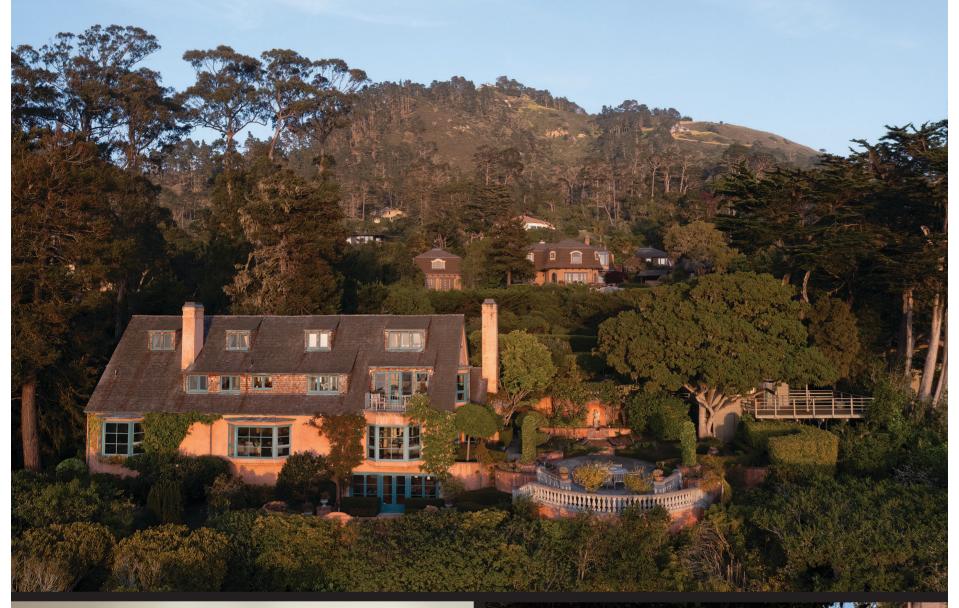
Open Houses on page 12RE!

**SECTION RE** ■ May 23-29, 2025

### **The Carmel Pine Cone**

# Real Estate









■ This week's cover property, located in Carmel Highlands, is presented by Tim Allen of Coldwell Banker

Global Luxury. (See Page 2 RE)



### Real Estate

May 23-29, 2025



228 Lower Walden Rd, Carmel Highlands \$7,995,000

Offered for the first time in nearly 50 years, this extraordinary Carmel Highlands estate is a rare, oncein-a-generation opportunity for the ultimate in coastal privacy and convenience. Perched above the Spindrift coast, it boasts unobstructed whitewater views of Point Lobos, Yankee Point, and the endless Pacific beyond. The architectural soul of the home has remained intact, with major renovations executed so seamlessly that they feel original. Spanning four levels, the main house features sophisticated finishes, a sauna, steam shower, theater, and expansive terraces and balconies overlooking lush grounds. The lot is almost ~2 flat, usable acres with mature landscaping, tranquil fountains, and a rare natural spring. A detached, 2-bay garage and private guest studio offers flexibility for hosting or options for on-property caretaking. Studded with redwoods and screened by mature hedges, the property offers serenity, security, and the ultimate in coastal privacy. This is not just another house—it's a legacy.

#### Carmel Highlands Estate.comTIMALLENPROPERTIES.COM



Tim Allen REALTOR DRE#00891159 831.214.1990 Team@TimAllenProperties.com



To advertise in our Real Estate Section contact jung@carmelpinecone.com

### Real Estate Sales May 11 - 17

May 23, 2025

Escrows closed: 24 Total value: \$46,102,000

The Carmel Pine Cone

#### Carmel

San Carlos Street, 5 SW of Tenth - \$1,600,000 Caroline Stepovich to Paul Hurst and Louise Chernecky APN: 010-155-005

#### 3281 Trevis Way - \$1,812,500

Hana Stepanek to Derek and Mellissa Orchard APN: 009-322-003

#### Carmelo Street, 3 NW of 12th - \$2,800,000

Dean Marsh and Scott Hobson to Kelly Meldrum and APN: 010-279-006

#### **Carmel Highlands**

#### 27105 Arriba Way — \$3,200,000

Athena Shudde to John Del Piero APN: 243-053-003

#### **OPEN SATURDAY 1-4** 17588 River Run Rd, Salinas



3beds | 3baths | 2,417 sqft | \$1,099,000

Las Palmas Ranch home is in move-in condition with generous sized rooms, spacious open floorplan with soaring ceilings, upgraded open kitchen, wine refrigerator, gas range/oven, and microwave. Primary bedroom has balcony overlooking the rear yard and park land. Backyard is perfect for relaxing and entertaining with mature landscaping, rock pavers and lots of privacy.

Jim Catalano, GRI, Realtor 831-261-2999

Moon Realty, CA BRE# 01704178

Blue





5481 Covey Court, Carmel Valley — \$7,800,000

#### **Carmel Valley**

#### 185 El Caminito — \$1,350,000

Mark Canavarro to Dominic Carnavarro and Helen Stewart APN: 187-591-026

#### 9140 Carmel Valley Road - \$3,250,000

Larry and Linda Wheaton to George Hodgin and Caroline Chambers APN: 169-151-019

See **HOME SALES** page 18RE





### **SAN CARLOS 4NE OF THIRD**

Carmel-by-the-Sea | \$2,999,000

www.CarmelDelight.com

Located 4 level blocks from the heart of Downtown Carmel





PETER BOGGS | REALTOR 831.884.3919

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Carmel Valley • 4 Beds, 2.5 Baths • 3,510 Sq. Ft. • \$2,495,000 • 929WCarmelValleyRoad.com



Tehama, Carmel ◆ 15.5 Acre Lot ◆ \$1,950,000 ◆ 51Marguerite.com





### CARMEL LUXURY PROPERTIES



Carmel Highlands • 9 beds, 10+ baths • \$16,800,000 • www.FernCanyonCarmel.com



Carmel Highlands • 5 beds, 5.5 baths • \$12,750,000 • www.254Highway1.com



Santa Lucia Preserve • 3 beds, 3+ baths • \$9,000,000 • www.20LongRidgeTrail.com



Carmel-by-the-Sea • 3 beds, 3.5 baths • \$7,995,000 • www.TreehouseCarmel.com



Carmel • 4 beds, 3.5 baths • \$5,495,000 • www.24429PortolaAvenue.com



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



Carmel-by-the-Sea • 3 beds, 3.5 baths • \$4,600,000 • www.4OakKnollWay.com



Carmel • 3 beds, 3.5 baths • \$2,295,000 • www.28061HeronCourt.com





### **POLICE LOG** From page 4A

#### **SATURDAY, MAY 3**

Carmel-by-the-Sea: Vehicle towed from Mission and Fifth for expired registration over six months.

Carmel-by-the-Sea: Female said she lost her wallet while eating at Vesuvio at Mission and Sixth.

Pacific Grove: Report of a suspicious circumstance and possible abduction at Spruce and Fountain.

Pacific Grove: Theft from an unlocked

vehicle on Walnut Street.

Pacific Grove: Vehicle towed from Lighthouse and 17th for parking at a no-parkingcertain-hours sign.

Pacific Grove: Theft from a motor vehicle on Cypress Avenue.

**Pebble Beach:** Deputies were dispatched

to a welfare check on Portola Road.

#### **SUNDAY, MAY 4**

Carmel-by-the-Sea: Found property at

Carmel-by-the-Sea: Assault at Del Mar and Scenic.

Carmel-by-the-Sea: Suspicious circumstances on San Carlos Street.

Carmel-by-the-Sea: Counter report of damage to a vehicle at San Carlos and Fifth possibly caused by a collision.

Pacific Grove: Subject on David Avenue was placed on a mental health detention hold.

Pacific Grove: Vehicle towed from Caledonia Street for expired registration.

Pacific Grove: Subject on 17 Mile Drive was placed on a mental health hold.

#### **MONDAY, MAY 5**

Pacific Grove: Report of scam involving a victim on Shafter. No suspect information.

Carmel-by-the-Sea: Fall on city property at Scenic and 10th. Subject was transported to hospital

Carmel-by-the-Sea: Shoplift from a business at Junipero and Ocean. Stolen neck-

Pacific Grove: Vehicle on Morse Drive marked for 72-hour parking.

Pacific Grove: Vehicle on Miles Avnue towed for 72-hour parking.

Pacific Grove: Deceased person found at a residence on Ransford Circle. Coroner responded.

Carmel area: Deputies took an informational report on Marguerita Way.

#### **TUESDAY, MAY 6**

Carmel-by-the-Sea: Assisted sheriff at the scene of a disturbance on Rio Road at 0111 hours. Information only.

Carmel-by-the-Sea: Adult Protective Services report at Lincoln and 13th.

Carmel-by-the-Sea: Battery on a minor

at First and Torres. No suspect leads.

Pacific Grove: Vehicle on Ocean View Boulevard marked for 72-hour parking.

Pacific Grove: Report of harassment on Sunset Drive.

Pacific Grove: Subject on Eardley was placed on an involuntary mental health hold for a suicide attempt.

Carmel area: Deputies responded to a theft from a vehicle on Rio Road.

#### WEDNESDAY, MAY 7

Carmel-by-the-Sea: Traffic stop at San Antonio and Fourth. Property confiscated. Pending contact with rightful owner.

Carmel-by-the-Sea: A 45-year-old male caretaker from Santa Cruz was arrested at Junipero and Sixth for possession of unlawful paraphernalia and spousal battery and was transported to Monterey County Jail.

Carmel-by-the-Sea: Welfare check on a

See **SHERIFF** page 8RE

### "We love ranch and acreage properties. To help you find yours or help you sell one, Call us today!"







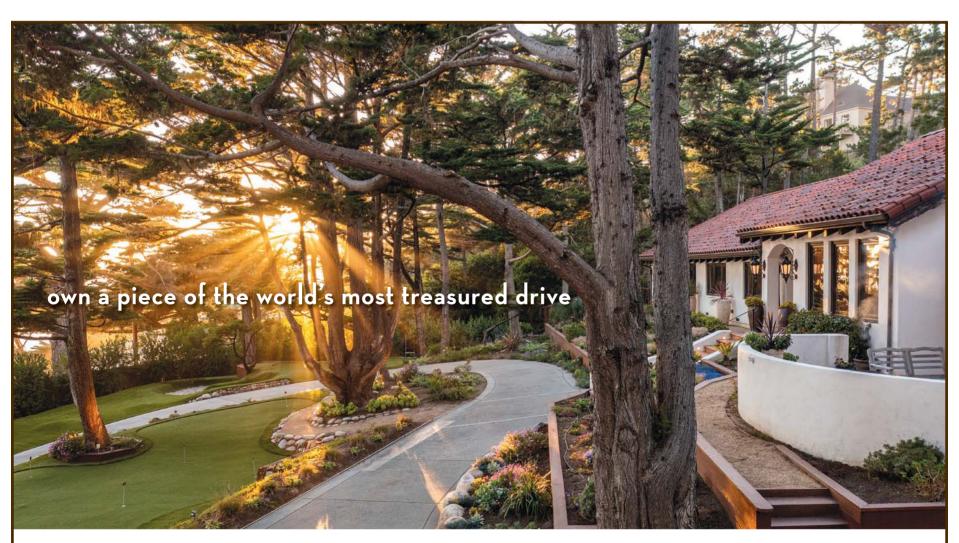
**SAM PIFFERO** 831.236.5389 DRE# 00690879



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### Pebble Beach & the Monterey Peninsula

LUXURY PROPERTIES



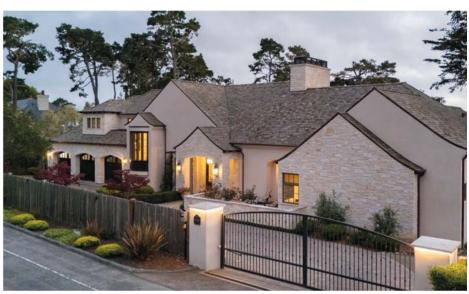
Pebble Beach • 4 beds, 4+ baths • \$12,600,000 • www.1483BonifacioRoad.com



Pebble Beach • 5 beds, 6 baths • \$11,500,000 • www.336517MileDrive.com



Pebble Beach • 4 beds, 3 baths • \$9,800,000 • www.PebbleBeachPerfection.com



Pebble Beach • 3 beds, 3.5 baths • \$9,450,000 • www.ViscainoRoad.com



Pacific Grove • 4 beds, 4.5 baths • \$8,795,000 • www.1051OceanView.com



Monterey • 4 beds, 4+ baths • \$6,500,000 • www.24275ViaMalpaso.com



Monterey • 4 beds, 4.5 bath • \$5,695,000 • www.7595PaseoVista.com



Monterey • 4 beds, 3.5 baths • \$3,750,000 • www.500EstrellaDoro.com





### High school prom memories, farewell to childhood, hello to what's next

THE MONTH of May brought meteorological freedom when I was living back East. I could finally stow the sleds, snow shovels, windshield ice scrapers, four-buckle arctics, and woolen mittens. Bicycles were safe to ride again. Dad took the DeSoto to the Auto-Laundry to wash away the last particles of rock salt. Best of all, the end of

the school year was close enough that I could see a whole summer of sandlot baseball, kick-the-can, and weekends on Lake Erie's sandy beaches over in Canada. Comic books replaced schoolbooks and short pants replaced win-

In high school, one highlight of May was prom season.

Most Catholic high schools in Buffalo were not co-ed. I had my own school prom to attend and also received invitations from young ladies at the all-girl schools. I wasn't exactly Fred Astaire on the dance floor, but I could shuffle through a foxtrot without breaking my dance partner's toes. Since my mother would cut off my supply of homemade pasta sauce if I refused an invitation from one of her friends' daughters, the girls knew I was available.

Whither the corsage?

#### **NEW PACIFIC GROVE LISTING**



**OPEN SAT 1-3PM & SUN 2-4PM** 

931 Petra Lane, Pacific Grove 4 bedrooms, 3 bathrooms, 2,375 sq.ft. in prime cul-de-sac location

Discover this beautifully maintained 4-bedroom, 3-bathroom home nestled in a quiet cul-de-sac in a desirable neighborhood, walking distance to Pacific Grove's elementary, middle and high schools. Highlights include a beautifully updated kitchen, hardwood floors, ocean views from the upstairs and a two car garage with plenty of storage. Don't miss this move-in ready gem! Schedule your private showing today.

Offered at \$2,195,000 - By Appointment

### **CARMEL MID-CENTURY MODERN** 3483 Ocean Ave, Carmel

2 bedrooms, 2 bathrooms, 1,546 sq.ft., 6,000 sq.ft. lot

Experience the best of coastal California living in this beautifully updated, fully furnished mid-century modern home, just a short stroll to the heart of downtown Carmel-by-the-Sea. Nestled on a private, gated 6,000 sq.ft. lot surrounded by lush gardens and mature trees, this single-family retreat offers peace, privacy,

Offered at \$1,949,000 fully furnished



Julie Kavanaugh Carmel Coast Realty 831.601.9963 www.carmelcoastrealty.net



Attending three or four proms meant shelling out a few bucks. The girl paid for the tickets and post-prom refreshments, while guys had to rent tuxedos and spring for corsages. I became a regular at the West Utica Flower Shop where, for \$3.50, I could get a lovely wrist corsage with a few tea roses and some greenery. Wrist corsages were very "in" because they were so practical. The problem with the other kind was pinning it on the girl in place a boy was not supposed to go. It usually resulted in several moments of awkwardness, with the boy breaking out in flop-sweat before finally letting her mom pin it.

I rented tuxedos from a dry-cleaning shop. A tux with starched shirt with French cuffs, studs for the shirt and

### **Scenic Views**

### By JERRY GERVASE

links for the cuffs, bow tie, cummerbund, black socks and black shoes went for less than 10 bucks. White and powder blue dinner jackets were all the rage. Three or four dinner-jacketed boys standing together looked like the trumpet section from the Harry James band. Sharp-eyed nuns usually chaperoned the dances, making sure there was air between two youthful bodies. We slow-danced to the popular songs of the day. "Earth Angel" by the Penguins and "In the Still of the Night" by the Five Satins were classic doo-wop songs without a dreamy, romantic vibe. Those vibes came from "Little Things Mean a Lot," sung by Kitty Kallen, and "Smoke Gets in Your Eyes," by

My best prom memory is my own senior prom with Mary Anne Gugino, a full-bodied young woman who was

See **GERVASE** page 8RE



A LIFE THAT INSPIRES YOU

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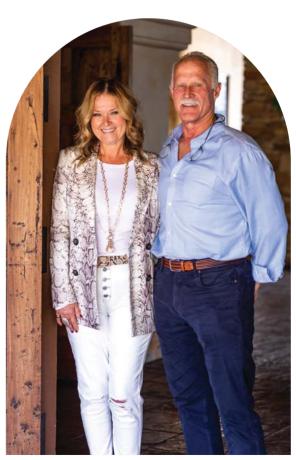
OPEN HOUSE SATURDAY 2-4 & SUNDAY 11-1 OPEN HOUSE SATURDAY & SUDAY 12-2 CARMEL | 9904 CLUB PLACE 9904CLUBPLACE.COM OFFERED AT \$1,649,000



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### 100 Cypress Way, Carmel

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Casanova 4 NW of 13th Street, Carmel 3 BD | 3.5 BA | 1,882± SQ. FT. \$4,600,000 Casanova4nwof13thst.com
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9 Story Road, Carmel Valley
2 BD | 2.5 BA | 2,312± SQ. FT. | 1.02± ACRES
\$2,175,000
9StoryRoad.com
Laura & Kent Ciucci 831,236,8571

License# 01135238

### 206 Cypress Avenue, Pacific Grove

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206CypressAvenue.com

The Bluhm Team 831.521.4118 License# 01075634





90 Crest Road, Carmel
1.81± ACRES | \$1,595,000
90CrestCarmel.com
Vilia Kakis Gilles 831.760.7091
License# 00883948



25401 Markham Lane, Corral De Tierra 3 BD | 2.5 BA | 2,652± SQ. FT. | 5,594± SQ. FT. LOT \$1,449,000 25401MarkhamLane.com

Shankle Real Estate Team 831,915,2800 License# 01308343

### 38225 Nason Road, Carmel Valley

2 BD | 1 BA | 1,355± SQ. FT. | 100± ACRES \$1,195,000

38225NasonRoad.com

Courtney Stanley 831.293.3030 License# 01958169





O Aguajito Road, Carmel 5± ACRES LOT | \$800,000 YourHomeByTheBay.com Jeannie Fromm 831.277.3371 License# 01348162

### SHERIFF From page 4RE

male at Dolores and Fifth. Subject was contacted and the case was forwarded to Adult Protective Services

Carmel-by-the-Sea: Report taken for a found cell phone at Ocean and Junipero.

Pacific Grove: Report of two dogs at large on Eardley Avenue.

Pacific Grove: Complaint of vandalism of a vehicle on Lighthouse Avenue.

Carmel Valley: Southbank Road resident was placed on a detention for evaluation and treatment.

Carmel area: Deputies responded to a report of a suicidal subject on Carmel Rancho Boulevard. Subject was placed on a W&I 5150 crisis evaluation hold.

#### **THURSDAY, MAY 8**

Carmel-by-the-Sea: Found property at Eighth and Scenic turned in and booked for safekeeping.

Carmel-by-the-Sea: Hit-and-run at Junipero and Sixth. No suspect information.

Carmel-by-the-Sea: Temporary restraining order issued by courts was served at a residence at 13th and Carmelo. Restrained party was removed from the residence. Information only.

Big Sur: Deputies responded to a report of fraud involving a Sycamore Canyon Road

Pacific Grove: Property was found near

Central Avenue and Grand Avenue.

Pacific Grove: Report of a runaway juvenile. Juvenile located.

Pacific Grove: Vandalism to a vehicle on Forest Lodge Road.

Pacific Grove: Victim on Lighthouse Avenue reported being extorted via threatening text messages.

Carmel area: Separate reports of elder abuse on Carmel Rancho Boulevard.

Carmel area: Report of stolen property

at an Aurora del Mar residence. Carmel Valley: Report of fraud involving a Tierra Grande Drive resident.

Pebble Beach: Deputies assisted P.G. police with the return of a missing person where a suspicious circumstance was reported on

Forest Lodge Road.

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BenZollerProperties.com Ben@CarmelRealtyCompany.com REALTOR\* | DRE#01967810



### **GERVASE**

From page 6RE

a younger version of Gina Lollobrigida. Slow-dancing with her was like being in one long, continuous pillow fight. You could not fit a strand of cooked linguini between us.

#### Get the stopwatch

Afterwards we joined two other couples at The Town Casino, Buffalo's only nightclub, where singer Joni James was appearing. We ordered a bottle of 7-Crown. Eighteen was the legal drinking age in New York. It's easier to look 18 when you're 17, than it is to look 21 when you're 18. The guys split the bill. After we settled up, I was left with one thin dime and still had to get the lovely Miss Gugino home. No ATMs back then. I used the dime to call the taxi company where my father worked and had the fare charged to him. At her door, we engaged in an official Catholic-school-sanctioned time-sensitive kiss, guaranteed to avoid the recitation of enough rosaries to keep me out of purgatory. I said goodnight to Mary Anne and walked the couple of miles back home. My father wouldn't let me pay him back for the cab ride. I think he appreciated my resourcefulness.

From a social perspective, proms were an enormous deal. They were a rite of passage, a marker of the transition from high school to adulthood. There was pressure to make the night perfect — the girl's dress, my tux, flowers to match the dress, the girl herself — all Kodak moments that were actually captured on Kodak Brownie Cameras. Looking back, they produced precious memories.

Then came June with graduation and college or jobs to think about, along with all those decisions that changed our lives forever. It was long ago, but May remains my month for splendid memories of those great teen years and the guys and gals that made them memorable:

"For golden friends I had ... many a rose-lipt maiden and many a lightfoot lad.

By brooks too broad for leaping the lightfoot boys are laid, the rose-lipt girls are sleeping In fields where roses fade." (A.E. Houseman)

M|C

Monika Campbell 891.917.8208 | DRE 01370848 monika.campbell@compass.com

monikacampbell.com

Contact Jerry at jerrygervase@yahoo.

### Luxury Living Awaits



### 5441 Quail Meadows Drive, Carmel

3 BD | 3.5 BA | 3,944 SF | 152,460 SF LOT | \$6,175,000 GUEST COTTAGE/ADU 1 BD | 1 BA | 591 SF

This custom-built estate on 3.5 acres in Quail Meadows is a masterclass in refined California living. Rustic textures—like open-beam ceilings and hand-scraped walnut floors—are paired with sleek Fleetwood sliders and foam-filled plaster walls for comfort and efficiency. A detached guest cottage echoes the main home's sophisticated design. Radiant heat, a wine cellar, elevator, and lush gardens with a spa and waterfall enhance the sense of retreat, all supported by a private well with 10,000-gallon tank. Contact Monika to schedule a private showing!



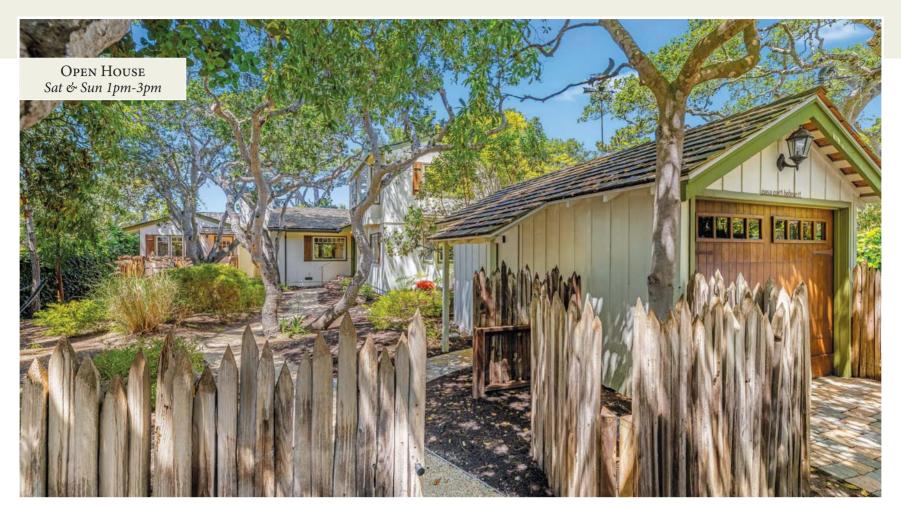
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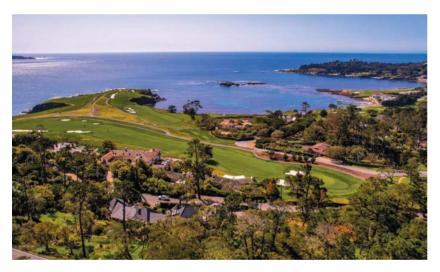
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### T E H Á M A

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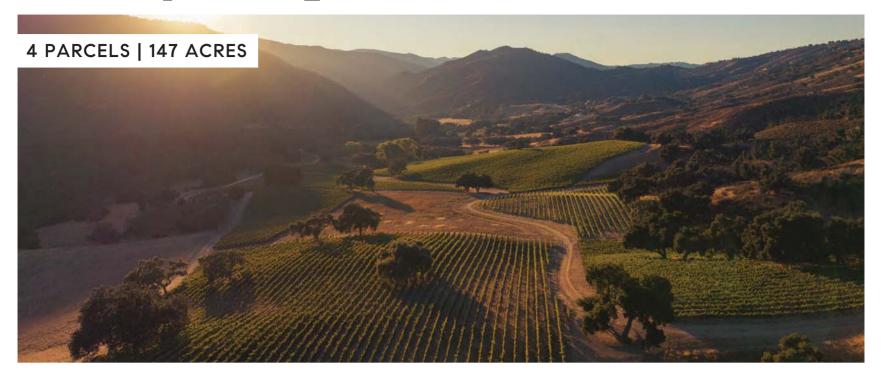


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Residence, shop/office & 32 acres of planted vineyard | \$2,595,000



LOPEZ 8NE 4TH | CARMEL-BY-THE-SEA 3 Bed | 2 Bath | 1,479 SF | \$4,200,000



**24410 S. SAN LUIS AVENUE | CARMEL**3 Bed 3.5 Bath Main + 1 Bed 1 Bath Guest | 2,755 SF | \$4,450,000



**161 CARMEL RIVIERA DRIVE | CARMEL** 3 Bed | 2 Bath | 1,344 SF | 15,500 SF Lot | \$3,295,000



**1209 ATAJO WAY | PEBBLE BEACH**3 Bed 2 Bath Main + Studio | 1,669 SF | 22,977 SF Lot | \$1,649,000



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Find out about what we have coming in Carmel, Pebble Beach, Pacific Grove and Carmel Valley.

### **BAMBACE PETERSON TEAM**

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#### **BIG SUR**

\$895,000 0bd 0ba Sotheby's Int'l RE

CARMEL	
<b>\$799,000 2bd 2ba</b>	<b>Sa 1-3 Su 12-2 Mo 1-3</b>
62 Del Mesa Carmel	Carmel
Coast Realty & Prop. Managemen	at 915-4675
\$1,050,000 2bd 2ba	<b>Sa 2-4</b>
31 Del Mesa Carmel	Carmel
Sotheby's Int'l RE	773-546-8045
\$1,298,000 2bd 2ba	<b>Sa Su 1-3</b>
273 Del Mesa Carmel	Carmel
Sotheby's Int'l RE	620-2468 / 333-6060
\$1,385,000 2bd 2ba	<b>Sa 11-1</b>
3391 Carpenter Rd	Carmel
Coldwell Banker Realty	241-1264

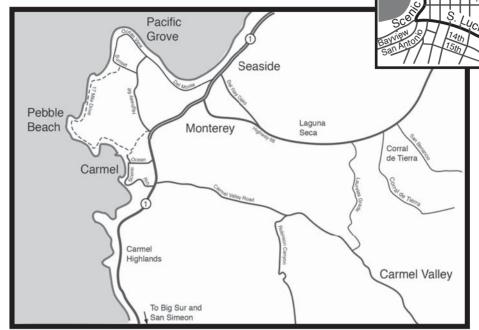


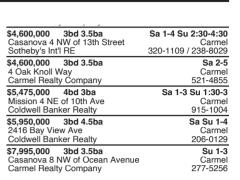
The state of the s	THE RESERVE TO SHARE THE PARTY OF THE PARTY
\$1,595,000 1bd 1ba	<b>Su 2-4:30</b>
Mission 2 SE of 9th Avenue	Carmel
Carmel Realty Company	277-1040
\$1,649,000 4bd 4ba	<b>Su 12-2</b>
25625 Tierra Grande Drive	Carmel
Sotheby's Int'l RE	601-4934
\$1,649,000 2bd 3ba	<b>Sa Su 12-2</b>
9904 Club Place	Carmel
Sotheby's Int'l RE	915-8688
\$1,695,000 3bd 3ba	Fr 3-6 Su 1-4
24703 Camino Del Monte	Carmel

### This Weekend's

### **OPEN HOUSES**

May 23 - 25





Carmel-

by-the-Sea

12th



Marielena Spadaro-Carriglio Owner-Broker 831-915-4675 DRE 01745757

### **OPEN SAT 1-3, SUN 12-2, Mon 1-3** 62 Del Mesa Carmel, Carmel

#### 2 beds, 2 baths **NEW PRICE \$799,000**

This beautifully renovated condo offers the perfect blend of comfort luxury in a tranquil setting. This unit offers an open-concept layout & features large windows. Carefully designed with custom finishes & upgrades, the living area has new hardwood floors and each room has new plaster throughout. Kitchen boasts new appliances, granite counter tops, and ample cabinetry.

#### \$1,695,000 3bd 2ba Junipero 2 SE of 10th Sotheby's Int'l RE Sa Su 12-2 Carmel 402-2884 / 915-6391 \$1,949,000 2bd 2bd 3483 Ocean Ave Carmel Coast Realty 2bd 2ba Sa 1-3 Su 2-4 Carmel 601-9963 \$2.098.000 3bd 2ba Sa Su 2-4 Carpenter 5 NE of 4th St Sotheby's Int'l RE 408-833-4255 **\$2,395,000 4bd 3ba** 24324 San Juan Road Sotheby's Int'l RE Su 1-3 \$2,695,000 4bd 2.5ba 26282 Atherton Dr Coldwell Banker Realty Sa 1:30-3:30 241-1264 \$2,825,000 4bd 3ba Sa 1-4 Su 1-3 3378 Ocean Avenue Sotheby's Int'l RE Carmel 404-401-8647 / 238-4075 \$2,999,000 2bd 3ba San Carlos 4 NE of Third Coldwell Banker Realty Fr 5-7 Sa 1-5 Su 11-3 Carmel 884-3919 / 717-7815 **\$2,999,000** 3bd 3.5ba Santa Rita 2 SW of 5th Fr 1-3 Coldwell Banker Realty 917-7029 \$3,850,000 4bd 3ba Forest 5 SW of 7th Carmel Realty Company Sa Su 1-3 \$4,000,000 4bd 3ba 24911 Outlook Terrace Coldwell Banker Realty, NorCal Su 2-4 Carmel 277-7700 \$4,000,000 **\$4,000,000 4bd 3ba** 24911 Outlook Ter Su 2-4 Coldwell Banker Realty 785-248-8248 / 277-7700 \$4,200,000 3bd 2ba Lopez 8 NE of 4th Ave Compass Sa 2-4 Su 12-2 -6353 / 238-1380 \$4,250,000 3bd 3.5ba 3 SW Monte Verde & 13th Carmel Realty Company Sa Su 1-3 Carmel 277-5544

CARMEL VALLEY	
\$975,000 2bd 1ba	Sa Su 1-4
65 Hitchcock Canyon	Carmel Valley
Sotheby's Int'l RE	262-2301
\$1,240,000 2bd 2ba	<b>Sa 12-3</b>
23 Paso Hondo	Carmel Valley
Sotheby's Int'l RE	402-4394
\$1,275,000 2bd 1.5ba	<b>Sa 1-3</b>
18 Camino De Travesia	Carmel Valley
Sotheby's Int'l RE	760-7091
<b>\$1,488,000 4bd 3ba</b> 59 La Rancheria The Ruiz Group, Keller Williams Inc	<b>Sa 10-12</b> Carmel Valley . 620-2243
\$1,750,000 3bd 2.5ba	<b>Su 1-3</b>
25450 Via Cicindela	Carmel Valley
Coldwell Banker Realty	917-3966
<b>\$1,795,000 3bd 3ba</b>	<b>Sa 1-3 Su 12-2</b>
28064 Heron Court	Carmel Valley
Compass	236-5290
\$1,795,000 3bd 2.5ba	<b>Sa 10:30-4:30</b>
75 Poppy Road	Carmel Valley
Sotheby's Int'l RE	277-9022 / 915-8688
<b>\$1,825,000 4bd 3ba</b>	<b>Sa 1-3 Su 12-3</b>
187 Ford Road	Carmel Valley
Sotheby's Int'l RE	236-8571 / 402-4394
\$1,950,000 3bd 2ba	Su 1-4
42 Upper Circle	Carmel Valley
Sotheby's Int'l RE	293-3030
\$2,275,000 3bd 3.5ba	<b>Sa Su 1-3</b>
9583 Redwood Court	Carmel Valley
Compass	236-5290
\$2,295,000 3bd 3.5ba	Sa Su 1-3
28061 Heron Ct	Carmel Valley
Carmel Realty Company	915-7415
<b>\$2,425,000 3bd 3ba</b>	<b>Sa 1-3 Su 2-4</b>
9504 Alder Court	Carmel Valley
Compass	236-5290
\$2,495,000 4bd 2.5ba	<b>Sa 1-3</b>
929 W. Carmel Valley Rd	Carmel Valley
Carmel Realty Company	521-4855
\$2,995,000 3bd 2.5ba	<b>Sa 1-3</b>
13369 Middle Canyon Road	Carmel Valley
Sotheby's Int'l RE	238-7559

See OPEN HOUSES page 14RE

### **NEW LISTING!!! CLASSIC PEBBLE BEACH HOME** WITH OCEAN VIEWS & ENDLESS POTENTIAL



#### 3065 Hermitage Road, Pebble Beach

Located in the heart of Central Pebble Beach, this 4-bedroom, 2-bathroom bi-level home offers rare ocean views and timeless charm. Just moments from the Monterey Peninsula Country Club, this classically built 1974 home sits on an expansive 14 000 sq ft lot, providing privacy, space, and room to grow.

Step inside to discover newer plank-style tile flooring and updated windows, blending original character with modern touches. The spacious living and dining rooms open to a deck that's perfect for enjoying sunsets and ocean breezes. The kitchen and bathrooms are ready for your personal vision—live in the home comfortably as-is or update to create your dream coastal retreat.

The beautifully landscaped backyard features mature plants and ample space for entertaining, gardening, or relaxing in nature.

Whether you're looking for a peaceful primary residence, a weekend getaway, or a renovation opportunity with stunning views, this Pebble Beach gem offers it all.

Offered at: \$2,246,000



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DRE 01069736



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3307 17 Mile Drive #4 ◆ Showings by Appointment ◆ \$7,950,000 ◆ PBResidence4.com

### Price Reduced | Serene & Private Estate in the Heart of Pebble Beach





1424 Oleada Road • 3 beds, 3.5 baths • \$3,450,000 • 1424 Oleada.com

### Price Reduced | Exquisite Custom-Built Home Near Spanish Bay & MPCC





2892 Lasauen Road • 3 beds, 3 baths • \$3,150,000 • 2892LasauenRoad.com

### Listed & Sold Off-Market | Lovely MPCC Gem Overlooking the Dunes Course





2972 Crescent Road • 3 beds, 3 baths • SP: \$4,900,000





831.277.7229







### **OPEN HOUSES**

#### From page 12RI

CARMEL VALLEY	
\$2,999,000 2bd 3ba	Fr 5-7 Sa 1-5 Su 11-3
San Carlos 4 NE of Third	Carmel
Coldwell Banker Realty	884-3919 / 717-7815
\$2,999,000 3bd 3.5ba	<b>Fr 1-3</b>
Santa Rita 2 SW of 5th	Carmel
Coldwell Banker Realty	917-7029
\$3,850,000 4bd 3ba	<b>Sa Su 1-3</b>
Forest 5 SW of 7th	Carmel
Carmel Realty Company	601-3207

#### **CORRAL DE TIERRA**

31,270,000	3bd 2.5ba
13500 Paseo	Terrano
Sotheby's Int'l	IRF

Sa 2-5 Su 12-3 Corral de Tierra 238-6152

#### LA SELVA BEACH

4,950,000 4bd 4ba	Su 12-
70 Hillview Way	La Selva Beac
Sotheby's Int'l RÉ	566-226

MARINA	
\$569,000 2bd 2ba	<b>Sa 12-2</b>
3095 Marina Dr	Marina
Monterey Coast Realty	596-6294
\$779,000 3bd 2ba	<b>Sa Su 11-1</b>
3155 Shuler Circle	Marina
Sotheby's Int'l RE	915-8989
\$849,000 3bd 2ba	<b>Sa Su 2-4</b>
3022 Westwood Court	Marina
Sotheby's Int'l RE	915-8989
\$1,265,000 3bd 2.5ba	<b>Sa Su 2-4</b>
287 Skyview Drive	Marina
Monterey Coast Realty	238-0653
\$1,295,000 3bd 2.5ba	<b>Su 2-4</b>
2727 Sea Glass Avenue	Marina
Monterey Coast Realty	293-3668

,099,000 3bd 2.5ba	Sa 10-12 Su 1-4
511 McClellan Circle	Marina, East Garrison
otheby's Int'l RE	408-833-4255 / 510-589-6892

MONTEREY	
\$565,000 1bd 1ba	<b>Su 11-1</b>
3309 Golden Oaks Lane	Monterey
Sotheby's Int'l RE	238-8116
\$759,000 2bd 1ba	<b>Sa 12-2 Su 1-3</b>
585 Laine St 6	Monterey
Coldwell Banker Realty	596-6118 / 594-6158
\$1,275,000 3bd 2ba 1109 McClellan Avenue Sotheby's Int'l RE	<b>Sa 2-4 Su 1-3</b> Monterey 238-8029 / 917-9886
<b>\$1,599,000 3bd 2ba</b> 111 Littlefield Rd Compass, The Debby Beck Gro	<b>Sa 1-3</b> Monterey up 915-9710
<b>\$1,695,000 3bd 2.5ba</b>	<b>Sa Su 1-3</b>
989 Madison St	Monterey
Sotheby's Int'l RE	214-2545
\$1,795,000 3bd 2ba F	r 2-5 Sa 10:30-12:30, 1-4
867 Grove Street	Monterey
Sotheby's Int'l RE	915-8989 / 238-8688
\$2,895,000 4bd 4.5+ba	<b>Sa 2-4 Su 11-1</b>
403 Estancia Court	Monterey
Sotheby's Int'l RE	200-5007 / 408-833-4255
<b>\$3,195,000 4bd 4.5ba</b>	<b>Su 1-3</b>
26048 Paseo Del Sur	Monterey
Coldwell Banker Realty	227-3914
\$3,750,000 4bd 3.5ba	<b>Su 1-3</b>
500 Estrella Doro	Monterey
Carmel Realty Company	650-759-4193
\$2,699,000 4bd 3.5ba	<b>Su 1-3</b>
1123 Alta Mesa Rd	Monterey
Carmel Realty Company	277-5544

#### **MOSS LANDING**

2,400,000	2bd 2ba	Sa 1:30-4	
274 Monterey	Dunes Way	Moss Landing	
Sotheby's Int <sup>*</sup> l	RE	402-4108	

#### **PACIFIC GROVE**

\$1,097,000 3bd 2ba	Su Mo 1:30-3:30
1201 David Ave	Pacific Grove
The Jones Group	917-4534

\$1,138,000 3bd 2ba 1307 Lawton Avenue Carmel Realty Company	<b>Sa Su 12-2</b> Pacific Grove 915-8153
\$1,395,000 3bd 3ba	<b>Sa 1-3</b>
3008 Ransford Circle	Pacific Grove
Sotheby's Int'l RE	915-7256
\$1,488,000 3bd 2ba 723 Eardley Avenue Sotheby's Int'l RE	<b>Sa 12-3 Su 11-3</b> Pacific Grove 238-8116 / 521-8508
\$1,525,000 3bd 2ba	Sa 11:30-1:30, 2-4 Su 12-4
138 17th Street # A B	Pacific Grove
Sotheby's Int'l RE	238-8029 / 521-3131
\$1,800,000 6bd 2ba	<b>Su 12-3</b>
206 Cypress Avenue	Pacific Grove
Sotheby's Int'l RE	521-4118
\$1,965,000 2bd 2ba	Fr 2-4 Sa 11-3:30 Su 12-2
180 Central Ave	Pacific Grove
The Ruiz Group, Keller Willian	ms Inc. 392-6993
\$2,200,000 4bd 3.5ba	<b>Sa 1-3</b>
917 Fountain Avenue	Pacific Grove
Carmel Realty Company	717-7959
\$2,495,000 2bd 2.5ba 542 Lighthouse Ave #301 The Ruiz Group, Keller Willian	Fr 3-6 Sa Su 12-4 Pacific Grove ms Inc. 224-0020
\$3,995,000 3bd 2ba	<b>Sa 2-4</b>
1339 Pico Ave	Pacific Grove
Coldwell Banker Realty	596-6118
\$6,595,000 4bd 3.5ba	<b>Sa 2-4</b>
1273 Surf Avenue	Pacific Grove
Monterey Coast Realty	596-2570

#### **PEBBLE BEACH**

<b>\$1,649,000 3bd 3ba</b> 1209 Atajo Way Compass	<b>Sa 2-4 Su 12:30-3</b> Pebble Beach 238-2022
\$1,895,000 3bd 2.5ba	<b>Fr 3-6 Sa 1-4</b>
4097 Sunridge Rd,	Pebble Beach
The Ruiz Group, Keller Williams Inc.	521-7823
<b>\$1,995,000 3bd 2ba</b>	<b>Sa 1-3</b>
2811 Forest Lodge Road	Pebble Beach
Sotheby's Int'l RE	917-9886
<b>\$2,495,000 3bd 2.5ba</b>	<b>Sa Su 1-3</b>
4158 El Bosque Drive	Pebble Beach
Sotheby's Int'l RE	595-0797
<b>\$2,495,000 4bd 2.5ba</b>	<b>Sa 1-3</b>
4055 Sunset Lane	Pebble Beach
Sotheby's Int'l RE	277-6020
\$2,548,000 3bd 2ba 1147 Arrowhead Road Sotheby's Int'l RE	<b>Sa 1-3</b> Pebble Beach 277-0971

\$3,150,000 3bd 3ba	<b>Sa 11-1</b>
2892 Lasauen Rd	Pebble Beach
Carmel Realty Company	277-7229
\$3,250,000 3bd 3ba	<b>Sa 11-2</b>
2908 Oak Knoll Rd	Pebble Beach
Coldwell Banker Realty	915-0431
\$3,349,000 4bd 3ba	<b>Sa 1-3</b>
1268 Viscaino Rd	Pebble Beach
Sotheby's Int'l RE	277-3371
\$3,390,000 5bd 4ba	Fr Sa 12-3 Su 11-2 Mo 11-6
3105 Stevenson Dr	Pebble Beach
The Ruiz Group, Keller Wi	illiams Inc. 392-6993
\$3,450,000 3bd 3.5ba	<b>Sa 11-2 Su 11-3 Mo 11-3</b>
1424 Oleada Road	Pebble Beach
Carmel Realty Company	707-888-6333 / 707-592-4434
\$3,600,000 4bd 3ba	<b>Sa 12-3 Su 12:30-3</b>
3125 Bird Rock Road	Pebble Beach
Carmel Realty Company	241-1434
\$4,450,000 3bd 2.5bs	<b>Sa 1-3</b>
4013 Los Altos Drive	Pebble Beach
Carmel Realty Company	333-6325

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#### SALINAS

\$699,000 2bd 1ba	<b>Sa 10-1 Su 1-4</b>
19 Grove Street	Salinas
Monterey Coast Realty	596-2570
\$1,099,000 3bd 3ba	<b>Sa 1-4</b>
17588 River Run Rd.	Salinas
Blue Moon Realty	261-2999
\$1,298,000 3bd 2.5ba	Sa Su Mo 1-3
13525 Paseo Terrano	Salinas
The Ruiz Group, Keller Williams Inc.	917-4707

#### SEASIDE

\$1,115,000 3bd 2ba	Fr 2-4 Sa 2:30-4:30 Su 1-4
9 Harrow Court	Seaside
Sotheby's Int'l RE	402-2884
\$1,425,000 4bd 3ba	<b>Sa 10-12</b>
4276 Bay Crest Circle	Seaside Highlands
Compass	224-2799

### STANID UP and shout your achievements

Peal Estate Insider is the Carmel Pine Cone's occasional column read by the thousands who follow this dynamic Monterey Peninsula industry.

Tell us who's getting promoted, who's been hired, who's won an award or hit a goal, not to mention the latest news about corporate developments at real estate firms, big and small. And why stop there? Send us your press releases about mortgage brokers, title companies and anyone else who's part of the local real estate scene.

Columnist Elaine Hesser invites you to submit story ideas directly to her by email: **elaine@carmelpinecone.com**.

Include hi-res headshot photos of newsmakers.

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Possible ADU? Huge Garage

Possible ADU? Huge Garage

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Broker, REALTOR DRE 01299648



**Peggy Jones** 

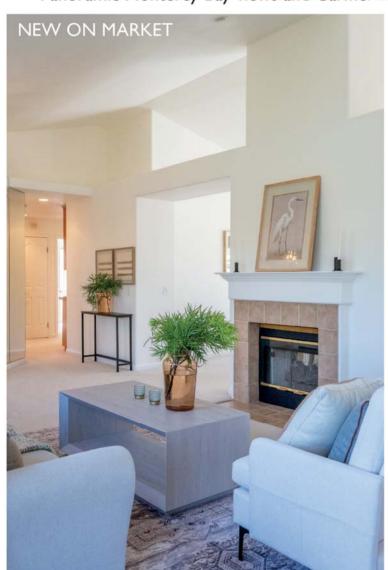




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Large Carmel Home | Dolores Street | 4 beds, 4 baths| \$3,799,000



Marina | 4 beds, 2 baths, 1,790 sq. ft | \$979,000 Monterey | 4 beds, 3 baths, 2,135 sq ft, Home or Duplex \$1,350,000



Monterey | 2 beds, I bath \$1,295,000



Commercial/Residential Corner Acreage | 1.63 acres Carmel Valley Village - \$1,195,000

### **LESLEY SHEA**

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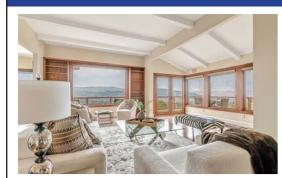
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### SALE PENDING

**CARMEL GEM** 24735 DOLORES, CARMEL









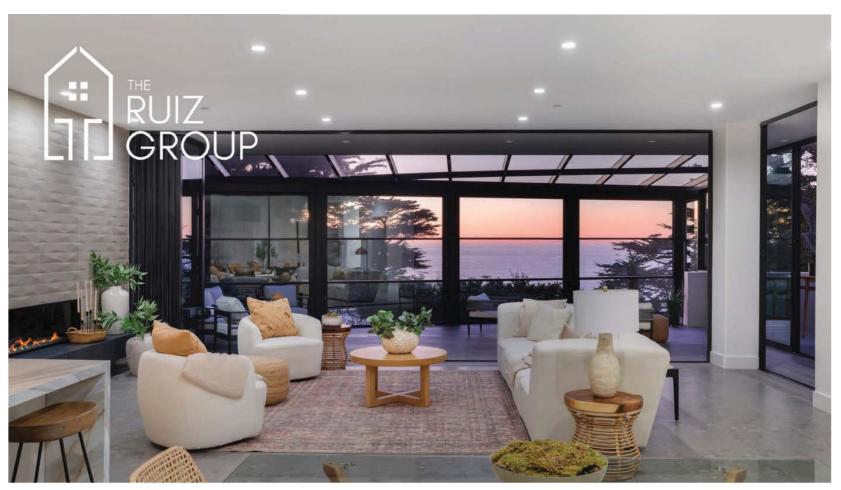
We are pleased to offer an exceptional Carmel home with coveted ocean and Point Lobos Views. Step up to this turn-key property which includes 2 bed, 2 bath, living room with cozy fireplace, formal dining room, separate laundry room, artist sunroom/den, low maintenance zen-like backyard, and 2 car garage + 2 car guest parking. Well located, close to world class restaurants, shops, beach and easy access to Hwy 1. Welcome home to your own private sanctuary and/or sharing with family and friends for many years to come. MLS # 82003633



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180 CENTRAL AVE, PACIFIC GROVE \$1,965,000

2 BEDS | 2 BATHS | 1,591 SQ.FT



542 LIGHTHOUSE AVE, UNIT 301, PACIFIC GROVE \$2,495,000

2 BEDS | 2.5 BATHS | 2,014 SQ.FT



59 LA RANCHERIA, CARMEL VALLEY \$1,488,000

4 BEDS | 3 BATHS | 2,586 SQ.FT



4097 SUNRIDGE RD, PEBBLE BEACH \$1,895,000

3 BEDS | 2.5 BATHS | 2,291 SQ.FT



27151 PRESTANCIA WAY, SALINAS \$1,549,000

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13525 PASEO TERRANO, SALINAS \$1,298,000

3 BEDS | 2.5 BATHS | 1,776 SQ.FT



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831.877.2057

Pete Ruiz DRE#01974535



Keller Williams Realty 29251 Highway 1, Carmel, CA 93923

Data provided by The Ruiz Group, Keller Williams, Inc. Led by Pete Ruiz, DRE# 01974535. The broker providing this data believes the data to be correct, but advises interested parties to confirm all information before relying on it for a purchase decision. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.



172 Monterey Dunes Way, Castroville - \$2,750,000



27105 Arriba Way, Carmel Highlands - \$3,200,000



1030 Sombrero Road, Pebble Beach - \$3,450,000

### **HOME SALES**

From page 2RE

Carmel Valley (con't.)

5481 Covey Court - \$7,800,000

Jagroop Gill to Jagroop Gill and RJ Family Trust APN: 157-171-072

Castroville

172 Monterey Dunes Way — \$2,750,000

Frederic and Mary Collins and David and Rosemary Adamson to James Bui and Kim Pham APN: 229-071-017

Highway 68

204 San Benancio Road — \$2,010,000

Deanna Radley to Mark and Lisa Dee APN: 416-281-016

Marina

3044 Madera Way - \$614,000

The Sea Haven to Danielle and Matt Holcomb APN: 031-312-077

606 Santa Lucia Way - \$624,000

The Sea Haven to Leonardo Garrido and Melissa Hernandez APN: 031-312-051

18703 McClellan Circle - \$795,000

Ethan Simpson and Whitney Hirst to Alexandre Ribeiro and Christiane Gomes APN: 031-291-036

478 Lassen Way — \$1,375,000

Eric and Gibson Manuel to Hilda and Brent Salem APN: 031-279-019

2401 Schooner Avenue - \$1,678,500

Shea Homes LP to Ali Tahir and Gwendolyn Wheeler APN: 031-284-042

**Monterey** 

2110 Golden Oaks Lane - \$425,000

Richard Vasquez and Leonor Perez to Carl Hafstrom APN: 001-943-008

905 Johnson Street - \$750,000

Hansen Reed to Ryan and Rosanna McCormick APN: 001-333-007

421 Garden Avenue unit 23 - \$850,000

Kazumi Shido to John and Tayler Allan APN: 013-102-016

712 Cypress Street - \$1,130,000

Jessica Randall and Natalie Pitschke to Natasha and Justin Hankes APN: 001-134-020

798 Alice Street - \$1,288,000

Lyle Somerton to Chelba Ciprian and Maria Lopez APN: 001-185-018

**Pacific Grove** 

508 4th Street - \$950,000

Kathleen Ventimiglia to DL Assets LLC APN: 006-518-007

969 Jewell Avenue - \$1,400,000

Dorothy Harris to Lynn and Brian Greene APN: 006-131-002

161 Pacific Avenue - \$1,600,000

Marilyn Goble to Paul and Joan Lockie APN: 006-143-006

1104 Pico Avenue - \$2,600,000

Patrick Chan and Rosanna Lee to Robert Tebbe APN: 006-402-011

**Pebble Beach** 

1030 Sombrero Road - \$3,450,000

John Cocciarelli to James and Karen Jelks APN: 007-273-001

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.



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



**2999 Bluffs Drive, Marina** 6 beds, 3.5 baths • \$2,325,000 • www.2999BluffsDr.com



**5th Avenue 3 SE of Perry Newberry, Carmel-by-the-Sea** 3 beds, 2 baths • \$2,145,000 • www.5thAndPerryNewberry.com



**2727 Sea Glass Avenue, Marina** 3 beds, 2.5 baths • \$1,295,000 • www.2727SeaGlass.com



**7 Via Joaquin #10, Monterey** 2 beds, 2.5 baths • \$1,099,000 • www.VillaViaJoaquinUnit10.com



**19 Grove Street, Salinas** 2 beds, 1 bath • \$699,000 • www.19GroveSt.com



**3095 Marina Drive #2, Marina** 2 beds, 2 baths • \$569,000 • www.3095MarinaDrive2.com





#### LOCAL KNOWLEDGE.



#### GLOBAL CONNECTIONS.



CARMEL

#### www.CarmelPointofView.com | \$5,950,000

An architectural gem on Carmel Point, this exquisite coastal home is located just 1 block from Carmel Beach and a short stroll to downtown. Blending timeless elegance with contemporary luxury, the 3-bedroom, 4.5-bath residence offers ocean views, soaring ceilings, and custom craftsmanship.



BIG SUR

### www.**HeartofRanchoRico**.com **\$100,000,000**

A legacy property without equal, the famed ~150 acre Heart of Rancho Rico family compound offers private beach access, 3 separate houses, and more.



CARMEL HIGHLANDS

### www.**CarmelCoastLiving**.com \$5,999,000

Villa Fontana, the former estate of actress Joan Fontaine, is perfectly perched on the hills above the Carmel coastline, boasting sweeping ocean views.



CARMEL

### www.**CarmelPerfection**.com \$5,375,000

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



PEBBLE BEACH

### www.**PebbleBeachGem**.com \$5,250,000

Set in the heart of Pebble Beach on a gated 1.13 acre lot, this spacious 5,503 SqFt retreat offers 6 bedrooms and 4.5 bathrooms.



CARMEL VALLEY

#### www.CarmelValleyCharm.com \$2,795,000

Set in the sought-after La Rancheria neighborhood, this private ~3 acre estate offers serene views of the surrounding Santa Lucia Mountains.



CAMBRIA

#### www.CambriaMainSt.com \$1,680,000

This great investment opportunity in Cambria's endearing East Village offers 3 distinctive buildings set on an expansive 28,824 SqFt lot.

