SECTION RE ■ April 25 - May 1, 2025

Open Houses on page 10RE

## **The Carmel Pine Cone**

# Real Estate







■ This week's cover, located in Pebble Beach, is presented by Jacquie Adams of Sotheby's International Realty. (See Page 2 RE)

Sotheby's
INTERNATIONAL REALTY

## Real Estate

April 25-May 1, 2025



SAT & SUN OPEN HOUSE 1-3 1147 Arrowhead Road, Pebble Beach \$2,548,000

This immaculate single-story residence captures the refined charm & effortless luxury of the Pebble Beach lifestyle. Rich cherry wood flooring & custom cabinetry infuse warmth & sophistication into the open-concept kitchen, dining, & living areas. Offering 3 bedrooms, 2 baths, the home seamlessly integrates indoor-outdoor living with impeccable taste. Every detail has been meticulously curated, showcasing high-end finishes & premium materials throughout. Indulge in Grohe fixtures, travertine marble baths, plantation shutters, crown molding, & an indoor speaker system. Outdoors, a private putting green & low-maintenance stone pavers enhance the homes polished design. Nestled in a tranquil neighborhood with close proximity to MPCC, Spanish Bay, hiking trails, and the breathtaking Pacific Ocean, this exquisite retreat offers the perfect blend of elegance and coastal serenity.

1147ArrowheadRoad.com



Jacquie Adams, Realtor® Top Producer 831-277-0971 Jacquie Adams.com DRE# 01702965

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Carmel Reads The Pine Cone

## Real Estate Sales April 13 - 19

April 25, 2025

Escrows closed: 27
Total value: \$51,529,000

**Big Sur** 

Palo Colorado Road — \$1,430,000

The Carmel Pine Cone

Douglas and Donna George to Hector Larios and Jessica Silk APN: 418-141-024

**Carmel Valley** 

20665 Cachagua Road - \$600,000

Lindsey and Melinda Friday and Peter Scarina to Craig and Gretchen Shawver APN: 418-231-002

4235 Canada Lane — \$1,625,000

Christopher and Audrey Galy to Frank and Teresa Baro APN: 015-522-030

11751 Camino Escondido — \$1,800,000

Peter and Rosemary Blackwell to Lior Taich APN: 416-082-013

68 Panetta Road - \$2,200,000

William Kaufman to Sandra Eason APN: 189-181-006

Highway 68

202 Estrella Avenue — \$465,000

Donald and Kelli Welsh to Jeffrey and Rosemarie Evers APN: 173-073-027

15570 Weatherock Way - \$1,040,000

March Duffet to Sean and Jennifer Iliff APN: 416-421-005

See HOME SALES page 12RE

## STACEY SCHERLING

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3053 Strawberry Hill Rd - Pebble Beach Represented Seller - \$2,795,000



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**60 COUNTRY CLUB GATE**Pacific Grove

\$1,150,000

JUST SOLD!

9360 CANYON OAK ROAD, Salinas \$865,000 Multiple offers & over asking!



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Carmel-by-the-Sea • 4 beds, 3 baths • \$3,850,000 • www.Forest5SW7th.com



Carmel • 3 beds, 2.5 baths • \$2,988,000 • www.199UpperWalden.com



Carmel Valley • 4 beds, 2.5 baths • \$2,495,000 • www.929WCarmelValleyRoad.com



Carmel Valley • 3 beds, 3.5 baths • \$2,475,000 • www.9685SycamoreCourt.com



Carmel Valley • 5 beds, 3 baths • \$2,250,000 • www.11605McCarthyRoad.com



Carmel • 2 beds, 2 baths • \$2,150,000 • www.28092BarnWay.com



Carmel • 3 beds, 3 baths • \$2,000,000 • www.10480FairwayLane.com





#### April 25, 2025

#### POLICE LOG From page 4A

#### **TUESDAY, APRIL 8**

Carmel-by-the-Sea: APS report at Vizcaino and Mountain View.

Carmel-by-the-Sea: Vehicle towed for blocking a driveway at Mission and Third.

Pacific Grove: Road rage event on Lighthouse resulting in damage to a window.

Pacific Grove: A subject was unwelcome at a local store on Lighthouse and was told by the owner he was not to return.

Carmel Valley: Assistant principal at a school on Carmel Valley Road reported her juvenile students purchasing tobacco products from two adult males through Snapchat.

#### WEDNESDAY, APRIL 9

Carmel-by-the-Sea: Suspicious person

reported on Monterey Street.

Pacific Grove: Missing juvenile reported by a Lawton Avenue residence.

Pacific Grove: Vehicle on Pine Avenue repossessed.

Pacific Grove: Battery at Country Club Gate Center.

Pacific Grove: Vehicle stolen from a Forest Avenue neighborhood. Suspect was later arrested by a neighboring agency. Vehicle recovered.

Carmel-by-the-Sea: Found property at Ocean and Lincoln.

Pacific Grove: Vehicle towed from the public roadway on 16th Street for expired registration over six months.

Pacific Grove: A student with special needs hit another student in the head, resulting in school disciplinary action. Incident occurred at a school on David Avenue.

Pebble Beach: A 911 hang-up from a Matador Road residence resulted in a male wishing to go to the hospital for mental health issues.

**Big Sur:** Death report on Highway 1.

#### **THURSDAY, APRIL 10**

Carmel-by-the-Sea: Outside assist for a pursuit and arrest of a male.

Carmel-by-the-Sea: Welfare check on a driver operating a vehicle

Carmel-by-the-Sea: Lost property reported at Carmel Beach.

Pacific Grove: Report of a small spot fire on Piedmont Avenue.

Pacific Grove: Personal belongings stolen from a vehicle on Arkwright Court. No suspect information.

**Carmel area:** Online report of a violation on Ribera Road.

Big Sur: Online report of stolen property on Highway 1.

Pebble Beach: Financial abuse involving a Crest Road resident.

Carmel area: Suspicious vehicle on Ward Place.

Carmel-by-the-Sea: Assisted a citizen on

Ocean Avenue with a medical incident.

Carmel Valley: Harassment on Ford

Carmel area: A Dolores Street restaurant manager located a box from a mortuary.

#### FRIDAY, APRIL 11

Carmel-by-the-Sea: Lost men's wallet, last seen near the Green Lantern Inn.

Carmel-by-the-Sea: Recovered property at the Del Mar restroom.

Carmel-by-the-Sea: Suspicious circumstance at Lincoln and Eighth.

Carmel-by-the-Sea: Threatening notes left on a vehicle at Sixth and Lincoln.

Pacific Grove: Fall on public property at Central and Grand. Subject transported to the

Carmel Valley: Death reported on Rinconada Drive.

See **SHERIFF** page 14RE

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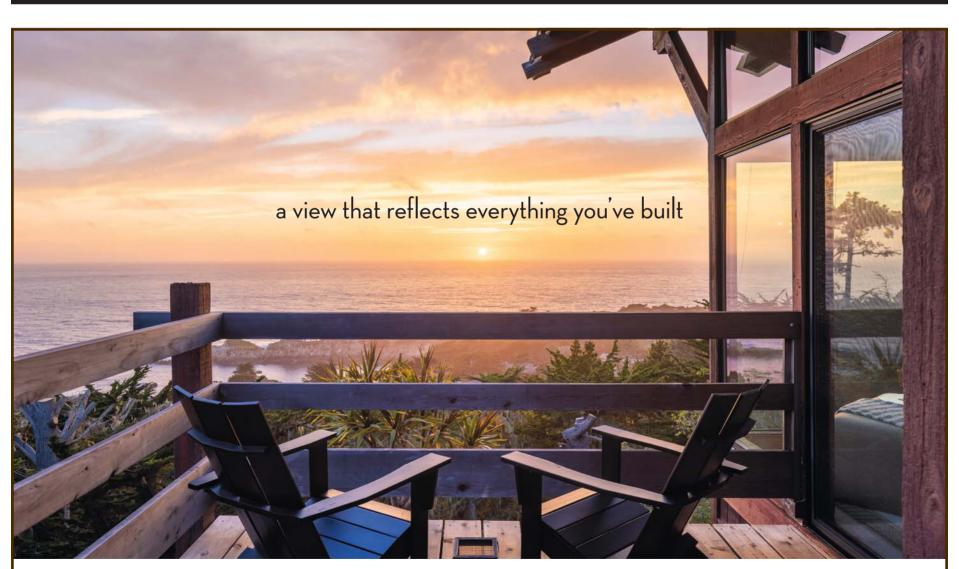


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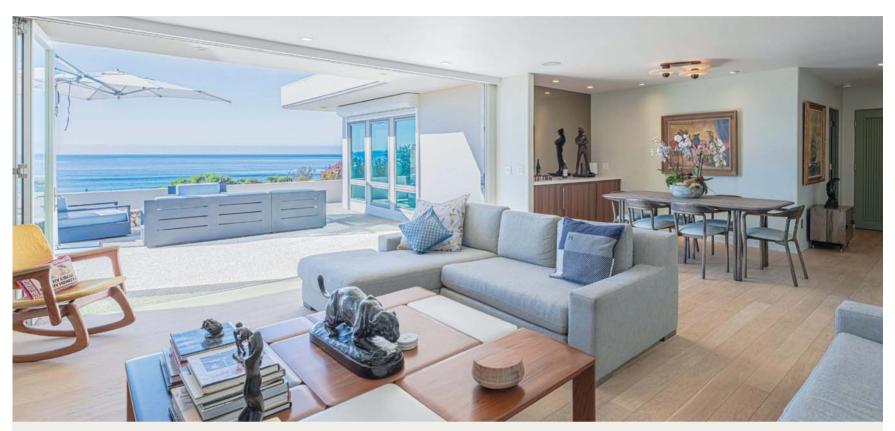
Realtor® DRE#01750627







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Seller Represented by Malone Hodges & Buyer Represented by Chris Pryor

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## My life of happy days, grumpy old men, and everything in between

WHEN MY children asked my older brother what I was like as a teenager, he replied, "Your father was Richie on 'Happy Days.'" I'm not sure I agree with that characterization, unless he meant seeing life through the eyes of a wholesome kid and his eclectic group of friends as they navigated adolescence and high school and struggled with

first crushes and school dances, or just tried to fit in.

I certainly wasn't a brooding James Dean in "Rebel Without a Cause." If I had a cause, it was in support of a blemish-free face. Thinking back to those mixed-up teen years, I think the TV show, "My So-Called Life" — even though it was about a girl — would have been a better title.

If your life were a movie, how would you see yourself? And who do you see playing yourself? No matter your self-image, others are going to have different points of view. Perhaps you perceive yourself as the suave, sophisticated Nicky Ferrante (Gary Grant) in "An Affair to Remember," while someone else might see you as Napoleon Dynamite (Jon Heder), whose voice alone could drive you off a cliff.

I considered asking Robert De Niro or Al Pacino to star in my biopic, but they're looking a little ragged around the edges. I've aged better. Still have that youthful glow, that twinkle in my eye. Sam Elliott and I are both silver-haired, and I love his deep, gravelly, resonant voice. Or maybe

## **Scenic Views**

By JERRY GERVASE

the distinguished Morgan Freeman, who also has a certain warmth and authority in his voice. Or do I see myself more of a Denzel Washington (with hair)? Don't get all hissy and accuse me of cultural appropriation because Morgan and Denzel are Black while I'm White. It's my movie. I get to be the casting director.

#### A lot to juggle

I'm not sure that even Steven Spielberg could make a believable movie out of my twenties. There I was, still clinging to the last threads of a carefree life, tossed into the deep end of adulthood. Figuring out my first job after college — trying to be competent, professional, like I've got it all together, while learning how to warm up a bottle at 3 a.m. without turning on every light in the apartment and worrying that my pretty wife would realize she didn't marry Superman. Perfect title: "Clueless."

During my thirties, things settled down — steady job, stable family life in the epitome of a family-oriented city, Grand Rapids, Mich. I was Jack Lemmon, the perfect mix of wit and vulnerability — an everyman trying to enjoy the simple pleasures of life.

In my forties, my wife and I became Eddie Albert and Eva Gabor in "Green Acres." I had plunked my family down on 10 acres in Michigan in the middle of nowhere, with a house half the size of the one we left. We had ducks,

See **GERVASE** page 8RE



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26261 Ocean View Avenue, Carmel 3 BD | 3 BA | 2,606± SQ. FT. | 4,300± SQ. FT. LOT \$6,450,000 262610ceanView.com

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#### 1432 Viscaino Road, Pebble Beach

5 BD | 4.5 BA | 5,929± SQ. FT. | 1.06± ACRES \$4,500,000

1432Viscaino.com

Linda Miller 831.402.4108 License# 01833714





License# 02033961

OPEN SUN 12-3 PM 31475 Via La Rosas, Carmel Valley 3 BD | 2.5 BA | 1,903± SQ. FT. | 2.2± ACRES LOT \$1,995,000 31475 Via Las Rosas.com Nate Randall 831.869.6117



397 B Corral De Tierra Road, Mont/Sal Hwy

3 BD | 3 BA | 3,047± SQ. FT. | 1.95± ACRES LOT \$1,350,000

**397CorralDeTierraRd.com**Maria Betts & Pam Pantzis 831.214.6718
License# 00796167 & 01191464



1 Surf Way, #228, Monterey





400 Mar Vista Drive #5, Monterey 2 BD | 2 BA | 1,552± SQ. FT. \$1,025,000 400MarVista5.com Michele Altman 831.214.2545 License# 01310623



8 East Coastlands, Big Sur 1.66± ACRES LOT \$895,000 8EastCoastlands.com Julee Thomas 831.402.5877 License# 02191762

#### 190 Cachagua Road, Carmel Valley

10.92± ACRES LOT \$625,000 190CachaguaRoad.com David Bindel 831.238.6152





3309 Golden Oaks Lane, Monterey 1BD | 1BA | 656± SQ. FT.

\$565,000 3309GoldenOaksLane.com Patrick & Katie Ryan 831.238.8116

License# 01957809 & 01970033

chickens, a rooster who crowed at dawn, guinea hens, dogs, cats, rabbits, a pond, a septic tank, and a propane gas tank almost as big as the Goodyear blimp — with no idea how to manage any of them. But we learned, and tilled the land into a garden overflowing with enough healthful food to make a heart specialist smile. Before we moved back to the big city, I reckon there was a touch of Jed Clampett in me, too. "Wheeeee, doggies!"

In my fifties and sixties, I went from Gregory Peck in "To Kill a Mockingbird"

to Walther Matthau in "Grumpy Old Men." Both were strong, principled characters, but expressed their qualities in different

#### **Eastwood plus Matthau**

Merging two personalities allows me to appropriate a character played by our own Clint Eastwood. Gregory Peck's calm, dignified persona and Walter Matthau's boisterousness were combined in Eastwood's character, Walter Kowalski, in "Gran Torino." He had that Atticus-like sense of justice, plus Matthau's grumpy exterior.

Only a dullard would not identify with Clint, who spoke one of my favorite lines which had nothing to do with making anyone's day. It came from "The Bridges of Madison County," when he said, "The old dreams were good dreams. They didn't

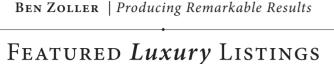
work out, but I'm glad I had 'em."

My eighties have run the gamut of real and fictitious characters. I became regal and could have played Prince Philip in "The Crown." I've been at least three characters from "Downton Abby - Hugh Bonneville's Lord Grantham, the stubborn (but yielding) patriarch of my family, Jim Carter's Carson, the epitome of loyalty and duty, and Maggie Smith's Dowager Countess Violet Crowley, sharp-tongued, witty, and sometimes even wise. As Ben Franklin said, "I am in the prime of my senility."

Imagine your life as a movie or TV show and think of who would play you. As star, producer and director, you would get two thumbs up. Go ahead and grab some popcorn. Join me. The balcony is open.

Contact Jerry at jerrygervase@yahoo.

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#### This Weekend's

## **OPEN HOUSES**

April 25 - 27

#### **BIG SUR**

\$895,000 0bd 8 E. Coastlands Sotheby's Int'l RE

CARMEL	
\$850,000 2bd 2ba	<b>Sa Su 1-3</b>
62 Del Mesa Carmel	Carmel
Coast Realty & Prop. Management	915-4675
\$1,100,000 2bd 2ba	<b>Sa 1-3</b>
31 Del Mesa Carmel	Carmel
Sotheby's Int'l RE	293-3391
\$1,298,000 2bd 2ba	<b>Sa 1-3</b>
273 Del Mesa Carmel	Carmel
Sotheby's Int'l RE	620-2468
\$1,375,000 2bd 2.5ba	<b>Su 12-3</b>
95 High Meadow Ln	Carmel
Coldwell Banker Realty	241-1264
\$1,649,000 4bd 4ba	<b>Sa 1-3</b>
25625 Tierra Grande Drive	Carmel
Sotheby's Int'l RE	601-4934
\$1,695,000 3bd 2ba	<b>Sa 1-4 Su 12-3</b>
Junipero 2 SE of 10th	Carmel
Sotheby's Int'l RE	261-3802 / 915-8477
\$1,995,000 3bd 2.5ba	<b>Su 2-4</b>
Carpenter & 2nd NW Corner	Carmel
Coldwell Banker Realty	917-7029
\$2,050,000 3bd 2ba	<b>Sa 1-3</b>
2910 Ribera Road	Carmel
Sotheby's Int'l RE	915-4092
<b>\$2,095,000 2bd 2ba</b>	<b>Sa 1-4</b>
3073 Lasuen Drive	Carmel
Sotheby's Int'l RE	510-589-6892
<b>\$2,195,000 3bd 2ba</b>	<b>Sa 1-4</b>
26171 Mesa Drive	Carmel
Sotheby's Int'l RE	596-0573
\$2,198,000 3bd 2ba	<b>Sa 1-4 Su 1-3</b>
Carpenter 5 NE of 4th St	Carmel
Sotheby's Int'l RE	333-6060
\$2,199,000 2bd 2ba Ocean Ave. 1 NE of Santa Rita David Lyng Real Estate	<b>Sa 1-3</b> Carmel 333-6261
\$2,299,000 3bd 2ba	<b>Sa 11-3 Su 1-3</b>
4th Ave. 2 SW of Randall Way	Carmel
David Lyng Real Estate	333-6261
<b>\$2,395,000 3bd 2ba</b> 3050 Ribera Rd Coldwell Banker Realty	<b>Sa 1:30-4</b> Carmel 320-6391
\$2,595,000 4bd 3ba	<b>Sa 12-3 Su 1-4</b>
24324 San Juan Road	Carmel
Sotheby's Int'l RE	238-7559 / 915-8477
\$2,795,000 2bd 2ba	<b>Sa 1-4</b>
Lincoln 3NW 11th	Carmel
Carmel Realty Company	250-3399
\$2,925,000 4bd 3ba	<b>Fr 2-5 Sa 3-6</b>
3378 Ocean Avenue	Carmel
Sotheby's Int'l RE	297-9805

<b>52,999,000 3bd 3.5ba</b>	Fr 2-4 Sa 12-2
Santa Rita 2 SW of 5th	Carmel
Coldwell Banker Realty	356-8123 / 241-1264
<b>33,695,000 3bd 3ba</b>	<b>Su 1-3</b>
24452 Portola Ave	Carmel
Coldwell Banker Realty	220-9817
<b>33,850,000 4bd 3ba</b>	<b>Sa 1-3 Su 1-4</b>
Forest 5 SW of 7th Avenue	Carmel
Carmel Realty Company	915-6187 / 747-4300
<b>\$4,450,000 4bd 5ba</b>	<b>Sa 2-4</b>
24410 S. San Luis Ave	Carmel
Compass	224-6353
\$4,600,000 3bd 3.5ba	Fr 2-5 Sa 1-4 Su 1-4
Casanova 4 NW of 13th Street	Carmel
Sotheby's Int'l RE	238-8029 / 320-1109
\$4,600,000 3bd 3.5ba	<b>Sa 2:30-4:30</b>
4 Oak Knoll Way	Carmel
Carmel Realty Company	521-4855
\$4,850,000 3bd 2.5ba	<b>Sa 1-3 Su 12-3</b>
Camino Real 3 NW of 10th Aveni	ue Carmel
Sotheby's Int'l RE	238-5535 / 925-216-0647
<b>55,475,000 4bd 3ba</b>	<b>Sa Su 1-4</b>
Mission 4 NE of 10th Ave	Carmel
Coldwell Banker Realty	206-0129
<b>67,495,000 4bd 4.5ba</b>	Fr Sa 11-4
164 Spindrift Rd #A	Carmel
the Ruiz Group, Keller Williams II	nc. 261-6468
<b>67,500,000 4bd 3.5ba</b>	<b>Sa 11-2</b>
26238 Carmelo Street	Carmel
Carmel Realty Company	521-4855
<b>57,650,000 3bd 3ba</b>	<b>Sa 2-5</b>
2952 Cuesta Way	Carmel
David Lyng Real Estate	594-6334

CARMEL VALLEY	,
\$1,240,000 2bd 2ba	<b>Sa 12-3</b>
23 Paso Hondo	Carmel Valley
Sotheby's Int'l RE	402-4394
<b>\$1,275,000 2bd 2ba</b>	<b>Sa 12-4 Su 12-3</b>
18 Camino De Travesia	Carmel Valley
Sotheby's Int'l RE	915-8688
\$1,395,000 3bd 2ba	<b>Sa 2-4</b>
5 Laurel Drive	Carmel Valley
Sotheby's Int'l RE	278-1642
\$1,750,000 2bd 2.5ba	<b>Su 2-4</b>
38 Asoleado Drive	Carmel Valley
Sotheby's Int'l RE	293-3030
<b>\$1,750,000 3bd 2.5ba</b>	<b>Sa 1-3 Su 12-2</b>
25450 Via Cicindela	Carmel Valley
Coldwell Banker Realty	238-5793
<b>\$1,895,000 3bd 3ba</b>	Sa 1-3 Su 11:30-1:30
28064 Heron Court	Carmel Valley
Compass	236-5290
<b>\$1,900,000 4bd 3ba</b>	<b>Sa 1-3 Su 12-3</b>
187 Ford Road	Carmel Valley
Sotheby's Int'l RE	262-2301 / 402-4394
<b>\$1,995,000 3bd 2.5ba</b>	<b>Su 12-3</b>
31475 Via La Rosas	Carmel Valley
Sotheby's Int'l RE	869-6117
<b>\$2,275,000 4bd 4ba</b>	Sa Su 1-3
167 El Caminito Road	Carmel Valley
Carmel Realty Company	717-7959
<b>\$2,425,000 3bd 3ba</b>	<b>Sa 12-2 Su 12-4</b>
9504 Alder Court	Carmel Valley
Compass	236-5290
<b>\$2,495,000 4bd 2.5ba</b>	<b>Sa Su 1-3</b>
929 W Carmel Valley Road	Carmel Valley
Carmel Realty Company	915-0790 / 521-4855
\$2,995,000 3bd 2.5ba	Sa 1-3
13369 Middle Canyon Road	Carmel Valley
Sotheby's Int'l RE	238-7559

\$3,850,000 3bd 4ba	<b>Su 1-3</b>
332 W Carmel Valley Rd	Carmel Valley
Coldwell Banker Realty	917-3966
\$4,200,000 5bd 4ba	Sa 12-2
10 Ring Ln	Carmel Valley
Coldwell Banker Realty	220-9817
<b>\$4,250,000 4bd 4.5ba</b> 33732 E Carmel Valley Road	Su 1-4 Carmel Valley 297-9805
Sotheby's Int'l RE	297-9605

#### **CORRAL DE TIERRA**

\$1,295,000 3bd 2.5ba	<b>Sa Su 12-3</b>
13500 Paseo Terrano	Corral de Tierra
Sotheby's Int'l RE	238-6152
<b>\$1,499,999 3bd 2.5ba</b>	Sa 1-3
25401 Markham Lane	Corral de Tierra
Sotheby's Int'l RE	601-6453

#### **DEL REY OAKS**

\$ <b>545,000 1bd 1ba</b>	<b>Sa Su 1-3</b>
720 Pheasant Ridge Road	Del Rey Oaks
Sotheby's Int'l RE	229-0092
<b>\$1,085,000 3bd 1.5ba</b>	Su 1-3
800 Adair Place	Del Rey Oaks
Sothobylo Intil DE	017 4000

#### **MARINA**

\$1,099,000 3bd 2.5ba	<b>Sa 1-3 Su 1-4</b>
18511 McClellan Circle	Marina
Sotheby's Int'l RE	408-833-4255 / 510-589-6892
\$1,265,000 3bd 2.5ba	<b>Fr 3-6 Sa 2-4</b>
287 Skyview Drive	Marina
Monterey Coast Realty	238-1186
\$1,725,000 5bd 4ba	<b>Su 1-4</b>
465 Russell Way	Marina
Monterey Coast Realty	277-5821

#### **MONTEREY**

\$565,000 1bd 1ba	<b>Sa 11-1 Su 11-2</b>
3309 Golden Oaks Lane	Monterey
Sotheby's Int'l RE	238-8029 / 238-8116
\$795,000 2bd 1ba	<b>Sa 1-5</b>
585 Laine St 6	Monterey
Coldwell Banker Realty	596-6118
\$1,199,000 2bd 2.5ba 7 Via Joaquin #10 Monterey Coast Realty	<b>Su 10-12</b> Monterey 574-9393
\$1,225,000 3bd 3ba	<b>Fr 4-6</b>
303 Del Robles	Monterey
Coldwell Banker Realty	717-7815 / 915-9339
\$1,250,000 3bd 2ba	<b>Sa 12-3</b>
712 Cypress Street	Monterey
Sotheby's Int'l RE	925-216-0647
\$1,275,000 3bd 2ba	<b>Sa 2-4 Su 12-3</b>
1109 McClellan Avenue	Monterey
Sotheby's Int'l RE	238-8029
\$1,879,000 2bd 1.5ba Fi	r <b>10-12:30 Sa Su 11-2</b>
457 Wave St, Unit 1	Monterey
the Ruiz Group, Keller Williams Inc.	718-7667
\$2,895,000 4bd 4.5+ba	<b>Su 11-3</b>
403 Estancia Court	Monterey
Sotheby's Int'l RE	915-6391 / 915-0265

#### **PACIFIC GROVE**

<b>\$1,175,000 2bd 1ba</b> 132 1st Street Sotheby's Int'l RE	<b>Fr 3-5 Sa 12-3 Su 1-4</b> Pacific Grove 408-833-4255 / 915-8989
\$1,188,000 3bd 2ba 1307 Lawton Avenue Carmel Realty Company	<b>Sa 12-2 Su 1-3</b> Pacific Grove 915-8153
\$1,445,000 3bd 3ba 3008 Ransford Circle Sotheby's Int'l RE	<b>Sa 1-3</b> Pacific Grove 915-7256
\$1,499,000 2bd 2ba 161 Pacific Avenue Above & Beyond Real Estat	<b>Su 12-4</b> Pacific Grove e 601-5800
<b>\$2,200,000 4bd 3.5ba</b> 917 Fountain Avenue Carmel Realty Company	<b>Sa 12-2</b> Pacific Grove 530-210-6640
\$2,495,000 2bd 2.5ba 542 Lighthouse Ave #301 The Ruiz Group, Keller Willi	Fr 2-4:30 Sa 11:30-2:30 Su 10-12 Pacific Grove ams Inc. 224-0020
<b>\$2,750,000 4bd 2ba</b> 219 Crocker Ave Compass	<b>Sa 3-5 Su 12:30-2:30</b> Pacific Grove 238-1380 / 238-2022
\$3,969,000 3bd 2.5ba 1015 Jewell Avenue Sotheby's Int'l RE	<b>Su 1-3</b> Pacific Grove 318-3808
\$8,795,000 4bd 4.5ba 1051 Ocean View Boulevard Carmel Realty Company	Sa 1-3 Su 1-4 Pacific Grove 277-5256 / 320-6801

The Pine Cone has been a member of the Carmel Chamber of Commerce for more than 100 years.

#### **PEBBLE BEACH**

\$850,000 2bd 2ba	<b>Sa 12-2</b>
46 Shepherds Knoll	Pebble Beach
Compass	238-1380
\$1,879,000 3bd 2ba	<b>Su 1-4</b>
1086 Ortega Road	Pebble Beach
Coldwell Banker, GD Inc.	320-3001
\$1,895,000 3bd 2.5ba 4097 Sunridge Rd, The Ruiz Group, Keller Williams	Sa 12-2 Su 1-3 Pebble Beach s Inc. 917-4707
<b>\$2,495,000 3bd 2.5ba</b>	<b>Sa Su 12-2</b>
4158 El Bosque Drive	Pebble Beach
Sotheby's Int'l RE	595-0797
\$2,548,000 3bd 2ba	<b>Sa Su 1-3</b>
1147 Arrowhead Road	Pebble Beach
Sotheby's Int'l RE	277-0971
\$3,349,000 4bd 3ba	<b>Su 1-3</b>
1268 Viscaino Rd	Pebble Beach
Sotheby's Int'l RE	277-3371
\$3,600,000 4bd 3ba	<b>Sa 12-3</b>
3125 Bird Rock Road	Pebble Beach
Carmel Realty Company	241-1434
\$4,500,000 5bd 4.5ba	<b>Sa 12-3</b>
1432 Viscaino Road	Pebble Beach
Sotheby's Int'l RE	402-4108
<b>\$4,999,999 4bd 3.5ba</b> 3116 Bird Rock Road Sotheby's Int'l RE	<b>Sa 1-3 Su 11-1</b> Pebble Beach 620-2936 / 408-833-4255
<b>\$6,500,000 3bd 3.5ba</b> 1425 Oleada Road Compass	<b>Sa 12-2</b> Pebble Beach 915-0653
<b>\$6,950,000 5bd 4ba</b> 3301 17 Mile Drive #10 The Agency	<b>Sa 1-4 Su 1-3</b> Pebble Beach 277-7200

See OPEN HOUSES page 14RE



## 1425 OLEADA RD, PEBBLE BEACH

\$6,500,000 · 4,064 SFT · 3 BEDS · 3 1/2 BATHS

- MICHELLE HAMMONS
- REALTOR® | DRE 01986620 831.915.0653 michelle.hammons@compass.com michelle-hammons.com
- Elegant single-level design
- Gated estate with soaring 25-ft ceilings
- Steps from The Lodge at Pebble Beach
- Personal putting green
- 600-bottle temperature-controlled wine room
- Library + office with custom finishes



Private Showings are also available. Reach out for more information!

WWW.1425OLEADA.COM

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**HOME & RANCH** 



**2 Rumsen Trace | Santa Lucia Preserve | Carmel | \$14,500,000**3.86 Acres • 6 Bedrooms • 7 Full Baths • 1 Bed/1 Bath Guest House • 8,521 s.f. Spectacular Views Across the Hacienda Meadows are Captured Throughout



**3 Refugio Trace | Santa Lucia Preserve | Carmel | \$ 5,275,000**30 Acres • 3 Acre Building Envelope • 4 Bedrooms • 2-1/2 Baths • 2,926 s.f. A Masterful Fusion of Craftsman & Modernist Design on a Stunning Parcel



**37 Pronghorn Run | Santa Lucia Preserve | Carmel | \$850,000**10.4 Acres • 1.4 Acre Building Envelope • Walk on to the 8th Tee
The Ultimate Preserve Golf Club Parcel with Dramatic South Facing Views



**57 Chamisal Pass | Santa Lucia Preserve | Carmel | \$1,950,000** 9.90 Acres • 2.30 Acre Building Envelope • Bay View Dramatic 360° Views with Conceptual Studio Schicketanz Plans



**70 Chamisal Pass | Santa Lucia Preserve | Carmel | \$1,495,000**43.5 Acres • Ocean View • DRB Approved Plans by Thomas Meaney
12 Minutes to the Gatehouse • Sunny Meadow & Mountain Views



**3 Ohlone Trace | Santa Lucia Preserve | Carmel | \$485,000** 22.2 Acres • 1.5 Acre Building Envelope • Views An Open Sunny Meadow, Privacy, Views & Located Near the Clubs



MANAGING BROKER, MBA
831.238.5725 MOBILE
lisa@latierrarealty.com
DRE#01250803



ALAN DREW
BROKER ASSOCIATE
831.920.7103 MOBILE
alan@latierrarealty.com
DRE#02029344



#### **HOME SALES** From page 2RE

Highway 68 (con't.)

20335 Franciscan Way - \$1,449,000 Doran and Kristoffer Poma to Andrew Hall and

Lorraine Volkers APN: 161-043-041

#### Marina

592 Santa Ynez Way - \$644,000

The Sea Haven LLC to Brittany Lee APN: 031-312-096

## JUST LISTED ON THE 1ST FAIRWAY!

9685 Sycamore Court, Carmel Valley Ranch



3 Beds, 3.5 Baths • 2,385 Sq. Ft. • \$2,475,000 • www.9685SycamoreCourt.com



332 Carmel Valley Ranch Transactions Since 1990

Dave Howarth 831.595.0535 Dave@CarmelRealtyCompany.com REALTOR® DRE#01077071





24429 PORTOLA AVENUE, CARMEL

## Stunning Property with Ocean Views







4 Beds, 3.5 Baths ◆ 2,585 Sq. Ft. ◆ 9,148 Sq. Ft. Lot ◆ \$5,495,000 www.24429PortolaAvenue.com



ALWAYS SURPASSING THE EXPECTATIONS OF HER CLIENTS

Chris Babalis 831.884.3868

Chris.Babalis@CarmelRealtyCompany.com ChrisBabalis.com REALTOR\* | DRE#01999982





#### 3100 Flower Circle - \$710.000

Philip and Luoy Chau to Arthur Seidman, Kathleen Edgington and Aydon Losada

APN: 032-231-022

#### 2 Carmel Circle - \$730,000

Rizza Regis and Don Santos to Xinhao Wang and Donamei Lin APN: 032-192-057

#### 3010 Eddy Street — \$755,000

Sue Ayres and Piper Trust to Daniela de Sola and Elizabeth

APN: 032-382-012

#### **Monterey**

#### 250 Forest Ridge Road unit 71 — \$700,000

Katherine Punteney to Jon and Christine Kitaji APN: 014-141-071

#### 767 Lily Street - \$940,000

Diane Albert to John Flaniken APN: 001-134-003

See **ESCROWS** page 15RE

#### Visit Susan's **Open Houses this Weekend**



#### 23465 Redding Circle, Highway 68/River Road area \$1,650,000

Welcome to this spacious 4-bedroom, 3.5-bathroom home located in the beautiful River Road corridor. Spanning 2,792 SF. Situated on a generous lot of approximately 1 acre with views of Salinas Valley & Santa Lucia Mountains. Newly painted exterior, garage doors and approx. 1,000 SF deck! Modern kitchen is a chef's dream, featuring quartz countertops, an island, double oven, gas range, large pantry, and a full suite of appliances, including a refrigerator and dishwasher. This property combines comfort, style, and practicality, making it an ideal home. 3 car garage.



1086 Ortega Road, Pebble Beach \$1,879,000

Nestled in the desirable Country Club area of Pebble Beach near Spanish Bay and MPCC, this charming 3 bed, 2 bath, 1,684 SF, single-story ranch home offers an incredible chance to make it your own. The spacious backyard is perfect for entertaining, gardening, or simply unwinding. Take a stroll or bike ride to nearby Asilomar Beach, enjoy world-class golf, and explore the best of the Monterey Peninsula. Ideally located in the top-rated coveted Pacific Grove School

#### **Key Features:**

- Prime Location Enjoy a peaceful neighborhood with green space across the street for added privacy.
- Inviting Living Spaces Cozy fireplace in the living room, wood floors in the bedrooms, and a mix of tile and carpet throughout.
- Updated Essentials Newer windows, recently replaced furnace, and hot water heater **COLDWELL BANKER** for peace of mind.





Susan Brownlie **Certified Luxury Home** Marketing Specialist 831-320-3001 sbrownliecb@outlook.com susanbrownlie.realtor DRE 01069736



## End of a Strong Q1 2025 Market as **Real Estate Dynamics Begin to Shift**

Each year, it seems the real estate market—both nationally and here on the Peninsula-fac-

es some form of external disruption. Over the last several decades, there have been a number of shifts and surprises.

Last year's disruption came in the form of new operating guidelines stemming from the class action settlement involving certain buyer representatives and the National Association of Realtors. This year, real estate professionals are helping clients navigate significant volatility in the public markets, largely driven by shifting trade and tariff policies. These dynamics are expected to continue into the summer.

That said, there are several offsetting factors at play in our local market. Market uncertainty and declining investment portfolios often cause buyers to be more cautious, especially when it comes to higher-priced, discretionary purchases. From a positive standpoint, real estate on the Monterey Peninsula has performed very well against the NYSE over the past 20 years. Many investors understand the long-term value of placing capital in a tangible asset that not only appreciates

Carmel-by-the-Sea Carmel Area Highlands/Big Sur Carmel Valley

Pebble Beach

Seaside

\$1,525,000

\$445,000

\$1,575,000

\$495,000

\$1,557,500

\$525,000

\$1,767,950

\$540,000

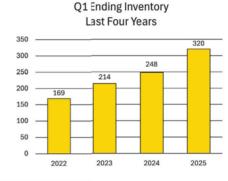
over time but can also be enjoyed along the way. This is why the local market continues to demonstrate resilience, even in uncertain times. Moreover, if interest rates begin to decline, there will likely be increased activity and strong demand, particularly in some of the emerging neighborhoods.

The Monterey Peninsula's real estate market experienced a strong start to 2025. The overall market saw a 14.6% increase in home sales this quarter versus Q1 of last year. In addition, a small 4.9% increase in average sales price led to a 19.7% rise in total sales dollar volume when compared to last year. During Q1, Pebble Beach saw a surge in the entry market, experiencing 15 home sales under \$3M. While Carmel-by-the-Sea was a bit slower than usual in Q1, the Carmel Highlands area saw four strong sales during the quarter and added eleven active listings. Though higher-priced homes across the market continued to sell at a slower-than-usual pace in Q1, during the first few days of April two \$10M-plus home sales closed in Carmel-by-the-Sea.

Each of the nine markets we serve experiences a constant balance between supply, demand, and pricing. This

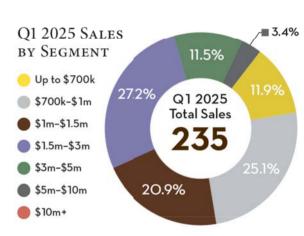
#### Q1 Ending Inventory Last Four Years

Inventory levels to begin April have increased each of the last four years and are at the highest level since April 2020.



makes it essential to have experienced, local, expert representation when buying or selling a home. Our trusted, well-connected agents are experts at finding their clients a home that allows them to enjoy the lifestyle this beautiful community has to offer, while being able to make a significant difference in the value of their purchase or sale. Please reach out to one of our full-time professional agents should you and any of your friends or family be considering a real estate transaction here on the Monterey Peninsula.

For additional information, please visit CarmelRealty-Company.com, contact us at (831) 622-1000, or visit us at any of our Carmel-by-the-Sea locations. DRE#01871627



#### CLOSED SALES VS. AVAILABLE LISTINGS YEAR OVER YEAR 70 Q1 2025 Sales 60 Q1 2024 Sales Q1 2025 Listings 50 Q1 2024 Listings 40 30 20 10

Marina

	SALES BY SEGMENT							Tor	TAL VOLUME SO	Available Listings Quarter End			
	Up to \$700K	\$700k- \$1M	\$1M- \$1.5M	\$1.5M- \$3M	\$3M- \$5M	\$5M- \$10M	\$10M+	Q1 2025	Q4 2024	Q1 2024	Q1 2025	Q4 2024	Q1 2024
Carmel-by-the-Sea	0	O	0	9	11	1	0	\$66,568,000	\$100,992,000	\$60,603,710	27	31	18
Carmel Area	0	2	2	2	1	3	0	\$31,595,400	\$28,814,300	\$29,954,000	23	15	11
Carmel Highlands/Big Sur	0	0	0	3	1	1	0	\$17,420,827	\$54,835,376	\$4,530,000	28	28	25
Carmel Valley	4	5	6	15	5	1	0	\$70,239,000	\$98,419,500	\$73,948,750	67	54	51
Marina	5	21	7	1	0	0	0	\$30,657,773	\$43,937,972	\$28,809,764	20	25	27
Monterey Area	10	11	13	10	1	0	0	\$54,607,500	\$49,760,674	\$64,544,178	49	46	39
Pacific Grove	0	5	12	13	2	0	0	\$54,302,000	\$47,014,000	\$36,807,000	26	20	29
Pebble Beach	0	3	1	11	6	2	0	\$65,445,250	\$101,956,000	\$19,999,190	41	32	32
Seaside	9	12	8	0	0	0	0	\$24,315,937	\$34,605,750	\$26,720,400	34	27	16
Totals	28	59	49	64	27	8	0	\$415,151,687	\$560,335,572	\$345,916,992	315	278	248

Monterey Area Pacific Grove Pebble Beach

	MEDIAN SALES PRICES			Average Sales Prices			Days on Market			Number of Sales		
	Q1 2025	Q4 2024	Q1 2024	Q1 2025	Q4 2024	Q1 2024	Q1 2025	Q4 2024	Q1 2024	Q1 2025	Q4 2024	Q1 2024
Carmel-by-the-Sea	\$3,195,000	\$3,995,000	\$3,860,000	\$3,169,905	\$5,315,368	\$4,661,824	85	35	61	21	19	13
Carmel Area	\$1,936,200	\$1,800,000	\$1,622,500	\$3,159,540	\$2,216,485	\$2,139,571	28	31	41	10	13	14
Carmel Highlands/Big Sur	\$2,879,465	\$4,250,000	\$2,265,000	\$3,484,165	\$4,985,034	\$2,265,000	124	82	176	5	11	2
Carmel Valley	\$1,685,000	\$1,340,000	\$1,537,500	\$1,951,083	\$2,094,032	\$2,054,132	84	69	75	36	47	36
Marina	\$856,250	\$870,000	\$914,000	\$901,699	\$976,399	\$960,325	42	46	59	34	45	30
Monterey Area	\$1,013,000	\$950,000	\$1,050,000	\$1,213,500	\$1,036,681	\$1,403,134	49	49	34	45	48	46
Pacific Grove	\$1,465,000	\$1,375,000	\$1,377,500	\$1,696,938	\$1,621,172	\$1,673,045	36	43	45	32	29	22
Pebble Beach	\$2,600,000	\$2,600,000	\$1,275,000	\$2,845,446	\$3,288,903	\$2,222,132	53	79	24	23	31	9
Seaside	\$799,000	\$805,000	\$781,000	\$838,481	\$865,144	\$809,709	40	52	30	29	40	33
These charts are based on data s									Totals	235	283	205

responsible for their accuracy. The data may also not reflect all real estate activity in the market. For more information, go to www.carmelrealtycompany.com. TEN-YEAR MEDIAN SALES PRICE 1-Year 10-Year Change Change 2025 YTD 2016 2017 2018 2019 2020 2021 2022 2023 2024 Carmel-by-the-Sea \$1,875,000 \$1,607,500 \$1,700,000 \$2,000,000 \$2,200,000 \$2,750,000 \$3,000,000 \$3,007,500 \$3,450,000 \$3,195,000 -7.4% 98.8% Carmel Area \$1,050,000 \$1,065,000 \$1,297,500 \$1,225,000 \$1,450,000 \$1,550,000 \$1,700,000 \$1,620,000 \$1,625,000 \$1,936,200 19.2% 81.8% Carmel Highlands/Big Sur \$1,937,500 \$3,709,000 \$3,640,000 \$1,685,000 \$1,597,500 \$1,775,000 \$2,645,000 \$2,375,000 \$3,000,000 \$2,879,465 -20.9% 70.9% 7.3% Carmel Valley \$950,313 \$937,000 \$1,000,000 \$950,000 \$1,300,000 \$1,500,000 \$1,500,000 \$1,495,000 \$1,570,000 \$1,685,000 77.3% Marina \$490,000 \$537,200 \$599,000 \$639,000 \$792,000 \$849,000 \$930,000 \$856,250 \$675,000 \$875,000 -7.9% 74.7% Monterey Area \$656,500 \$722,500 \$772,000 \$740,000 \$850,000 \$930,000 \$1,050,000 \$1,074,000 \$1,054,500 \$1,013,000 54.3% -3.9% Pacific Grove \$800,000 \$886,500 \$889,750 \$958,000 \$980,000 \$1,300,000 \$1,390,000 \$1,497,500 \$1,490,000 \$1,465,000 -1.7%83.1%

\$2,795,000

\$700,000

\$3,150,000

\$757,000

\$2,690,000

\$750,000

\$2,612,500

\$817,500

\$2,600,000

\$799,000

-0.5%

-2.3%

70.5%

79.6%

\$2,100,000

\$593,500

#### **SATURDAY, APRIL 12**

Carmel-by-the-Sea: Vehicle accident on Seventh Avenue with property damage only. **Carmel-by-the-Sea:** Found domestic birds on Rio Road. Unable to capture.

Carmel-by-the-Sea: Mother called to report a dispute with her adult daughter at Santa Fe and First. Multiple prior contacts. Information only.

Carmel-by-the-Sea: Found cell phone at San Carlos and Fifth.

Carmel-by-the-Sea: Unattended children in a vehicle at Monte Verde and Seventh. Children checked and were found to

be OK. Parents warned. Pacific Grove: A 23-year-old male was

arrested at Hawthorne and David for driving under the influence

Pacific Grove: Report of a vehicle infraction at Forest and Junipero not committed in an officer's presence.

Pacific Grove: Vehicle towed from Jewell Avenue for expired registration over six

Pacific Grove: Vehicle on David Avenue was marked for 72-hour parking.

Pebble Beach: Verbal domestic dispute on Cypress Drive. For informational purposes only.

Carmel area: Possible ID misuse at the Crossroads shopping center.

Carmel area: Deputies responded to a report of a disturbance at the Crossroads.

Carmel area: Deputies responded to a dead body found on Weston Ridge Road. Coroner unit case.

#### **SUNDAY, APRIL 13**

Carmel-by-the-Sea: Trashcan fire at San Carlos and Seventh at 0017 hours.

Carmel-by-the-Sea: Presumed trolled substance found at Seventh and San Carlos at 0200 hours was turned in to CPD. Booked into evidence for destruction.

Carmel-by-the-Sea: Lost ring at Scenic and Ocean.

Pacific Grove: Report of fraud on Ocean View Boulevard with a 77-year-old male victim.

Pacific Grove: Vandalism to a public sign on Ocean View Boulevard. Pacific Grove: Vehicle on First Street

was cited for having expired registration more than six months.

Pacific Grove: Suspicious circumstance on Lighthouse Avenue. Information only.

#### **MONDAY, APRIL 14**

Carmel-by-the-Sea: Report of stolen property from the purse of a victim on Ocean Avenue at 0241 hours

Pacific Grove: Civil issue on Forest Avenue

Pacific Grove: Dispute between subjects on Central Avenue. Information only.

Carmel Valley: Deputies responded to

a report of a battery between a 44-year-old male and a 35-year-old male on Carmel Val-

Carmel-by-the-Sea: Vehicle accident, hit-and-run on Scenic Road, with property damage only.

Carmel Valley: Vandalism on Marguerita Way.

Pacific Grove: Attempted mail theft from the post office collections box on Lighthouse Avenue. Courtesy report taken.

Pacific Grove: Officers responded to a residence on Asilomar Boulevard for an individual who passed away. Coroner responded.

Pacific Grove: Dog at large on Pine Avenue. Dog returned to its owner with a verbal

Pacific Grove: Courtesy report taken for an attempted scam. Victim on Horizon Way did not sustain a monetary loss. Documented for informational purposes.

#### OPEN SUI 1268VISCAINO.COM | PEBBLE BEACH | OFFERED AT \$3,349,000

Designed by local architect James G. Heisinger, this private Pebble Beach gated estate with a guest house sits on 1.3 lush acres just five minutes from The Lodge and world-renowned golf courses. With four bedrooms, three baths, and luxurious features inside and out—including a sunroom, library, outdoor firepits.



Sotheby's





#### **OPEN HOUSES** From page 10RE

SALINAS		
\$1,325,000 4bd 3ba 24125 Mallard Ct The Ruiz Group, Keller Williams	s Inc.	<b>Sa 12-3 Su 12-2</b> Salinas 601-2080
\$1,350,000 3bd 3ba 397 B Corral De Tierra Road Sotheby's Int'l RE		<b>Sa 1-3</b> Salinas 214-6718
\$1,549,000 5bd 4ba 27151 Prestancia Way the Ruiz Group, Keller Williams	Inc.	<b>Sa Su 11-3</b> Salinas 595-9242
\$1,899,000 3bd 3.5ba 24805 Corte Poco Monterey Coast Realty		<b>Sa 1-3</b> Salinas 574-9393
\$1,650,000 4bd 3.5ba 23465 Redding Circle Coldwell Banker, GD Inc	Salinas,	<b>Su 1-4</b> Hwy 68/River Rd 320-3001

#### EASIDE

3bd 1ba 1946 Yosemite Street Sotheby's Int'l RE

#### WATSONVILLE

**\$930,000 2bd 2** 101 Shell Drive 145 Sotheby's Int'l RE 2bd 2ba

Sa 11-1 Su 9-12 Watsonville Watsonville 227-9008 / 760-1690



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## **ESCROWS**

From page 12RE

#### Monterey (con't.)

889 Pacific Street - \$1,087,000 Pacific Street LP to Monterey Bay LP

APN: 001-601-002

474 Jackson Street - \$1,245,000

Linda Clay to Amy Martinetto and Kajkuri Trust APN: 001-568-008

124 Via Gayuba — \$1,799,000

APN: 001-231-008

Redwood Holdings LLC to David and Amy Raybould

429 Larkin Street - \$2,100,000

Joshua Cutino and Josephine Blum to Legend Global Properties LLC

APN: 001-531-025

800 Lyndon Street - \$2,425,000

Panchal & Smitherum Management LLC to 800 Lyndon Street LLC

APN: 001-183-007



20335 Franciscan Way, Highway 68

1240 Munras Avenue — \$3,865,000

Von 20 Munras LP to Anap Hospitality LLC APN: 001-661-041

**Pacific Grove** 

461 Gibson Avenue - \$1,170,000

Laurel Jacques to Tamara Rieser APN: 006-536-007

**Pebble Beach** 

1069 The Old Drive — \$2,500,000

Tony Rangel to Christopher Nevis APN: 007-231-010

3128 Stevenson Drive — \$2,785,000

Albert and Dawn Wood to Robert Rowland APN: 007-403-017

3136 Stevenson Drive - \$3,950,000

Nina Mosing Properties LLC to David Liskin APN: 007-403-019

3187 Cortez Road - \$11,250,000

Oski Holdings to Jeetendra Patel APN: 008-341-046

Seaside

18918 Kilpatrick Lane — \$865,000

Martin O'Malley to Carlin Lee APN: 031-303-028

4640 Peninsula Point Drive - \$1,400,000

Roger and Cynthia Rybkowski to Qiuying Xu

APN: 031-233-009

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.

#### CASANOVA 4 NW OF 13TH, CARMEL-BY-THE-SEA | OPEN FRIDAY 2-5, SATURDAY & SUNDAY 1-4



DAVID M. CRABBE DavidCrabbeRealEstate.com 831.320.1109 David.Crabbe@sir.com



LOTS OF FURNITURE INCLUDED! MOVE-IN READY! 3 Bedroom, 3.5 Bath | \$4,600,000 Located in the Golden Rectangle Quality & Exquisite Craftsmanship



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Sotheby's



#### Interested in a property? Contact us to schedule a showing!

831.624.2300 · www.MontereyCoastRealty.com



1771 Fairway Drive, Seaside 5 beds, 4.5 baths • \$2,749,000 • www.1771FairwayDrive.com



24805 Corte Poco, Salinas

3 beds, 3.5 baths • \$1,899,000 • www.24805CortePoco.com



2 beds, 1 bath • \$2,400,000 • www.67And69WCarmelValleyRd.com



287 Skyview Drive, Marina

3 beds, 2.5 baths • \$1,265,000 • www.287DunesTeam.com





#### LOCAL KNOWLEDGE.



#### GLOBAL CONNECTIONS.



PEBBLE BEACH

#### www.PebbleBeachManor.com | \$11,450,000

Set on an expansive 2.38 acre lot in one of the most iconic locations of the Del Monte Forest, Miraflores is a Mediterranean coastal retreat that encapsulates the classic 1920s Pebble Beach essence and offers beautiful views of the Pacific Ocean, cypress forest, and 17-Mile Drive.



PEBBLE BEACH www.**PebbleBeachMasterpiece**.com \$29,950,000

This incomparable property that redefines luxury living is located within the exclusive enclave of Macomber Estates near Pebble Beach Resorts.



CARMEL www.CarmelPerfection.com \$5,475,000

Set in the heart of downtown, this newly constructed, exquisite 4-bed, 3.5-bath luxury cottage offers Carmel charm and refined craftsmanship.



CAMBRIA www.CambriaCoastLiving.com \$4,250,000

Embrace the quintessential Cambria lifestyle in this exquisite oceanfront property designed by student of Frank Lloyd Wright, Warren Leopold.



CARMEL

www.CarmelPearl.com \$2,999,000

Ideally located in the heart of downtown Carmel is this stunning ~1,598 SqFt newly constructed home with 3 bedrooms and 3.5 bathrooms.



CARMEL

www.**CarmelHighMeadow**.com \$1,375,000

Meticulously renovated, this tranquil garden retreat located in a peaceful townhome community offers nearly 1,700 sq ft of quality upgrades.



MONTEREY

www. MontereyCharm. com\$1,225,000

Tucked into the sunbelt of Monterey on a beautifully landscaped corner lot, this immaculate 3 bed, 3 bath home offers the perfect space for family living.

