

SECTION RE ■ September 19-25, 2025

Open houses on page 10RE

The Carmel Pine Cone

Real Estate



■ This week's cover property, located in Carmel Highlands,
is presented by Jonathan Spencer of Compass.
(See Page 2 RE)



JONATHAN SPENCER

COMPASS

About the Cover

The Carmel Pine Cone

Real Estate

September 19-25, 2025



31453 Highway 1, Carmel Highlands
5 Beds, 6 Baths, 8,855 SqFt, 6.5 Acres
\$14,500,000

Set between the dramatic Carmel coastline and the Santa Lucia Mountains lies a private retreat in perfect balance with land and sea. Stone steps lead to the entry of this five-bedroom, six-bath contemporary coastal chalet, with a tiled foyer and vaulted ceilings. The grand living room is anchored by a striking stone fireplace and soaring beams. Expansive windows flood the space with light, offering ocean views. The kitchen, with custom cabinetry, central island, and breakfast bar, flows to the dining room, bar, and outdoor BBQ. The primary suite offers breathtaking views, fireplace, terrace access, and a luxurious bath with generous closet. Four additional bedrooms provide comfort for family and guests. Outside, landscaped grounds feature a pool, hot tub, pizza oven, grill, and firepit terrace. Located within gated Victorine Ranch — home to just six residences — this estate is ten minutes from Carmel and stands at the gateway to Big Sur.

31453HighwayOne.com



Jonathan Spencer
831.238.7420
jonathan.spencer@compass.com
JonathanSpencerProperties.com
DRE#: 01916757

COMPASS



OPEN SATURDAY 1 - 3

31499 Via Las Rosas
Carmel Valley



Offered at \$3,300,000

4 BEDS | 2.5 BATHS | 2,826 SQ.FT
PRIVATE RESIDENCE ON 2.61 ACRE LOT

Set on 2.61 acres with breathtaking views, Via Las Rosas is an updated 4-bedroom, 2.5-bath home offering privacy and style. Enjoy a sparkling pool, spacious, lit patios, and outdoor space ideal for entertaining or even stargazing!



Katherine Hudson
BROKER ASSOCIATE®
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Real Estate Sales Sept. 7 - 13

Escrows closed: 32
Total value: \$63,148,864

Carmel

24558 Camino del Monte — \$1,699,000
Frank Bottero to Todd and Erin Anderson
APN: 009-092-004

Lobos Street, 3 SW of Third Avenue — \$2,650,000
Terence O'Toole and Diana Jackson to William Raisan
APN: 010-014-003

See HOME SALES page 13RE

STORYBOOK CARMEL-BY-THE-SEA COTTAGE

2 beds, 2 baths ♦ \$2,695,000 ♦ SWCornerCaminoRealAnd4th.com

OPEN HOUSE FRI 3-5PM, SAT 1-3PM & SUN 2-4PM
SW Corner of Camino Real & 4th Avenue



The Definitive Expert in Carmel Real Estate
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INTERNATIONAL REALTY



OPEN HOUSE SUNDAY 2:30-4:30
CARMEL VALLEY | 77 PASO HONDO #A
PASOHONDO.COM
OFFERED AT \$1,595,000



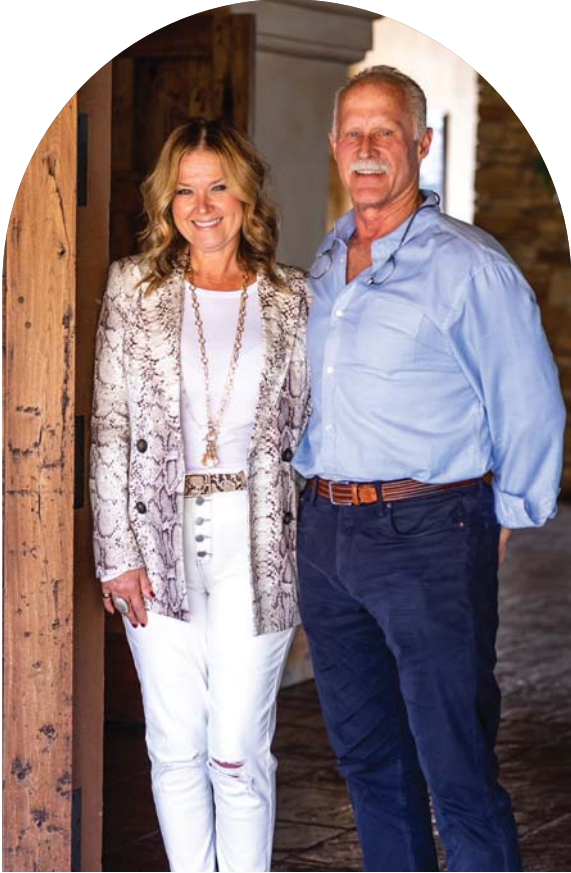
OPEN SUNDAY 12-3
CARMEL | 27180 LOS ARBOLES DRIVE
27180LOSARBOLESDRIVE.COM
OFFERED AT \$1,550,000



OPEN SATURDAY 2:30-4:30
CARMEL VALLEY | 9365 LOS PRADOS
9365LOSPRADOS.COM
OFFERED AT \$1,295,000



CALL FOR AN APPOINTMENT
MONTEREY | 1270 6TH STREET
1270SIXTHSTREET.COM
OFFERED AT \$1,150,000



STEINY FAMILY PROPERTIES

Doug 831.236.7363
doug@dougsteiny.com
Lisa 831.277.2070
lisa@dougsteiny.com
dougsteiny.com
DRE: 00681652 & 02009666



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CARMEL & THE MONTEREY PENINSULA

LUXURY PROPERTIES



OPEN SUN 12PM-2PM
San Antonio 2 NW of 7th

Carmel-by-the-Sea ■ 3 beds, 3 baths ■ \$7,950,000 ■ www.PetiteMaisonCarmel.com



Monterey ■ 4 beds, 4.5 baths ■ \$5,695,000 ■ www.7595PaseoVista.com



Pebble Beach ■ 3 beds, 3 baths ■ \$5,500,000 ■ www.1488Bonifacio.com



Carmel-by-the-Sea ■ 2 beds, 2 baths ■ \$3,500,000 ■ www.PardonMyTree.com



Pebble Beach ■ 4 beds, 3 baths ■ \$3,495,000 ■ www.1268ViscainoRoad.com



Pebble Beach ■ 3 beds, 3.5 baths ■ \$3,450,000 ■ www.1424Oleada.com



Carmel ■ 3 beds, 2 baths ■ \$2,575,000 ■ www.CanadaDriveCarmel.com



OPEN SUN 1PM-4PM
799 Grace Street

Monterey ■ 3 beds, 1 bath ■ \$1,139,000 ■ www.799GraceStreet.com



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Pebble Beach ♦ \$7,350,000 ♦ 3937RondaRoad.com



Modern Style, Mesmerizing Ocean & Forest Views Throughout
Carmel ♦ \$4,650,000 ♦ 24497SanMateo.com



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Carmel-by-the-Sea ♦ \$4,250,000 ♦ 3SWMonteVerdeAnd13th.com



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My brush with an art heist and the Pulitzer Prize that almost was

I DIDN'T notice the piece of paper in my shopping cart until I was well inside the supermarket, and I was about to toss it when I saw it was a grocery list someone had left. Curiosity made me look at what they were buying: sourdough bread, Dungeness crab, Anchor Steam beer, avocados, onions, cilantro, limes, jalapenos, garlic, N.Y. strip steaks, Champagne, caviar, and a reminder to "pick up paint for Eddie and Bertha's Oct. 17 celebration." It was certainly different than my eggs, bread, milk, hamburger and toilet paper.

Finer things

The note was written in legible, forceful cursive with what looked like a fountain pen. I thought I was the only one who used a fountain pen for such mundane tasks. The items were listed 1, 2, 3, except for the paint. That was underlined. Since the list was already in the cart, I figured it wasn't lost, just forgotten. The shopper had already left Safeway and probably gone to Ace Hardware for the paint.

I kept the list, because, as a columnist, I collect odd human details.

I picked up my mail before going home. Browsing through the collection of bills and fliers, my interest was piqued by a notice from San Francisco's Legion of Honor Museum for a forthcoming exhibition of the works of

shaped both artists' work, including how Manet pulled inspiration from Morisot. That's an exhibit I'd drive to San Francisco to see.

The plot thickens

That evening, I went online to learn more about the two impressionists. Seeing their names on the screen triggered something in my memory. Eureka! It was the grocery list.

I hurried to the closet and pulled the list from my jacket pocket. "Pick up the paint for Eddie and Bertha's Oct. 17 celebration." The Legion of Honor exhibit was running from Oct. 11, 2025, to March 1, 2026. Suddenly there was something off about the grocery list. Maybe it wasn't just an artifact of someone else's life. Eddie and Bertha were too close to Édouard and Berthe to be a coincidence. And the first three items — sourdough, Dungeness crab, Anchor Steam beer — were definitely references to San

See **GERVASE** page 8RE

Scenic Views

By **JERRY GERVASE**

Édouard Manet and Berthe Morisot. Morisot's "Summer Day" is one of my favorite paintings. The museum flier said: *This Legion of Honor exhibition delves into the creative back-and-forth between Manet and Morisot, two key figures in impressionism. Rather than represent Morisot as Manet's muse, it examines how their 15-year friendship*

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OPEN HOUSE SAT & SUN 11-1

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Welcome to Landfall, a true Carmel cottage with all the warmth and delights of a home much loved. With its roomy living/dining space complete with open ceiling, original white oak floors, and brick fireplace you can easily imagine the joys of friendship and family shared here. This 3 bedroom, 2 bathroom home located in a prime location just off Ocean Ave and less than two blocks to the beach offers perfect proximity to the magic of early morning beach strolls and the awe of Carmel sunsets. Open the windows and listen to the crashing waves or relax in the sun on the large upstairs deck. Make your way to the lovely back garden with some of the biggest hydrangea blooms in town and gather with friends around the stone fireplace on those chilly summer evenings. Landfall is everything Carmel is meant to be.



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OPEN SAT & SUN 1-3 PM
910 Egan Avenue, Pacific Grove

3 BD | 3.5 BA | 2,747± SQ. FT. | 0.17± ACRES
\$4,900,000
910EganAve.com
J,R, Rouse Properties Group 831.318.3808
License# 01299649, 01442211 & 01968946

3116 Bird Rock Road, Pebble Beach
4 BD | 3.5 BA | 3,615± SQ. FT. | 0.26± ACRES
\$4,795,000
3116BirdRockRoad.com
Debora Sanders 831.620.2936
License# 01966114



OPEN SUN 1-3 PM



OPEN SAT & SUN 11-1 PM
San Antonio 3 SE Ocean, Carmel

3 BD | 2 BA | 1,615± SQ. FT. | 4,000± SQ. FT. LOT
\$3,999,500
LandFallCarmel.com
Gladney Randazzo Team 831.622.4850
License# 01507458 & 01895649



OPEN SAT 11-2 & SUN 1-3
3045 Stevenson Drive, Pebble Beach

3 BD | 3.5 BA | 4,638± SQ. FT. | 0.33± ACRES
\$3,699,000
3045StevensonDrive.com
Ryan Willis 404.401.8647
License# 02137084

89 Robley Road, Corral De Tierra
3 BD | 3.5 BA | 3,735± SQ. FT. | 6.44± ACRES
\$3,250,000
89RobleyRoad.com
Steve Hunt 831.601.2200
License# 01953808



OPEN SUN 1-4 PM



OPEN SUN 1-3 PM
382 Spruce Ave, Pacific Grove

2 BD | 2 BA | 2,390± SQ. FT. | 5,400± SQ. FT. LOT
\$2,868,000
382SpruceAve.com
Kirk Probasco 831.238.1893
License# 01806198



OPEN SAT 1-3 PM
25940 Colt Lane, Carmel Valley

4 BD | 2.5 BA | 3,597± SQ. FT. | 2.78± ACRES LOT
\$1,995,000
RyanMelcher.com
Ryan Melcher 831.521.5024
License# 01897036

27 Del Mesa Carmel, Carmel
2 BD | 2 BA | 1,507± SQ. FT. | \$1,150,000
27DelMesaCarmel.com
Claudia Mccotter 831.293.3391
License# 01982938



OPEN SAT 1-3



OPEN SAT 1-4 & SUN 2-4
250 Forest Ridge Road, #45, Monterey

2 BD | 1 BA | 1,039± SQ. FT.
\$670,000
250ForestRidge45.com
Sandra Schirmer 831.869.2424
License# 01419062

GERVASE

From page 6RE

San Francisco. My cluttered mind started racing: What if this isn't random? There were some odd coincidences there.

I went to the museum's website. I found the usual information: address, directions to the museum, hours Tuesday to Sunday, 9:30 a.m. to 5:15 p.m. Closed Monday. Could it be? I went to my calendar. Oct. 17 is a Monday. This was beyond coincidence. Someone might be planning an art heist at the Legion of Honor — *maybe even someone from my neighborhood* — on a day when the museum was closed.

I looked at the grocery list again. Steaks, Champagne, caviar — expensive stuff. Maybe somebody who had such expensive tastes in food had expensive tastes in art. Or maybe those items were meant for the party after the paintings were stolen. The list specifically mentioned the word, "celebration."

Paranoia started to settle in. Was I second-guessing

everything, connecting dots that weren't there? This is exactly the kind of overthinking that makes me rewrite my columns until sometimes I have to tear them up and start over. Then I remembered a detail. The handwriting was firm and decisive with a certain forcefulness to it. People don't usually write grocery lists with that kind of intensity unless ... unless it's not really a grocery list.

What to do?

My newspaper instincts kicked in. "This is *THE* story!": "How I Uncovered an Art Heist Through a Grocery List." It would go viral, win awards, maybe a Pulitzer.

But what if I'm wrong? I'd look like a paranoid fool. Should I call the police? "*Officer, I found a suspicious grocery list.*" They'd think I was crazy. Call museum security? Same problem. But what if real crimes were being planned and my inaction enabled them?

I was reaching for my phone to contact the police when I noticed a text message from my friend, Sam.

"Hey, I'm reminding you of the celebration for Ed and Bertie's anniversary. I got everything for your guac recipe. I got those jalapeños and good limes you like. We're

having steak, Champagne and caviar. I painted a 'Happy 50th Anniversary' banner. See you on the 17th."

Sam, who'd rather have a motorcycle than a Morisot, had left his grocery list in the cart. My art heist theory crumbled like the brittle pages of one of my old columns. Sometimes a grocery list is just a grocery list. Hello guacamole. Goodbye Pulitzer.

Contact Jerry at jerrygervase@yahoo.com.

POLICE LOG

From page 4A

WEDNESDAY, AUGUST 27

Pacific Grove: Barking dog complaint on Fourth Street.

Pacific Grove: Child Protective Services report involving a Grand Avenue resident.

Carmel Valley: Resident on Flight Road reported a theft.

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

Pacific Grove: Person on Pine Avenue reported custody issues.

THURSDAY, AUGUST 28

Carmel-by-the-Sea: A found purse at Ocean and Monte Verde was turned in with all of its contents, and the owner was contacted to pick it up.

Carmel-by-the-Sea: Traffic stop at Sixth and San Carlos for several vehicle code violations resulted in the 20-year-old male construction worker from Watsonville being arrested for unlawful possession of a "ghost" handgun, possession of drug paraphernalia, and an outstanding \$5,000 warrant.

Pacific Grove: Welfare check on Jewell Avenue resulted in a 5150 W&I hold.

Pacific Grove: Vandalism on Pine Avenue. No suspect information.

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

Carmel area: Deputies responded to a report of vandalism on Rio Road.

Carmel Valley: Welfare check conducted on Via Milpitas.

FRIDAY, AUGUST 29

Carmel-by-the-Sea: A wallet found at Ocean and Lincoln was turned in for safekeeping. Pending owner contact.

Pacific Grove: Report of battery at Mermaid and Ocean View.

Pacific Grove: Vandalism on Sunset Drive. No suspect information.

Pacific Grove: Vehicle at Prescott and Seaview marked for 72-hour parking.

Pacific Grove: Deceased cat on Spruce was returned to its owner.

Pacific Grove: Stolen personal property on Arkwright Court. Possible suspect information.

Carmel Valley: Adult Protective Services report of financial abuse on Kincannon Road.

See **SHERIFF** page 12RE



Just Listed | Carmel Valley Views

760 COUNTRY CLUB DRIVE

4 Bedroom | 3 Bathroom | 3,024 SF on 1.6 Acres

\$2,150,000

760CountryClubDrive.com

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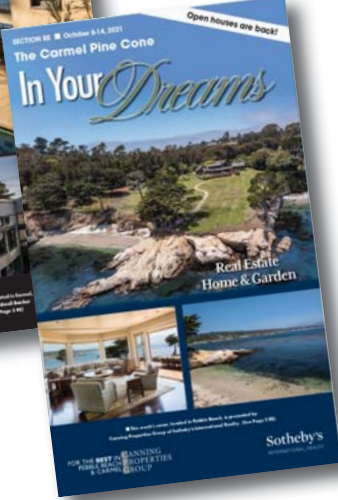


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The Carmel Pine Cone

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31453 Highway 1, Carmel Highlands

5 Bed | 6 Bath | 8,855 Sq Ft | 6.5 Acres | \$14,500,000 | 31453HighwayOne.com



31475 Highway 1, Carmel Highlands

4 Bed | 6 Bath | 6,923 Sq Ft | 6 Acres | \$9,000,000 | 31475HighwayOne.com



226 Highway 1, Carmel Highlands

3 Bed | 3.5 Bath | 3,135 Sq Ft | .63 Acres | \$4,475,000 | 226HighwayOne.com



J
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BIG SUR

\$2,800,000 2bd 2.5ba Sa 12-2
46190 Clear Ridge Rd Big Sur
Sotheby's Int'l RE 402-5877

CAPITOLA

\$3,998,000 2bd 2ba Sa Su 12-3
4840 Cliff Dr Capitola
Coldwell Banker Realty 234-2612

CARMEL

\$990,000 2bd 2ba Su 1-3
254 Del Mesa Carmel
Sotheby's Int'l RE 333-6060

\$1,098,000 2bd 2.5ba Sa 1-3 Su 2-4
3850 Rio Road #7 Carmel
Sotheby's Int'l RE 917-9886

\$1,150,000 2bd 2ba Sa 1-3
27 Del Mesa Carmel
Sotheby's Int'l RE 293-3391

\$1,199,000 2bd 2ba Su 1-3
39 Del Mesa Carmel
Sotheby's Int'l RE 293-3391

\$1,295,000 3bd 2ba Sa 2:30-4:30
9365 Los Prados Drive Carmel
Sotheby's Int'l RE 915-8688

\$1,295,000 3bd 2ba Fr 2-4 Sa 12-2
3370 Rio Rd Carmel
The Ruiz Group, Keller Williams 258-9150

\$1,550,000 3bd 2ba Sa 1-4
27180 Los Arboles Drive Carmel
Sotheby's Int'l RE 773-546-8045

\$1,950,000 3bd 2ba Sa 11-2
3610 Oliver Rd Carmel
Coldwell Banker Realty 917-5646

\$1,995,000 3bd 2ba Su 11-2
25245 Ward Pl Carmel
Coldwell Banker Realty 917-5646

\$1,998,000 3bd 2ba Sa 11-1
3050 Ribera Rd Carmel
Coldwell Banker Realty 915-0431

\$2,199,000 2bd 2ba Su 1-3
SW Mountain View at Crespi Avenue Carmel
Compass 915-9710

\$2,390,000 2bd 2ba Sa 11:30-1:30 Su 11:30-1
Santa Fe NW of 3rd Avenue Carmel
Sotheby's Int'l RE 238-8029

\$2,695,000 2bd 2ba Fr 3-5 Sa 1-3 Su 2-4
SW Corner Camino Real & 4th Carmel
Carmel Realty Company 877-3345

\$2,799,000 3bd 3ba Sa 2-4
SE Corner Santa Rita and 6th Carmel
Sotheby's Int'l RE 214-2250

\$2,895,000 2bd 2ba Sa 12-3 Su 12-4
Santa Fe 4 SE of Ocean Ave Carmel
Sotheby's Int'l RE 530-400-7530 / 277-9250

\$2,895,000 4bd 2ba Fr 11-1 Sa 10-4 Su 11-1
25905 Junipero Ave Carmel
The Ruiz Group, Keller Williams 261-6468

\$3,250,000 3bd 3.5ba Sa Su 1-3
Guadalupe 4 NW of 1st Carmel
Carmel Realty Company 250-3399

\$3,300,000 4bd 3.5ba Sa 1-4 Su 11-1
Forest 2 NW of 8th Carmel
Sotheby's Int'l RE 333-6060 / 925-216-0647

\$3,495,000 4bd 3ba Sa 1-4 Su 11-1
24587 Castro Lane Carmel
Compass 236-5290

\$3,849,000 3bd 2ba Sa 1-3
Camino Real 5 SW of 13th Ave Carmel
Compass 238-1380

\$3,999,500 3bd 2ba Sa Su 11-1
San Antonio 3 SE Ocean Carmel
Sotheby's Int'l RE 214-2250 / 238-3444

\$4,200,000 3bd 2ba Sa 2-4 Su 1-3
Lopez 8 NE of 4th Ave Carmel
Compass 238-2022

\$4,250,000 3bd 3.5ba Su 12-2
3 SW Monte Verde & 13th Street Carmel
Carmel Realty Company 596-2570

\$4,750,000 3bd 2.5ba Sa Su 1-4
Mission 5 NW of Santa Lucia St Carmel
Coldwell Banker Realty 206-0129

\$4,895,000 4bd 3ba Sa 1:30-3:30
Mission 4 NE of 10th Ave Carmel
Coldwell Banker Realty 917-7029

\$5,850,000 4bd 3ba Su 1-3
Palou 8&9 NW of Casanova Carmel
Staples Gannaway Team, Compass 595-0009

\$7,950,000 3bd 3ba Su 12-2
San Antonio 2 NW of 7th Carmel
Carmel Realty Company 760-5015

\$7,995,000 4bd 4.5ba Sa Su 2-4
228 Lower Walden Rd Carmel
Coldwell Banker Realty 356-8123

\$10,900,000 4bd 4.5ba Su 1-3
Casanova 7 NW of Ocean Carmel
Carmel Realty Company 277-5256

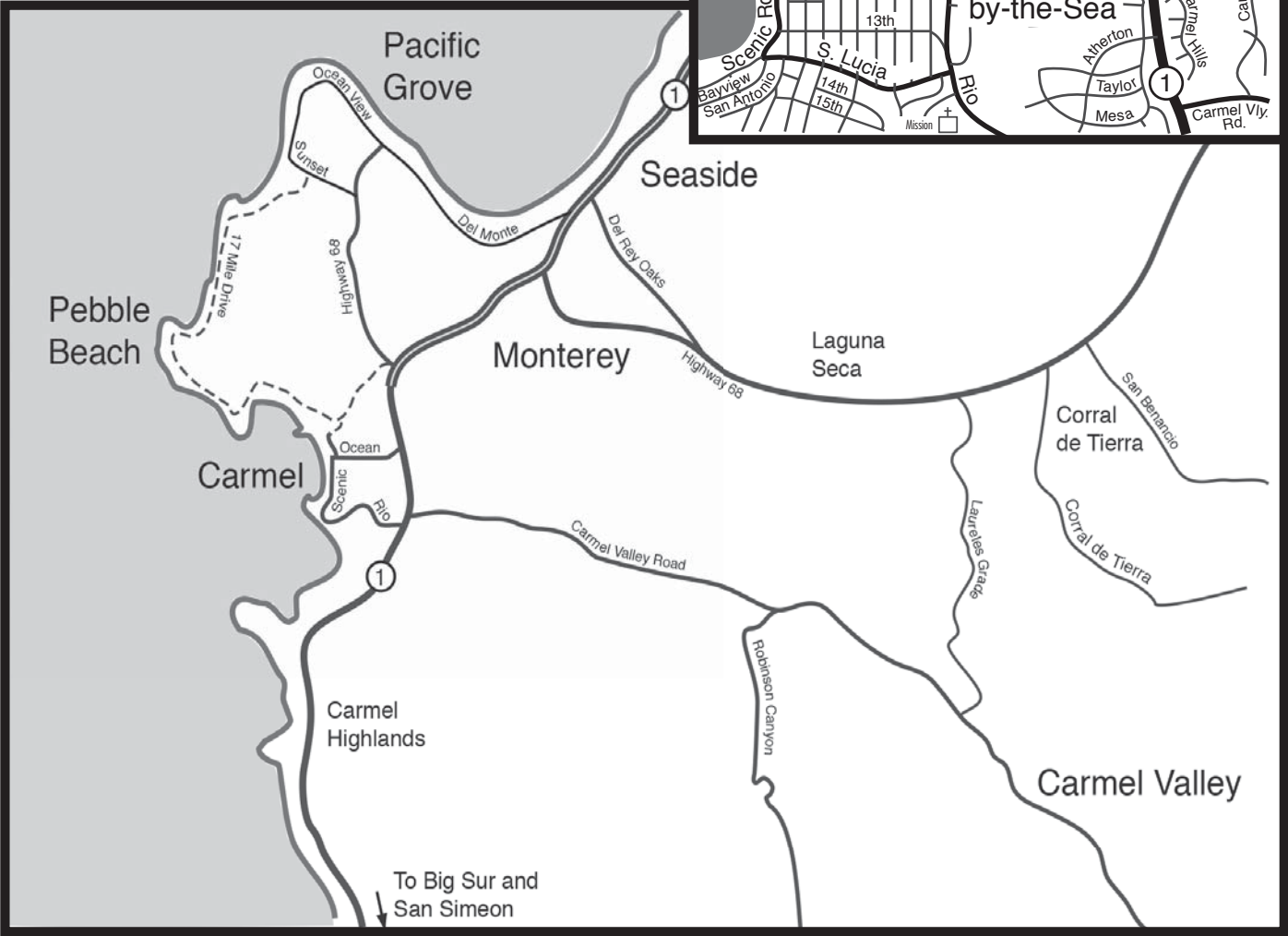
CARMEL VALLEY

\$1,595,000 3bd 2ba Su 2:30-4:30
77 Paso Hondo #A Carmel Valley
Sotheby's Int'l RE 915-8688

\$1,890,000 3bd 2ba Sa 3-5
42 Upper Circle Carmel Valley
Sotheby's Int'l RE 213-503-0300

\$1,995,000 4bd 2.5ba Sa 1-3
25940 Colt Lane Carmel Valley
Sotheby's Int'l RE 760-5126

This Weekend's
OPEN HOUSES
September 19 - 21



\$2,250,000 5bd 2.5ba Su 12-2
175 Chaparral Road Carmel Valley
Carmel Realty Company 204-1335

\$3,290,000 4bd 3.5ba Sa 2-4
196 Laurel Dr Carmel Valley
Sotheby's Int'l RE 293-3030

\$3,300,000 4bd 2.5ba Sa 1-3
31499 Via Las Rosas Carmel Valley
The Agency 293-4878

\$6,750,000 7bd 6.5+ba Su 2-4
22 Rancho Fiesta Road Carmel Valley
Sotheby's Int'l RE 277-2020

CORRAL DE TIERRA

\$1,170,000 3bd 2.5ba Sa 2-4 Su 12-3
13500 Paseo Terrano Corral de Tierra
Sotheby's Int'l RE 238-6152

\$1,350,000 3bd 3ba Sa 1-4
397 B Corral De Tierra Road Corral de Tierra
Sotheby's Int'l RE 917-4898

\$3,250,000 3bd 3.5ba Su 1-4
89 Robley Road Corral de Tierra
Sotheby's Int'l RE 773-546-8045

MONTEREY

\$670,000 2bd 1ba Sa 1-4 Su 2-4
250 Forest Ridge Road #45 Monterey
Sotheby's Int'l RE 869-2424

\$1,139,000 3bd 1ba Su 1-4
799 Grace Street Monterey
Carmel Realty Company 320-6801

\$1,250,000 3bd 2ba Sa Su 1-3
1109 McClellan Monterey
Sotheby's Int'l RE 277-8622

\$1,299,000 3bd 2ba Sa 1-3
1694 Prescott Avenue Monterey
Compass 915-9710

\$1,349,000 4bd 1.5ba Sa 12-2
1056 Harrison St Monterey
Coldwell Banker Realty 277-3914

\$1,675,000 3bd 2ba Sa 11-1
5 Wyndemere Vale Monterey
Coldwell Banker Realty 801-4027

\$1,700,000 4bd 4ba Sa 12-2
35 Via Castanada Monterey
Sotheby's Int'l RE 917-1631

\$1,769,000 2bd 1.5ba Sa 12-1:30
457 Wave St Unit 1 Monterey
The Ruiz Group, Keller Williams 718-7667

\$1,795,000 6bd 4ba Sa 1-3
301 Euclid Avenue Monterey
Monterey Coast Realty 333-6325

\$1,850,000 4bd 3.5ba Sa 1-4
23 Cramden Drive Monterey
Sotheby's Int'l RE 510-589-6892

\$2,195,000 4bd 3ba Sa 12-2
799 Parcel St Monterey
Coldwell Banker Realty 884-3849

\$2,250,000 3bd 2.5ba Sa 1-4
18 Deer Stalker Path Monterey
Sotheby's Int'l RE 277-3371

\$2,300,000 3bd 3.5ba Su 2-5
106 Las Brisas Dr Monterey
Coldwell Banker Realty 238-6189

\$2,570,000 5bd 5.5ba Sa 2-4
401 San Bernabe Dr Monterey
Compass 224-6353

\$2,895,000 4bd 4.5ba Su 1-4
25440 Boots Road Monterey
Monterey Coast Realty 320-6801

PACIFIC GROVE

\$839,000 2bd 1ba Sa 11-5 Su 1-3
1001 David Ave Pacific Grove
Coldwell Banker Realty 596-6118 / 594-6158

\$1,250,000 2bd 1.5ba Sa 10-2
224 16th Street Pacific Grove
Sotheby's Int'l RE 213-503-0300

\$1,295,000 3bd 2.5ba Sa 1-3
1007 Brentwood Ct Pacific Grove
Sotheby's Int'l RE 318-3808

\$1,349,000 2bd 2ba Su 11-1
119 Fountain Ave Pacific Grove
Coldwell Banker Realty 596-6118

\$1,350,000 3bd 2ba Fr 12-2 Su 11-12
723 Eardley Avenue Pacific Grove
Sotheby's Int'l RE 277-9250 / 521-8508

\$1,540,000 3bd 3ba Sa Su 2-4
2896 Ransford Avenue Pacific Grove
Sotheby's Int'l RE 293-4190

\$1,748,000 3bd 2ba Sa 1-3
311 Walnut Street Pacific Grove
Sotheby's Int'l RE 917-6080

\$2,097,000 2bd 2ba Sa 2-4 Su 12:30-2
222 Wood Street Pacific Grove
Sotheby's Int'l RE 238-8029 / 521-8508

\$2,785,000 3bd 2ba Sa Su 12:30-3:30
155 12th Street Pacific Grove
The Ruiz Group, Keller Williams 620-2243

\$2,868,000 2bd 2ba Su 1-3
382 Spruce Avenue Pacific Grove
Sotheby's Int'l RE 238-1893

\$4,290,000 4bd 2.5+ba Sa 1-3
131 7th Street Pacific Grove
Sotheby's Int'l RE 402-2017

\$4,900,000 3bd 3.5ba Sa Su 1-3
910 Egan Avenue Pacific Grove
Sotheby's Int'l RE 318-3808

\$7,800,000 4bd 4.5ba Sa 12-2
1051 Ocean View Blvd Pacific Grove
Carmel Realty Company 209-768-9498

PEBBLE BEACH

\$2,100,000 3bd 3ba Su 1-3
4095 Pine Meadows Way Pebble Beach
Compass 320-0719

\$2,295,000 3bd 2ba Sa 2-4
1147 Arrowhead Road Pebble Beach
Sotheby's Int'l RE 595-9291

\$3,699,000 3bd 3.5ba Sa 11-2 Su 1-3
3045 Stevenson Drive Pebble Beach
Sotheby's Int'l RE 277-9250 / 404-401-8647

\$4,795,000 4bd 3.5ba Su 1-3
3116 Bird Rock Road Pebble Beach
Sotheby's Int'l RE 620-2936

\$7,350,000 4bd 4.5ba Sa Su 1-3
3937 Ronda Road Pebble Beach
Carmel Realty Company 277-5544

SALINAS

\$799,000 3bd 2ba Sa 1-4
19060 Oak Heights Drive Salinas
Sotheby's Int'l RE 236-4663

\$1,125,000 4bd 3ba Su 2-4
30 Santa Ana Drive Salinas
Sotheby's Int'l RE 277-0971

\$1,189,000 3bd 2.5ba Su 12-2
1151 Monterey Salinas Hwy Salinas
Sotheby's Int'l RE 277-7600

\$1,389,000 3bd 2ba Su 1-5
225 San Benancio Road Salinas
Monterey Coast Realty 596-6294

SEASIDE

\$699,000 2bd 1ba Sa Su 1-4
1524 Luxton Street Seaside
Sotheby's Int'l RE 261-3802

\$2,799,000 4bd 3ba Fr 12-2 Sa 1-3 Su 12-2
5 Fairway Ct Seaside
The Ruiz Group, Keller Williams 392-6993

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5 FAIRWAY CT, SEASIDE

4 BEDS | 3 BATHS | 3,607 SQ.FT

ZACH GOLDMAN | DRE#01389092 | 831.258.9150



\$2,895,000

25905 JUNIPERO AVE, CARMEL

4 BEDS | 2 BATHS | 2,251 SQ.FT.

PETE RUIZ | DRE#01974535 | 831.277.8712

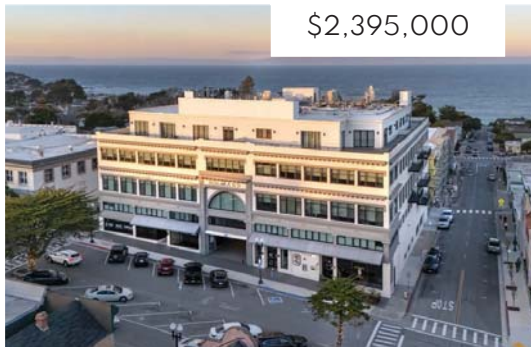


\$1,295,000

3370 RIO RD, CARMEL

3 BEDS | 2.5 BATHS | 2,150 SQ.FT.

PETE RUIZ | DRE#01974535 | 831.277.8712



\$2,395,000

THE HOLMAN 301, PG

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

PETE RUIZ | DRE#01974535 | 831.277.8712



\$2,785,000

155 12TH ST, PG

3 BEDS | 2 BATHS | 2,019 SQ.FT.

THE JACOBS TEAM | DRE#01455081 | 831.620.2243



\$1,875,000

13399 MID. CANYON RD, CV

3 BEDS | 3 BATHS | 2,587 SQ.FT.

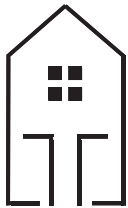
PETE RUIZ | DRE#01974535 | 831.277.8712



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REALTOR* | Monterey Coast Realty DRE#02154598



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SHERIFF

From page 8RE

Carmel area: Child Protective Services report of neglect on Grey Goose Gulch Road.

Carmel Valley: Deputies took a report for a suspicious circumstance on Valle Vista.

Big Sur: Highway 1 resident reported a dispute with a neighbor who is threatening to clear out trees.

SATURDAY, AUGUST 30

Carmel-by-the-Sea: Cyber scam/crypto fraud at Torres and Fifth.

Carmel area: Deputies responded to a report of a suicide attempt on Garrapatos Road. Subject was placed on an emergency mental health evaluation hold.

Pacific Grove: Welfare check of a subject on Pine. Subject had been reported missing previously by another agency.

Seaside: Seaside officers received notification of multiple gunshots in the 1300 block of Luzern Street via the shot detection system. This incident may be connected to a large altercation that occurred at the Monterey County Fairgrounds earlier in the evening. No individuals have been reported injured by gunfire.

SUNDAY, AUGUST 31

Carmel-by-the-Sea: Probation violation/felon in possession of ammunition at Scenic and Santa Lucia Avenue. A 30-year-old male Salinas resident was arrested for possession of burglary tools, violation of probation, being a felon in possession of ammunition and DUI. He was booked into Monterey County Jail on \$30,000 bail.

Carmel-by-the-Sea: Attempted shoplifting at Junipero and Sixth. No prosecution. Suspect warned about trespassing at business.

Pacific Grove: Report of a secured electrical box at a business on Forest Avenue that was broken into, and the front door and door jamb to the business were also damaged. Unknown if cameras had power prior to the incident to capture the perpetrator(s). This report is for documentation and information.

Pacific Grove: Subject on Ocean View

Boulevard was determined to be in violation of probation terms. The 20-year-old male was cited and released.

Carmel area: Verbal domestic dispute in a vehicle at Valley and Monterey.

Big Sur: Deputies responded to a report of domestic violence on Highway 1. A 39-year-old male was arrested.

Carmel Valley: Deputies responded to a report of a deceased individual at a residence on Poppy Tree Lane.

Carmel Valley: Deputies responded to a plane crash on Laurel Springs Road. Both occupants survived and were transported to a local hospital.

Carmel area: Deputies responded to a missing, at-risk, elderly subject. Subject was located and transported home to a residence on Fairfield Place.

LABOR DAY

Carmel-by-the-Sea: Jewelry found at San Antonio and Fourth was turned in for safekeeping.

Pacific Grove: Vehicles on Sunset and on Olmsted marked for 72-hour parking.

Carmel-by-the-Sea: A person fell on city property at Eighth and San Carlos and was transported to the hospital.

Carmel-by-the-Sea: Report of elder abuse and theft by a caregiver at a Ladera Drive residence. Under investigation.

Carmel-by-the-Sea: Diamond bracelet reported lost or stolen.

Pacific Grove: Officers responded to a complaint of an aggressive dog at David and Patterson.

Pacific Grove: Vehicle towed from Central and Grand for parking at a no-parking sign.

Pacific Grove: Subject at Ocean View and Forest was found to be in possession of suspected narcotics and drug paraphernalia, and in violation of probation terms. Report to be sent to district attorney’s office for charges.

Carmel area: Deputies responded to a report of a scammer. Incident documented.

Carmel area: A business on Carmel Rancho Boulevard reported their website was cloned.

Carmel Valley: Deputies responded to a report of a verbal argument on Cachagua Road. Incident was documented.

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25540ViaMalpaso.com



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PaseoVistaMonterra.com

*Co-Listed with SHELLY MITCHELL LYNCH DRE#01217466 & COURTNEY JONES DRE#01806907



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Payment made for photos accepted for publication.

HOME SALES

From page 2RE

Carmel (con't.)

Seventh Avenue, 2 SW of Forest Road — \$3,850,000
Sallie Walker to Lindsey and Cary Zimmerman
APN: 010-042-017

Carmel Valley

27965 Dorris Drive — \$1,801,500
Mark and Bridget Howard to Curtis Myers and Jennifer Nuckton
APN: 169-233-009

Cachagua Road — \$1,950,000
Baylaurel Corporation to Stone Walker Holdings
APN: 417-062-044

Wolters Farm Road — \$2,000,000
Wolter Farm Development to Michael Spanos
APN: 169-431-001

Wolters Farm Road — \$2,000,000
Wolter Farm Development to Michael Spanos
APN: 169-431-002

Wolters Farm Road — \$2,000,000
Wolter Farm Development to Michael Spanos
APN: 169-431-003

Wolters Farm Road — \$4,000,000
Wolter Farm Development to Michael Spanos
APN: 169-431-011

Highway 68

22318 Capote Drive — \$1,000,000
Lena Estrada to Lee and Juliana Ochoa
APN: 161-352-007

25387 Markham Lane — \$1,225,000
Karolyn Stone and Wilson Trust to Rebecca and Jonathan Unwer
APN: 161-553-023

22820 Bravo Place — \$1,495,000
Wael Jihad Matar and Rouwalda Mahmoud to Seang Yong Chau
APN: 161-421-014

Marina

451 Weldon Way unit A — \$380,000
The Sea Haven LLC to Linda Macias and Erik Castillo
APN: 031-293-022

451 Weldon Way unit B — \$380,000
The Sea Haven LLC to Maritza Cruz
APN: 031-293-023

2999 Minaret Way — \$380,000
The Sea Haven LLC to Timothy and Taylor Hlebo
APN: 031-293-033

Maritime Street — \$1,020,500
Shea Homes LP to Timothy and Stefanie Cooke
APN: 031-283-022

Ninth Street — \$1,287,500
Shea Homes LP to Harshadray and Harshita Patel
APN: 031-283-035

3050 El Capitan Drive — \$1,400,000
The Sea Haven LLC to William and Sheree Coutts
APN: 031-313-017

See ESCROWS next page



24 Pinehill Way, Monterey — \$1,435,000

just sold | represented seller trustee

26217ATHERTONPLACECARMEL.COM | LP/SP \$2.5M

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—Seller Trustee



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SOLD

53810 Highway 1, Big Sur

REPRESENTED SELLERS & BUYERS
LAST ASKING \$21,500,000

SOLD

2932 Cuesta Way, Carmel

REPRESENTED SELLERS
LAST ASKING \$8,200,000

SOLD

46304 Pfeiffer Ridge, Big Sur

REPRESENTED SELLERS & BUYERS
LAST ASKING \$5,500,000

ACTIVE

4038 Sunridge Road, Pebble Beach

4038SUNRIDGEROAD.COM
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SOLD

7th 2 SW of Forest, Carmel-by-the-Sea

REPRESENTED SELLERS
LAST ASKING \$3,925,000

SOLD

2715 Ribera Road, Carmel

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LAST ASKING \$9,300,000

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116 Monterey Dunes Way, Moss Landing — \$2,250,000



1028 Franklin Street, Monterey — \$1,425,000



225 Carmel Avenue, Marina — \$1,665,000

ESCROWS

From page 13RE

Marina (con't.)

225 Carmel Avenue — \$1,665,000
Tommy Bolea to Sabu Shake Jr.
APN: 032-192-013

Maritime Street — \$1,674,000
Shea Homes LP to Mindy Tankel and Adam Gillman
APN: 031-283-022

Monterey

7 Via Joaquin unit 10 — \$1,050,000

Dwight and Adrienne Shimoda to Sallie Walker
APN: 001-604-010

419 Wave Street — \$1,281,364
Fabrice Rondia and WT Capital Lender Services to Hiex Cannery Row LLC
APN: 001-026-011

1028 Franklin Street — \$1,425,000
Christopher Harvie and Marina Udowenko to David Hoag
APN: 001-243-006

24 Pinehill Way — \$1,435,000
Mitchell and Cindy McCarthy to Robert Petit
APN: 014-091-024

499 Alvarado Street — \$2,550,000
Jerry Abbanat, William Finn and Vincent Cardinale to Davi

Real Estate LLC and It's Hot Outside LLC
APN: 001-574-012

Moss Landing

116 Monterey Dunes Way — \$2,250,000
Kevin and Lyssa Vanderbeek to Seang and Sinuon Chau
APN: 229-081-023

Pacific Grove

221 3rd Street — \$1,200,000
Steven and Kiyoko Uichida to Douglas Thompson and Loan Tran
APN: 006-241-025

See **MORE SALES** next page

HOUSE OF THE WEEK

San Antonio 2 NW of 7th, Carmel-by-the-Sea
3 Beds, 3 Baths | 1,587 Sq. Ft. | \$7,950,000

Located in Carmel-by-the-Sea's coveted Golden Rectangle, this refined coastal retreat blends timeless design with modern luxury. Remodeled in 2014, every element of the home reflects thoughtful craftsmanship and elevated beachside living. Expansive sliding doors dissolve the boundary between indoors and out, leading to multiple outdoor living spaces designed for both relaxation and entertaining. The main level hosts two bedrooms, including the serene primary suite, both with a Scandinavian-inspired fireplace. The primary's spa-like bathroom features a freestanding soaking tub with tranquil garden views and ocean peeks. Upstairs, a sunlit guest suite is surrounded by windows that capture sweeping vistas and opens directly onto the rooftop deck. Ideal as a beach getaway or full-time retreat, this home captures the essence of Carmel living.

Courtney Jones
Carmel Realty Company | 831.233.4839
courtney@carmelrealtycompany.com
DRE#01806907



Michelle Payton
Monterey Coast Realty | 831.760.5015
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DRE#02082005



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3301 17 Mile Drive, Pebble Beach — \$12,900,000



27965 Dorris Drive, Carmel Valley — \$1,801,500



22820 Bravo Place, Highway 68 — \$1,495,000

MORE SALES

From previous page

Pebble Beach

1025 Hopi Road — \$2,095,000
Thomas and Leslie Ward to Emin Ablyatipov and Victoria Sliusenco
APN: 007-194-005

3301 17 Mile Drive — \$12,900,000
2514 San Antonio LLC to Stillwater Beach LLC
APN: 008-551-013

Seaside

465 Harcourt Avenue — \$775,000
Jon Chezem to Elizabeth MacDonald and Junior Dorismond
APN: 011-345-015

2065 Hacienda Street — \$1,005,000

John and Elizabeth Knights to Erasmo Aiello
APN: 011-472-018

4276 Bay Crest Circle — \$1,325,000
Harry and Marisa Jang to David and Marilyn Tagliareni
APN: 031-242-049

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\$10,675,000

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NEW
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PEBBLE BEACH

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\$3,150,000

Located near the 9th hole of the Dunes course in the highly coveted MPCC West neighborhood, this gorgeous modern home was recently remodeled.



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\$2,250,000

Nestled at the end of a quiet cul-de-sac in the coveted Skyline Forest, this custom home offers peaceful forest living with filtered bay and mountain views.



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LISTING

CARMEL

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\$1,950,000

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