  
25950Colt.com  
Rhonda Mohr 831.293.4935  
License# 02120365

17 Deer Forest Drive, Monterey  
3 BD | 3 BA | 3,536± SQ. FT. | 0.21± ACRE | \$1,729,000  
17deerforestdrive.com  
Vilia Kakis Gilles 831.760.7091  
License# 00883948



OPEN SUN 1-3 PM



OPEN SAT 11-2 PM & SUN 12:30-3 PM  
1268 Viscaino Road, Pebble Beach  
4 BD | 3 BA | 3,224± SQ. FT. | 1.3± ACRES | \$3,850,000  
1268viscaino.com  
Jeannie Fromm 831.277.3371  
License# 01348162

310 El Caminito Road, Carmel Valley  
3 BD | 2.5 BA | 2,914± SQ. FT. | 1± ACRE | \$2,395,000  
310elcaminito.com  
Jeannie Fromm & Shelley Risko 831.277.3371  
License# 01348162 & 01440339



OPEN SAT & SUN 1-3 PM  
22 Del Mesa Carmel, Carmel  
2 BD | 2 BA | 1,317± SQ. FT. | \$895,000  
22delmesacarmel.com  
Claudia McCotter 831.293.3391  
License# 01982938

14858 Kit Carson Drive, Marina  
3 BD | 2.5 BA | 1,480± SQ. FT. | 2,720± LOT SIZE SQ. FT. | \$810,000  
14858kitcarson.com  
Vilia Kakis Gilles 831.760.7091  
License# 00883948



OPEN SAT 1-3 PM





**100 Cypress Way, Carmel**  
**5 BD | 4.5 BA | 4,232± SQ. FT. | 3.43± ACRES**  
**\$5,180,000**  
**100cypressway.com**  
Capito & Sullivan Team 831.915.9927  
License# 00797423 & 01910918

**116 11th Street, Pacific Grove**  
**5 BD | 3 BA | 2,530± SQ. FT. | 4,800± SQ. FT. LOT**  
**\$3,249,000**  
**116eleventhst.com**  
Young Seon Myong 831.238.4075  
License# 01004504



**OPEN SAT 12-3 PM**  
**25905 Junipero Avenue, Carmel**  
**4 BD | 2.5 BA | 2,294± SQ. FT. | 7,480± SQ. FT. LOT**  
**\$2,925,000**  
**25905juniperocarmel.com**  
Vilia Kakis Gilles 831.760.7091  
License# 00883948



**5496 Quail Meadows Drive, Carmel Valley**  
**2.67± ACRE LOT | \$2,500,000**  
**5496QuailMeadowsLot.com**  
Shelley Risko & Jeannie Fromm 831.238.2101  
License# 01440339 & 01348162

**27151 Prestancia Way, Monterey/Salinas Hwy**  
**5 BD | 4 BA | 3,818± SQ. FT. | 0.26± ACRES**  
**\$1,650,000**  
**sothebysrealty.com/id/M3QWPS**  
Letty Veitengruber 831.277.1206  
License# 02056862



**5 Laurel Drive, Carmel Valley**  
**3 BD | 2 BA | 1,294± SQ. FT. | 0.32± ACRES**  
**\$1,450,000**  
**5laureldr.com**  
Doug Steiny 831.236.7363  
License# 00681652



**126 Chaparral Road, Carmel Valley**  
**3 BD | 2 BA | 2,040± SQ. FT. | 0.63± ACRES**  
**\$1,375,000**  
**serenelycarmelvalley.com**  
Laura & Kent Ciucci 831.236.8571  
License# 01135238

**17114 Cachagua Road, Carmel Valley**  
**10± ACRE LOT | \$850,000**  
**cv10acres.com**  
Courtney Stanley & Skip Marquard 831.624.1566  
License# 01958169 & 00338698



**OPEN SAT & SUN 11-1 PM**  
**4 Calle De Los Helechos , Carmel Valley**  
**2 BD | 1 BA | 624± SQ. FT. | 8,291± SQ. FT. LOT**  
**\$650,000**  
**sothebysrealty.com/id/JKMS3L**  
Alexandra Armanasco 831.915.8688  
License# 02082410



This Weekend’s

OPEN HOUSES

Jan. 3 - 5

BIG SUR

\$5,785,000

3bd 2.5ba

Su 12-3

38462 Highway 1

Sotheby's Int'l RE

Big Sur

297-9805

CARMEL

\$895,000

2bd 2ba

Sa Su 1-3

22 Del Mesa Carmel

Sotheby's Int'l RE

Carmel

293-3391 / 620-2468

\$945,000

2bd 2ba

Sa Su 1-3

4000 Rio Rd #26

KW Coastal Estates

Carmel

220-5186

\$1,850,000

3bd 3.5ba

Su 1-4

28062 Heron Ct

Carmel Realty

Carmel

915-7415

\$1,895,000

3bd 2.5ba

Su 11-1

25450 Via Cicindela

Carmel Realty

Carmel

206-9969

\$1,985,000

3bd 2ba

Fr Sa Su 1-4

Junipero 2 SE of 10th

Sotheby's Int'l RE

Carmel

402-2884

\$2,150,000

2bd 2ba

Sa 1-3

Mission 4 SW of 1st Avenue

Carmel Realty

Carmel

915-6187

\$2,195,000

3bd 2.5ba

Su 1-3

25265 Arriba Del Mundo

Compass

Carmel

262-7768

\$2,925,000

4bd 2.5ba

Sa 12-3

25905 Junipero Avenue

Sotheby's Int'l RE

Carmel

297-9805

\$3,585,000

3bd 3.5ba

Su 12-2

Santa Rita 2 SW of 5th

Coldwell Banker Realty

Carmel

238-5793

\$4,100,000

3bd 2.5ba

Sa Su 1-3

Palou 2 SW of 2nd Avenue

Carmel Realty

Carmel

277-8044

\$4,450,000

4bd 3ba

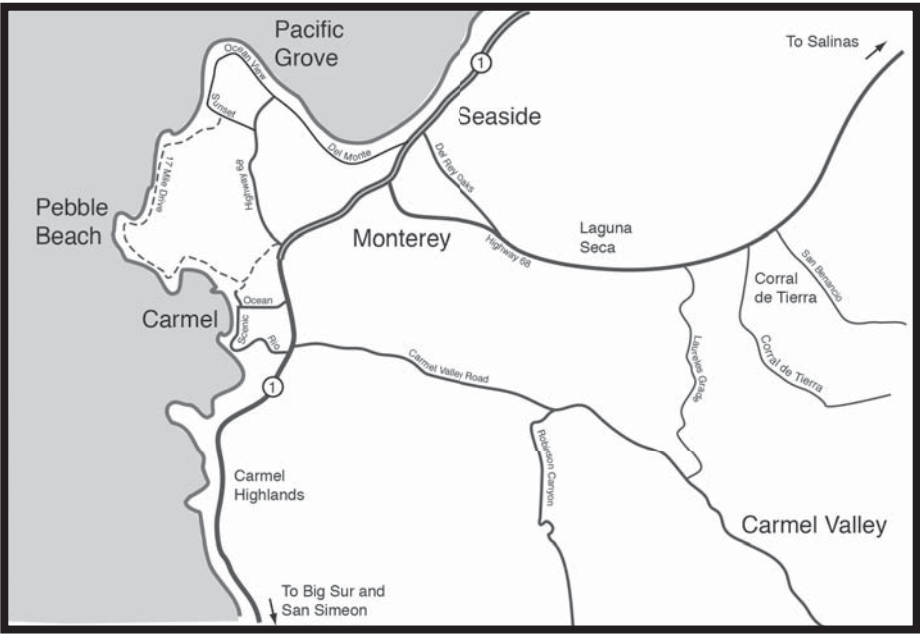
Sa Su 1-4

Forest 5 SW of 7th Avenue

Carmel Realty

Carmel

594-8767



\$3,995,000

3bd 2.5ba

Sa 1-4

NE Corner Guadalupe & Mountain

Carmel Realty

Carmel

241-2600

\$4,950,000

2bd 2.5ba

Sa Su 1-4

Casanova 4 NW of 13th Street

Sotheby's Int'l RE

Carmel

320-1109

\$5,995,000

3bd 4.5ba

Sa 1-3

2416 Bay View Avenue

Carmel Realty

Carmel

277-5544

\$6,799,000

3bd 3ba

Sa Su 1-3

26261 Ocean View Ave

Sotheby's Int'l RE

Carmel

214-2250

\$8,200,000

3bd 3.5ba

Sa 1-4

Casanova 8 NW of Ocean Avenue

Carmel Realty

Carmel

915-7415

\$8,600,000

3bd 3ba

Sa 11-1 Su 1-4

2385 Bay View Ave

Coldwell Banker Realty

Carmel

206-0129

CARMEL VALLEY

\$650,000

2bd 1ba

Sa Su 11-1

4 Calle De Los Helechos

Sotheby's Int'l RE

Carmel Valley

915-8688

\$3,895,000

4bd 2ba

Sa 11-1

9140 Carmel Valley Rd

Coldwell Banker Realty

Carmel Valley

227-3914

Carmel Valley reads *The Pine Cone*

MARINA

\$1,199,000

3bd 2.5ba

Sa 1-3 Su 1-4

18511 McClellan Circle

Sotheby's Int'l RE

Marina

915-2800

\$810,000

3bd 2.5ba

Sa 1-3

14858 Kit Carson Street

Sotheby's Int'l RE

Marina, East Garrison

760-7091

MONTEREY

\$455,000

1bd 1ba

Sa 11-1 Su 3-5

3207 Golden Oaks Ln

Coldwell Banker Realty

Monterey

220-9817 / 884-3919

\$925,000

3bd 2ba

Sa Su 1-4

202 Lerwick Drive

Century 21

Monterey

373-5204 / 234-0296

\$1,729,000

3bd 3ba

Su 1-3

17 Deer Forest Drive

Sotheby's Int'l RE

Monterey

760-7091

PACIFIC GROVE

\$995,000

2bd 2ba

Sa 11-1

704 Redwood Ln

Sotheby's Int'l RE

Pacific Grove

238-8029

\$1,249,000

3bd 2ba

Sa Su 12-2

34 Country Club 34

Sotheby's Int'l RE

Pacific Grove

915-0265 / 238-0464

\$1,749,500

3bd 2ba

Sa 1-3 Su 12-2

610 Forest Ave

The Jones Group

Pacific Grove

917-4534

\$3,249,000

5bd 3ba

Sa 11-1

116 11th St

Sotheby's Int'l RE

Pacific Grove

402-4394

PEBBLE BEACH

\$2,195,000

3bd 2ba

Sa Su 1-3

2903 Colton Road

Carmel Realty

Pebble Beach

333-6325 / 277-5544

\$2,750,000

3bd 4.5ba

Sa 1-3 Su 12-2

1109 Arroyo Dr

Compass

Pebble Beach

236-4318 / 238-2022

\$3,350,000

4bd 3.5ba

Sa 1-3 Su 12-2

1086 Spyglass Woods Dr

Coldwell Banker Realty

Pebble Beach

238-5793 / 227-3914

\$3,850,000

4bd 3ba

Sa 11-2 Su 12:30-3

1268 Viscaino Rd

Sotheby's Int'l RE

Pebble Beach

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5bd 4ba

Sa 1-3

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The Agency

Pebble Beach

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\$7,850,000



6 Wild Boar Run - Carmel  
\$6,725,000



1014 Broncho Rd  
Pebble Beach  
\$4,350,000



19 Ring Lane  
Carmel Valley  
\$3,700,000



25990 Junipero St  
Carmel  
\$3,150,000



23755 Spectacular Bid Ln  
Monterey  
\$2,450,000



770 Dry Creek Rd  
Monterey  
\$1,895,000



675 Parcel St  
Monterey  
\$975,000



7509 Langley Canyon Rd  
Salinas  
\$789,000



Monterey Motorsport Park  
Unit 5-D  
\$500,000



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12RE

The Carmel Pine Cone

January 3, 2025

SHERIFF

From page 7RE

FRIDAY, DECEMBER 20

Carmel-by-the-Sea: Outside agency assist with theft on Santa Rita.

Pacific Grove: Subject on Lighthouse Avenue was placed on a 72-hour hold.

Big Sur: Property owner on Highway 1 reported a subject trespassing on his land.

SATURDAY, DECEMBER 21

Carmel-by-the-Sea: Welfare check requested on a Carmel resident repeatedly calling narcotics in-patient facility.

Carmel-by-the-Sea: Report of a burglary at Monte Verde and 13th; unfounded.

Carmel-by-the-Sea: Stolen vehicle recovery at San Carlos and Ocean.

Pacific Grove: Incident report for a disturbance on Ocean View Boulevard.

Carmel area: Deputies responded to a report of an assault on a 44-year-old male by another 44-year-old male on Rio Road. Suspect was located, arrested, and booked into the Monterey County Jail.

Pebble Beach: Responded to call of threats against a 19-year-old female on 17 Mile Drive.

Pebble Beach: Responded to a verbal-only domestic dispute on Arroyo Drive.

Carmel Valley: Domestic dispute on Carmel Valley Road. Verbal only.

SUNDAY, DECEMBER 22

Carmel-by-the-Sea: Female reported that while she was sitting in the back of her vehicle on Camino Real at 0621 hours, an unknown male walked up to her vehicle and shone a flashlight at her face. She stated the unknown subject told her to get out of the vehicle and take off her pants. She immediately called 911, and the unknown subject left the area southbound on Camino Real. She stated it was too dark to describe the subject and said she only heard a male voice. An area check was conducted and met with negative results.

Carmel-by-the-Sea: Dog-vs.-dog incident at Scenic and Eighth.

Carmel-by-the-Sea: Found purse and shoes at Ocean and San Carlos.

Carmel-by-the-Sea: Bag found on sand dune at Ocean and Del Mar.

Pacific Grove: Officers responded to Arkwright Court for a physical disturbance. A 48-year-old female obstructed officers in their duties while on scene and was booked into Monterey County Jail.

Pacific Grove: Credit card fraud in outside jurisdiction (41st Avenue in Capitola).

Pacific Grove: Welfare check on a male on Central.

Carmel Valley: Deputies responded to a

See CALLS next page

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CIRCULATION: 42,500 (INCLUDED ONLINE AND IN PRINT)



# CALLS

From previous page

report of suspicious circumstances on Carmel Valley Road. Incident was documented.

## MONDAY, DECEMBER 23

**Carmel-by-the-Sea:** Violation of a restraining order on San Carlos Street. A 60-year-old unemployed transient male was arrested and transported to Monterey County Jail.

**Pacific Grove:** Report of a dog bite resulting in injury on Grove Acre Avenue.

**Pacific Grove:** Report of a dog bite on Caledonia Steet resulting in injury.

**Carmel Valley:** Elder abuse reported at a residence on Sky Ranch Road.

**Pebble Beach:** A male was swept away in the ocean surf off 17 Mile Drive.

## CHRISTMAS EVE

**Carmel-by-the-Sea:** Report taken for an

unattended backpack left on a city easement at Eighth and Mission. Backpack was taken for safekeeping pending owner notification.

**Carmel-by-the-Sea:** Non-injury collision on Santa Lucia Avenue resulted in moderate damage. Driver failed to clear the intersection prior to attempting a turn and hit the other driver's vehicle on the left side as it was driving on an uncontrolled roadway. Both vehicles were driven from the scene.

**Pacific Grove:** Dead body found at a residence on David Avenue.

**Pacific Grove:** Vehicle check was conducted in the area of Sunset Drive and Pico Avenue for a municipal parking violation. A 37-year-old male was determined to have an outstanding warrant and was booked into Monterey County Jail for failure to appear in court on a misdemeanor warrant.

**Pebble Beach:** Report of neglect involving a Sloat Road resident.

**Pacific Grove:** At approximately 0047 hours, officers responded to the unit on a block of Arkwright Court to assist the fire department with a false alarm within an apartment. The fire department was unable to properly secure the apartment door.

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Mission St. and 8th Ave, Carmel-By-The-Sea

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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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212 Carmel Avenue, Pacific Grove — \$1,375,000



20 Esquiline Road, Carmel Valley — \$4,370,000



1265 Rousch Avenue, Seaside — \$840,000

# ESCROWS

From page 4RE

## Monterey (con't.)

Kristine Farmer to Hans Farnstrom  
APN: 101-261-036

1186 Third Street — \$1,000,000

Rajani Raja to Jennifer Quan and Garrett Wagner  
APN: 001-835-007

1015 Cass Street — \$1,365,000  
Jayesh Desai and Mahammad Rezai to Ayman Adeeb and Mansour Trust  
APN: 001-671-034

584 Munras Avenue — \$2,000,000  
Santa Cruz County Bank to Valle de Oro LLC  
APN: 001-581-015

486 Alvarado Street — \$3,465,000  
Robert Chyr to Zenaida and Danut Postolica  
APN: 001-572-019

## Pacific Grove

831 Sinex Avenue — \$1,300,000  
Vicki Lyftogt and Kirkland Trust to Alex Saghatelian and Christine Sousa

See MORE SALES next page

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## PUBLIC NOTICES

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20242151  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as:  
**1. STUDIO 7 WEST 2. STUDIO VII WEST 26263 Isabella Ave., Carmel, CA 93923.**  
County of Principal Place of Business: MONTEREY  
Registered Owner(s): SUSAN LYN PETERSON, P.O. Box 32, Carmel, CA 93921  
This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on Nov. 17, 2024.  
**BY SIGNING, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT.** A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).  
S/Susan Peterson  
Date signed: Nov. 25, 2024  
This statement was filed with the County Clerk of Monterey County on Nov. 25, 2024.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law [See Section 14411 et seq., Business and Professions Code].  
Publication Dates: Nov. 29, Dec. 6, 13, 20, 2024 (PC 1149)

2024.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law [See Section 14411 et seq., Business and Professions Code].  
Publication Dates: Dec. 13, 20, 27, 2024; Jan. 3, 2025. (PC 1207)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20241985  
The following person(s) is(are) doing business as:  
**Grey Skye Enterprises, 266 Reservation Rd., STE F, Marina, CA 93933**  
County of Monterey  
Registered Owner(s): Grey Skye Enterprises LLC, 266 RESERVATION ROAD SUITE F. MARINA CA 93933; CA  
This business is conducted by a limited liability company  
Registrant commenced to transact business under the fictitious business name listed above on 09/20/2024  
S/ Diana Allison Pound Grey, Member  
This statement was filed with the County Clerk of Monterey County on 10/29/2024  
12/20, 12/27/24, 1/3, 1/10/25  
**CNS-3877648# CARMEL PINE CONE**  
Publication Dates: Dec. 20, 27, 2024; Jan. 3, 10, 2025. (PC 1208)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20242258  
The following person(s) is(are) doing business as:  
**BLUE ZONESPROJECT, 252 MAIN STREET SALINAS, CA 93901,** County of MONTEREY  
Registered Owner(s): BLUE ZONES, LLC, 200 SOUTHDALE CENTER, EDINA, MN 55435; DELAWARE  
This business is conducted by A LIMITED LIABILITY COMPANY  
Registrant commenced to transact business under the fictitious business name listed above on OCTOBER 1, 2018  
S/ AMELIA CLABOTS, CFO  
This statement was filed with the County Clerk of Monterey County on 12/11/2024  
12/20, 12/27/24, 1/3, 1/10/25  
**CNS-3879012# CARMEL PINE CONE**  
Publication Dates: Dec. 20, 27, 2024; Jan. 3, 10, 2025. (PC 1209)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20242196  
The following person(s) is (are) doing business as:  
**QUEENDOLINE, 45030 MERRITT STREET, KING CITY, CA 93930**  
County of MONTEREY  
Registrant(s): GUZMAN GROUP LLC, 45030 MERRITT STREET, KING CITY, CA 93930

This business is conducted by a limited liability company  
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.  
**GUZMAN GROUP LLC S/ WENDOLYNE GUZMAN, MANAGER**  
This statement was filed with the County Clerk of Monterey County on 12/03/2024.  
12/27/24, 1/3, 1/10, 1/17/25  
**CNS-3880149# CARMEL PINE CONE**  
Publication Dates: Dec. 27, 2024; Jan. 3, 10, 17, 2025. (PC 1212)

**SUPERIOR COURT OF CALIFORNIA COUNTY OF MONTEREY**  
**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 24CV005321  
TO ALL INTERESTED PERSONS: Petitioner, DAVID DAVIN NGANGA aka DAVIN DARRELL NGANGA, filed a petition with this court for a decree changing names as follows:  
**A. Present name: DAVID DAVIN NGANGA aka DAVIN DARRELL NGANGA**  
**Proposed name: DAVID DAVIN NGANGA**  
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
**NOTICE OF HEARING:**  
DATE: Feb. 4, 2025  
TIME: 11:00 a.m.  
DEPT: 13A  
The address of the court is 1200 Aguajito Road, Monterey, CA 93940.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Carmel Pine Cone.

(s) Thomas W. Wells  
Judge of the Superior Court  
Date filed: Dec. 16, 2024  
Publication Dates: Dec. 20, 27, 2024; Jan. 3, 10, 2025. (PC 1213)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20242295  
Filing type: NEW FILING - with CHANGE(S) from the previous filing.  
The following person(s) is (are) doing business as: **CARMEL CAPITAL GROUP, 2 NE of Santa Rita on 2nd Ave., Carmel, CA 93921.**  
County of Principal Place of Business: MONTEREY.  
Registered Owner(s): JOE VILLARREAL, P.O. Box 953, Carmel by the Sea, CA 93921.  
DOMINGO TOMAS ALVAREZ VILLANUEVA  
This business is conducted by a general partnership.  
Registrant commenced to transact business under the fictitious business name or names listed above on Dec. 31, 2019.  
**BY SIGNING, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS**

**TRUE AND CORRECT.** A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).  
S/ Joe Villarreal  
Date signed: Dec. 18, 2024  
This statement was filed with the County Clerk of Monterey County on Dec. 18,

File # 15952235 T.S. No.: 24-14241-168 Loan No.: \*\*\*\*\*0001 **Notice of Trustee's Sale Deed of Trust**, Assignment of Rents, and Fixture Filing (hereinafter referred to as 'Deed of Trust') You are in default under a deed of trust dated 6/27/2017. Unless you take action to protect your property, it may be sold at a public sale. If you need an explanation of the nature of the proceeding against you, you should contact a lawyer. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Original Trustor(s): Signature YHM Land LLC, a California Limited Liability Company Duly Appointed Trustee: WT Capital Lender Services, a California corporation Recorded 7/3/2017, as Instrument No. 2017035228 of Official Records in the office of the Recorder of Monterey County, California Date of Sale: 1/21/2025 at 10:00 AM Place of Sale: At the main entrance to the County Administration Building, 168 W. Alisal Street, Salinas, Ca 93901 Amount of unpaid balance and other charges: \$1,886,523.22 Estimated Street Address or other common designation of real property: York Highlands, Lot #18, Monterey, Ca 93940 Legal Description: Real property in the unincorporated area of the County of Monterey, State of California, described as follows: Parcel One: Lot 18, in the County of Monterey, State of California, as shown on that certain map entitled Tract no. 1513 York Highlands resubdivision which map was filed in the office of the recorder of the County of Monterey, State of California, recorded May 31, 2012 in book 24, of map page 34. Parcel Two: A non-exclusive easement for road and utilities over that parcel designated as "Parcel M", as shown on that map entitled "Tract 1452 Monterra Ranch Phase 10", filed December 1, 2005 in volume 23 of maps, "Cities and Towns", page 16 in the office of the County recorder of Monterey County, California. Parcel Three: A non-exclusive easement for road and utilities over that parcel designated "Monterra Ranch Road Parcel L" as shown on that map entitled "Tract no.1450 Monterra Ranch Phase 8" filed September 14, 2005 in volume 23 of maps, "Cities and Towns", page 14, in the office of the County recorder of Monterey County, California. Parcel Four: A non-exclusive easement for road and utilities over that parcel designated "Parcel R2", as shown on that map entitled "Tract 1419 Monterra Ranch Phase 6", filed June 16, 2004 in volume 22 of maps, "Cities and Towns", page 56, in the office of the County recorder of Monterey County, California. Parcel Five: A 40' wide access and P.U.E. purposes over and across "Parcel H" for benefit of lots 21 and 22, as shown on the above map, recorded May 31, 2012 in book 24, of maps, page 34. A.P.N.: 259-261-018-000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. In the event that the Deed of Trust described in this Notice of Trustee's Sale is secured by real property containing one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f. Notice to potential bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Bidders at the trustee auction must make cashier's checks payable to WT Capital. Third party cashier's checks will not be accepted. Notice to property owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 559-228-8393 or visit this internet website [www.wtcap.com](http://www.wtcap.com), using the file number assigned to this case 24-14241-168. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. Notice to tenant: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (559) 228-8393, or visit this internet website [www.wtcap.com](http://www.wtcap.com), using the file number assigned to this case 24-14241-168 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: December 20, 2024 WT Capital Lender Services, a California corporation 7522 North Colonial Avenue, Suite 111 Fresno, California 93711 (559) 228-8393 WTCap.com By Nate Kucera, Chief Executive Officer (IFS# 37606 12/27/24, 01/03/25, 01/10/25)

Publication dates: Dec. 27, 2024; Jan. 3, 10, 2025 (PC1220)



# MORE SALES

From previous page

## Pacific Grove (con't.)

APN: 006-631-032

**212 Carmel Avenue — \$1,375,000**  
Darius Mohsenin to Wellington and Paula Koepsel  
APN: 006-274-004

## Pebble Beach

**2975 Cormorant Road — \$2,100,000**  
Rudy Rugebregt and Christin Trust to Alvaro and Jessica Anzoategui  
APN: 007-262-003

## Seaside

**1249 Judson Street — \$400,000**  
Mary Hostetler to Valerie Biddle and Erin Burns  
APN: 012-334-015

**1204 Trinity Avenue unit 8 — \$586,000**  
Barbara Letson to Kevin Hurley



7540 Fern Court, Carmel Valley — \$2,400,000

APN: 012-021-008

**1061 Olympic Lane — \$755,000**  
Brian Haverty to Kristine Farmer  
APN: 012-452-007

**1265 Rousch Avenue — \$840,000**  
Thomas Greer to Brittney and Brooke O'Brien  
APN: 012-391-080

**1097 Wanda Avenue unit A — \$850,000**



2975 Cormorant Road, Pebble Beach — \$2,100,000

Peggy Sorenson to Peter and Ashley Ruiz  
APN: 012-351-061

**2255 Cypress Lane — \$2,333,000**  
Shea Homes LP to Xingchao Yuan and Jackie Yu  
APN: 031-054-013

*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](http://pineconearchive.com/homesalespolicy.html).*

COLDWELL BANKER REALTY

# Happy New Year

Sending a heartfelt thank you to my all clients, friends, and family for another amazing year. Beyond grateful to each and every one of you. Here's to a happy and prosperous 2025.

**LUCIE CAMPOS**  
REALTOR®

CalRE#01345594 | 831.596.6118  
MAMALU369@AOL.COM | LUCIECAMPOS.COM

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**Barn Way, Carmel**  
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**2977 Hayden Way, Marina**  
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**1212 Funston Avenue, Pacific Grove**  
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CARMEL VALLEY  
[www.CarmelValleyOasis.com](http://www.CarmelValleyOasis.com)  
**\$6,995,000**

This elegant French Country estate set in the gated River Meadows community includes a pool, tennis/pickleball court and ~7 flat, private acres.



SANTA LUCIA PRESERVE  
[www.PreserveCompound.com](http://www.PreserveCompound.com)  
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**\$3,495,000**

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CARMEL HIGHLANDS  
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**\$2,995,000**

Set in the coastal hills above the Highlands Inn with cypress-framed views of the ocean is this charming Carmel Highlands cottage.



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[www.MonterraOceanViews.com](http://www.MonterraOceanViews.com)  
**\$2,150,000**

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