

SECTION RE ■ October 10-16, 2025

Open Houses on page 20 IYD

The Carmel Pine Cone

In Your *Dreams*



■ This week's cover property, located in Carmel-by-the-Sea,
is presented by Shelly Mitchell Lynch
of Carmel Realty Company. (See Page 2RE)



CARMEL REALTY COMPANY
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About the Cover

The Carmel Pine Cone

Real Estate

October 10-16, 2025



Dolores 3 NE of 10th, Carmel-by-the-Sea
2 Bed, 2 Bath | 1,600 Sq. Ft. | \$3,250,000
PardonMyTree.com

Pardon My Tree sits in Carmel's coveted Golden Rectangle, offering the rare convenience of a flat stroll to downtown shops, restaurants, and to the beach. Step inside to a warm and inviting living room with a classic Carmel stone fireplace, vaulted wood-beamed ceiling, and expansive windows that bathe the space in natural light. Both bedrooms are generously sized, with plush wool Berber carpet, ample closets, and sliding doors that open to a private deck. Details include hardwood floors, wood shutters, an open kitchen with adjoining dining area and 1 car garage with storage. Outdoors, multiple decks and a Carmel stone patio create serene spaces to enjoy the coastal lifestyle. With its one-level floor plan, meticulous upkeep, and unbeatable location in the heart of Carmel, Pardon My Tree is a quintessential retreat and the perfect lock-and-leave—where every day feels like a vacation and downtown is just a short, easy walk away.

Shelly Mitchell Lynch

BROKER | Managing Director

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ShellyMitchellLynchTeam.com | DRE #01217466



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Katherine Hudson

2 IYD The Carmel Pine Cone October 10, 2025

Real Estate Sales Sept. 28-Oct. 4

Escrows closed: 35
Total value: \$74,860,000

Carmel

Forest Road, 5 SW of Seventh Avenue — \$3,200,000

Kenneth and Susan Madsen to Arthur Beeman and Cathy Elsten
APN: 010-042-021



254 Highway 1, Carmel Highlands — \$11,500,000

Lincoln Street, 2 NW of 13th Avenue — \$3,880,000

Kathleen and Daniel Levine to Kathleen Gualtieri
APN: 010-174-022

Oak Knoll Way, 4 NE of Forest Road — \$4,232,000

John and Mariann Linfesty to Edmund and Deborah Hoskins
APN: 009-201-008

12th Avenue, 2 NE of Monte Verde Street — \$4,410,000

Kathryn Gualtieri to Sheree and Stephen Wilcox
APN: 010-183-015

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

See HOME SALES page 4 IYD

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OPEN SAT 11AM-1PM
929 W. Carmel Valley Road

Carmel Valley ♦ 4 Beds, 2.5 Baths ♦ \$2,395,000 ♦ 929WCarmelValleyRoad.com



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Broker Associate | DRE#01401218



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Carmel ■ 5 beds, 5+ baths ■ \$10,750,000 ■ www.5466QuailWay.com



Carmel-by-the-Sea ■ 4 beds, 3.5 baths ■ \$5,950,000 ■ www.Casanova5NWofOcean.com



Carmel ■ 4 beds, 3.5 baths ■ \$4,580,000 ■ www.ViewsOnSanJuan.com



Carmel-by-the-Sea ■ 3 beds, 3.5 baths ■ \$4,250,000 ■ www.3SWMonteVerdeAnd13th.com



Carmel-by-the-Sea ■ 3 beds, 3.5 baths ■ \$3,250,000 ■ www.Guadalupe4NWof1st.com



Carmel Valley ■ 3 beds, 3 baths ■ \$2,395,000 ■ www.245VistaVerde.com



Carmel ■ 2 beds, 2 baths ■ \$1,799,000 ■ www.25601CarmelKnolls.com

HOME SALES

From page 2RE

Carmel (con't)

Scenic Road — \$5,822,000

Nancy Bildner to Scenic West LLC
APN: 010-312-029

Carmel Highlands

254 Highway 1 — \$11,500,000

Barbara Sabo and Keyzers Trust to Villa del Mar Carmel LLC
APN: 241-182-025

Carmel Valley

3600 High Meadow Drive unit 7 — \$800,000

Nareshkumar, See and Naresh Parshotam to Paul and Rebecca Hickman
APN: 015-471-014



4 Via Vaquera, Carmel Valley— \$3,950,000

27 Del Mesa Carmel — \$1,125,000

Randall Christiansen, Cathy Phillis and Nancy Neukranz to Robert and Betty Ricks
APN: 015-444-026

24520 Outlook Drive unit 17 — \$1,150,000

Annie Ho and Timothy Powers to Anthony Morrocco
APN: 015-551-017

3594 Eastfield Court — \$1,525,000

Honor Muller to Eastfield Point LLC
APN: 015-563-004

25245 Ward Place — \$1,768,000

Norman Kremer and Estate of Deanna Edwards to John and Brenda Garza
APN: 015-111-008

4 Via Vaquera — \$3,950,000

Margaret Scholz to Via SLP LLC
APN: 239-051-025

Highway 68

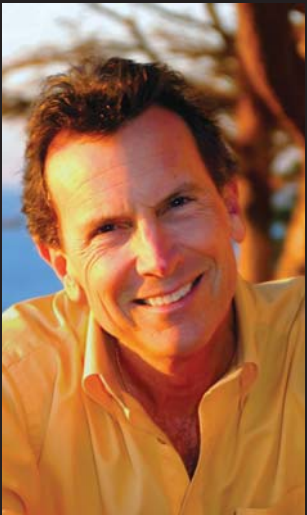
22575 Toreador Drive — \$1,220,000

See ESCROWS page 22 IYD

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Monterey ■ 4 beds, 4+ baths ■ \$6,895,000 ■ www.8220Manjares.com



Pebble Beach ■ 4 beds, 3.5 baths ■ \$5,998,000 ■ www.330717MileDrive3.com



OPEN SAT 1PM-3PM
3093 Hacienda Drive

Pebble Beach ■ 4 beds, 3 baths ■ \$5,295,000 ■ www.3093Hacienda.com



Monterey ■ 4 beds, 2 baths ■ \$3,950,000 ■ www.6Spray.com



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



OPEN SAT 1PM-3PM
& SUN 11AM-1PM
4171 Sunset Lane

Pebble Beach ■ 4 beds, 3.5 baths ■ \$3,195,000 ■ www.4171SunsetLane.com



OPEN SAT 12PM-2PM
541 & 539 W FRANKLIN STREET

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PHOTOS/SHERMAN CHU

This elegant mansion in Pebble Beach is on the market for more than \$50 million. With six bedrooms and 11,000 square feet — including a lovely wine cellar — it’s built for people who enjoy entertaining guests. Expansive views and proximity to the Lodge make it an even more tempting prospect.

FANCY NEIGHBORS, SWELL GROUNDS AND ELEGANT INTERIORS

BY ELAINE HESSER

HOW CLOSE is 1494 Cypress Drive to the Lodge at Pebble Beach? Well, the navigator on my phone took me to the Lodge and abandoned me there with a perfunctory, “Arrived.” After a quick call to realtor Nic Canning of Sotheby’s Canning Properties Group and less than one more minute in the car, however, all was well.

“Gem Cove” is a six-bedroom fairytale Tudor Revival home that looks like it’s right out of “Beauty and the Beast.” Think exterior beams and stone chimneys, with a roof that includes slate reclaimed from an old chateau, Canning said. He has the listing at \$57.5 million.

Restraint

Designed by International Design Group, or IDG, in Pacific Grove, the house was built in 2003. Although it sits on two

lots with about 2.14 acres of land and has more than 11,000 square feet of living area, it doesn’t sprawl. It’s politely restrained, with spaces that are convivial and inviting, and scattered spots for intimate conversations.

Clearly the home was designed with entertaining in mind. A gently sloping driveway leads from the gate to the front door and the three-car garage. Beyond the house are waves and rocks, with sweeping views of Point Lobos, Carmel Point, the 18th Fairway — basically a private highlight reel of the best of the Peninsula.

The main entry is through a generous foyer, beyond which lies the living room and dining area, with plenty of windows on the scenic panorama, plus an elegantly understated fireplace. Throughout the main floor are high ceilings with open beams.

Off to the left is a 28-by-29-foot rec room with a built-in wooden bar that seats

three people comfortably and gives the mixologist plenty of room to work. Built-in shelves offer room for favorite bottles and a nice spot to show off photos, golf trophies or some Concours award ribbons.

Culinary playground

Behind the bar is a main-floor bedroom with an en suite bath, complete with Jack-and-Jill sinks. Doors open onto the back patio, which runs nearly the length

of the house.

To the right of the living room are the kitchen and the breakfast nook. While it’s a home cook’s playground, that kitchen would easily accommodate a chef and catering crew with one continuous 20-or-so-foot plateau of counter space paralleling a huge center island, where guests can have a snack and watch the culinary magic

See **MANSION** page 39 IYD



PHOTO/SHERMAN CHU

The kitchen offers two sinks, refrigerators and dishwashers and plenty of counter space to turn out meals worthy of the sumptuous surroundings.

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226 Highway 1, Carmel Highlands

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ACCORDING TO the breakdown of generations, I am part of the “silent generation,” born between 1928 and 1945. Which is ironic, because we won’t shut up about how things used to be. Coupled with baby boomers (1946-1964), we might be the last two generations to remember life before computers — back when “going viral” meant

In 1988, President George H.W. Bush was ridiculed for

calling for a “kinder, gentler nation.” Critics treated it like he’d suggested we all start wearing cardigans and baking cookies. The ridicule was considered an extension of the “wimp factor” that followed Bush around like a persistent telemarketer. Never mind that he served as a Navy aviator and was a genuine war hero, the kindness he called for later in life wasn’t macho enough for the Oval Office.

But here's the thing — that was how we actually lived. Those of us who lived through World War II remember it as the last war where everyone back home was doing

By JERRY GERVASE

something. Adults genuinely worried we might lose. Imagine that level of engagement now. “Sorry, can’t storm the beaches, got a Netflix series to finish.”

Compare that to Korea, Vietnam, Iraq, Afghanistan — life went on like normal unless you knew someone over there. But between 1939 and 1945, war bonds, scrap drives, rationing, blackouts, air raid drills, the entire economy retooled for tanks instead of Buicks. Everyone from kindergarteners to Grandma was involved. Real sacrifice, not the kind where you change your profile picture and go back to your latte.

Speed vs. progress

Life before computers gets romanticized as a time of handwritten letters and friendly telephone operators. In reality, it meant you couldn't avoid people — not your neighbors, not your responsibilities, not uncomfortable conversations.

Look, I'm not saying the old days were perfect. They absolutely weren't. But somewhere between butter churning and bitcoin, we confused speed with progress and convenience with connection. We have instant access to all human knowledge and mostly use it to confirm what we

See **GERVASE** page 11 IYD

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COMPASS



WHERE NATURE MEETS LUXURY ...



43 Rancho San Carlos Road - Santa Lucia Preserve, Carmel
4 BD 4 Full & 1 Half BA 2 Studies 4577 SF \$6,150,000
An Open Plan Capturing Mesmerizing Views, 10 min to Preserve Gate



3 Refugio Trace - Santa Lucia Preserve, Carmel
4 BD 2 Full & 1 Half BA 2926 SF \$4,375,000
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2 Rumsen Trace - Santa Lucia Preserve, Carmel
7 BD 8 Full & 2 Half BA 8521 SF \$14,500,000
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23 East Pronghorn Run - Santa Lucia Preserve, Carmel
22.3 Acres 2 Acre Building Envelope \$1,875,000
Just Below the 17th Fairway with Dramatic Sweeping Views to the West



37 East Pronghorn Run - Santa Lucia Preserve, Carmel
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DRE 02029344
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alan.drew@compass.com
LaTierraCarmel.com



THAT’S A MIGHTY BIG HOUSEPLANT YOU’VE GOT THERE

BY ELAINE HESSER

TREES AND houses don’t just live side-by-side in Carmel-by-the-Sea. They cohabit like a bunch of hippies. This story was supposed to start with a brief anecdote from the archives about how much locals have always loved their pines, cypresses and oaks, but that backfired when a search for “tree” brought up virtually every issue in the paper’s 100-plus-year run. After all, it is The Pine Cone.

There was, however, an item in November 1951 about a home with “two wings bisected by a live oak tree, one limb of which passes through the bedroom and out through the roof.” It was going to be in Sunset magazine. Otherwise, one supposes, it wouldn’t have raised so much as an eyebrow. Although they might not have the same level of integration as the tree-in-the-bedroom scenario, you

needn’t travel back 74 years to find arboreally friendly places.

Carmel Realty’s got at least two on the market. Shelly Mitchell Lynch has a classic cottage on Dolores Street, and Zach Brooksher has a newly built home on Casanova near Ocean Avenue. One house hugs its trees, while the other is very nearly hugged by them.

Giant’s window box

The latter property—designed Carmel architect Thomas Bateman Hood and constructed by Wayfinder Development—has four bedrooms and four-and-one-half baths for a total of more than 2,700 square feet of living space, including a guest house. It’s listed for \$10.9 million.

The contemporary styling has an obvious Craftsman flavor, and floor-to-ceiling windows emphasize the strong connection to nature characteristic of that movement. Of

course, the three-story-plus oak that reaches through a custom-made opening in the deck doesn’t hurt, either, and a large tree out front looks almost as if it’s growing out of a giant’s window box.

Anyone cooking in the stainless-steel outdoor kitchen might be tempted to toss a dish towel over a sturdy branch that protrudes into the space, then slopes dramatically upward, easily clearing the sink—and the chef’s head.

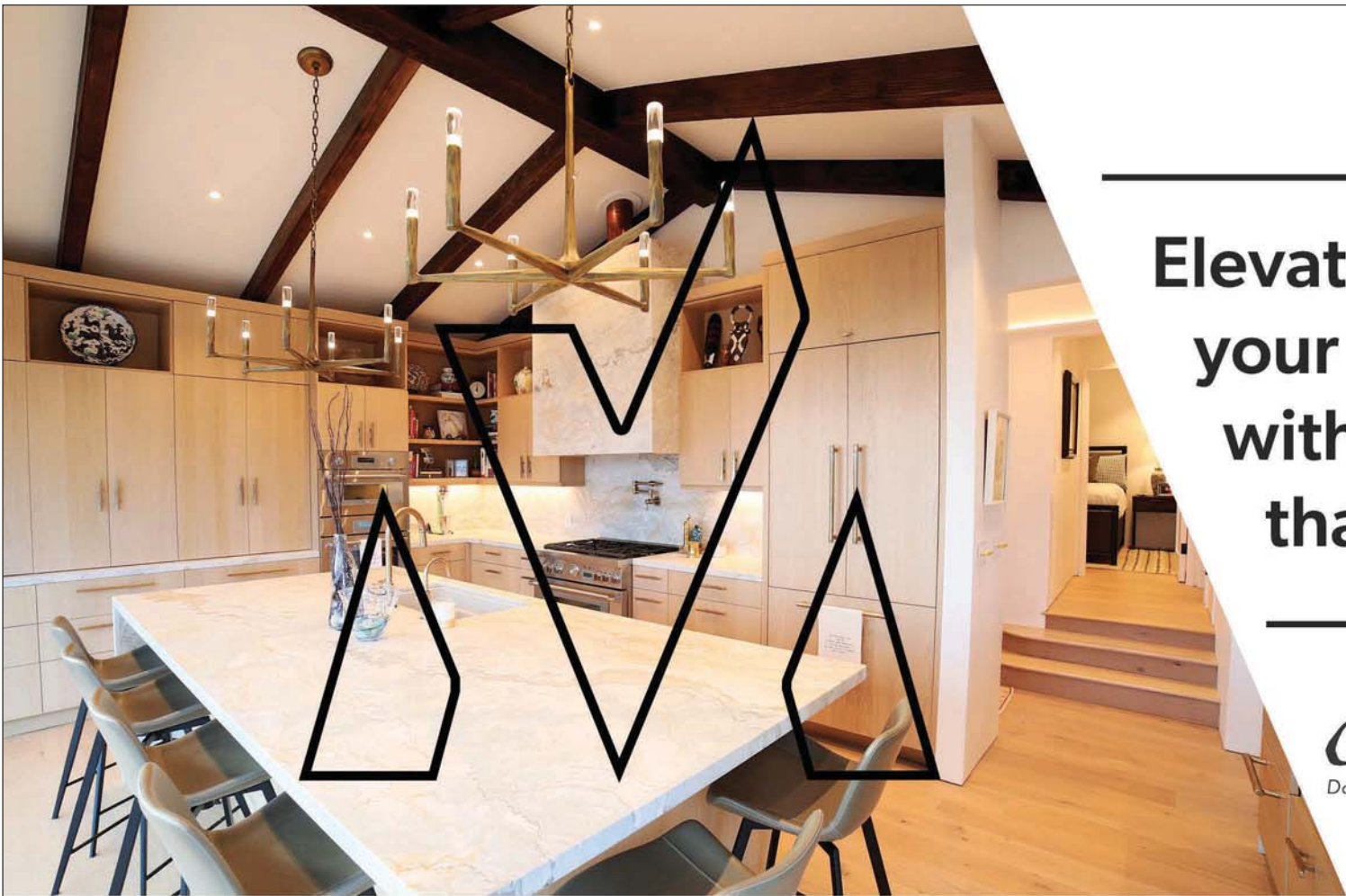
The theme of welcoming and highlighting the outdoors continues with skylights, as well as light wood floors and ceilings. The primary bedroom overlooks gracefully arching oak branches, and exterior stone elements and accents complement the natural landscaping. A fire pit and conversation area visually connects the guest unit with the main house.

See **TREEHOUSES** page 18 IYD



PHOTOS/SHERMAN CHU

Brand-new houses, like this one on Casanova near Ocean (left), carry on a longtime Carmel tradition of building around trees rather than cutting them down. In an older home on Dolores (right), a large pine might as well pull up a chair at the breakfast table.



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GERVASE

From page 8 IYD

already believe and dismiss what makes us uncomfortable.

We can FaceTime anyone, anywhere but can't seem to talk to the person sitting across from us.

The values I grew up with weren't quaint relics of sentimental nostalgia. They were the operating system of a society that mostly worked. When sacrifice was shared, cynicism didn't get as much oxygen. When duty was expected, entitlement got told to stand in the corner.

When respect was the default setting, dignity wasn't negotiable. Again, not perfect — far from it — but there was this understanding that we were caretakers of something worth protecting, worth handing down.

Breakfast and cats

What really gets me is that witnessing itself has lost its value. Everything's recorded now — your breakfast, your cat, your opinions on breakfasts and cats — yet nothing seems remembered. Every moment documented, few actually experienced. My generation watched history happen in real time and felt it in our bones. Empty plates at dinner. Blue star banners in windows. We knew freedom wasn't free because we literally saw the receipts.

Here's the problem: I don't know how to pass this down. I can't tweet the weight of witness. I can't make a TikTok about sitting in a darkened room during an air

raid drill, listening to adults pretend they weren't worried. These aren't quirky throwback stories. They're the foundation of who I became, and I'm watching that foundation crumble while everyone is busy looking at their screens.

Maybe Bush got it. Calling for a "kindler, gentler nation" wasn't wimpy — it was an SOS from someone who saw what we'd already lost and what we were zooming toward losing next. He understood that strength without kindness is criminal, and power without honor is just being a mob boss with a PR flak running interference for you.

The thing keeping me up at night (besides my prostate) is whether anyone will care about any of this once I'm gone. Will the ground I trod mean anything, or will it just get paved over for another parking lot? Probably a parking lot, especially in Carmel where more parking is needed.

But I keep writing about it anyway. Not because I'm confident anyone's listening — I've seen people walk into fountains while texting, so that ship has sailed — but because some things are worth saying even into the void. Most days it feels like trying to bail out the Titanic with a teaspoon. But it's my teaspoon, and I'll keep bailing until I physically can't. Because the alternative — watching it all disappear without even a footnote — is somehow worse.

So yeah, even though I'm one of the last to remember all this, I'm trying not to be an old curmudgeon about it.

And by the way, stay the heck off my lawn.

Contact Jerry at jerrygervase@yahoo.com.

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License# 01968946

3116 Bird Rock Road, Pebble Beach

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3116BirdRockRoad.com

Debora Sanders 831.620.2936
License# 01966114



OPEN SAT 1-3

31420 Via La Naranga, Carmel Valley

2 HOMES | 5 BD | 4 BA | 2,000± SQ. FT. | 2.31± ACRES LOT
\$1,898,000

ViaLaNaranga.com

Jeannie Fromm 831.277.3371
License# 01348162

18 Deer Stalker Path, Monterey

3 BD | 2.5 BA | 3,031± SQ. FT. | 0.22± ACRE LOT
\$2,150,000

18DeerStalkerPath.com

Arleen Hardenstein 831.915.8989
License# 01710953



OPEN SAT & SUN 1-4



OPEN SAT & SUN 1-3 PM

585 Ocean View Boulevard, #3, Pacific Grove

2 BD | 1.5 BA | 1,026± SQ. FT.
\$1,299,000

585-3OceanViewBlvd.com

J.R. Rouse Properties Group 831.318.3808
License# 01968946

23 Cramden Drive, Monterey

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23CramdenDr.com

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OPEN SAT 1-4



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Capito & Sullivan Team 831.887.8022
License# 01910918

25530 Via Paloma, Carmel
3 BD | 3 BA | 2,988± SQ. FT. | 1.53± ACRE LOT
\$2,695,000
25530ViaPaloma.com
Doug Steiny 831.236.7363
License# 00681652



OPEN SAT & SUN 11-1



4071 Los Altos Drive, Pebble Beach
3 BD | 3.5 BA | 3,333± SQ. FT. | 0.38± ACRE LOT
\$2,650,000
RandallRealty.com
Nate Randall 831.869.6117
License# 02033961



3721 Raymond Way, Carmel
2 BD | 2 BA | 1,492± SQ. FT. | 0.64± ACRE LOT
\$1,649,500
3721RaymondWay.com
Lisa Barkalow 831.594.2155
License# 01491728

3325 Sycamore Place, Carmel
3 BD | 2 BA | 1,783± SQ. FT. | 0.15± ACRE LOT
\$1,560,000
3325SycamorePl.com
Shankle Real Estate Team 831.915.2800
License# 01308343



OPEN SAT & SUN 1-3



31 Asoleado Place, Carmel Valley
3 BD | 3 BA | 1,172± SQ. FT. | 10.11± ACRE LOT
\$1,495,000
31AsoleadoPlace.com
Courtney Stanley 831.293.3030
License# 01958169



OPEN SAT 1-3
238 Del Mesa Carmel, Carmel
2 BD | 2 BA | 1,469± SQ. FT.
\$1,150,000
238DelMesaCarmel.com
Claudia McCotter 831.293.3391
License# 01982938

17114 Cachagua Road, Carmel Valley
10± ACRES LOT | \$795,000
CourtneyStanleyProperties.com
Courtney Stanley 831.624.1566
License# 01958169



OPEN SUN 12-3
16 Paso Cresta, Carmel Valley
3 BD | 1.5 BA | 1,207± SQ. FT. | 0.16± ACRE LOT
\$725,000
16PasoCresta.com
Doug Steiny 831.236.7363
License# 00681652

CARMEL VALLEY HOME SETS THE PERFECT STAGE FOR ACT II

BY LISA CRAWFORD WATSON

GARY AND Brenda Berke, having raised their family in a spacious bi-level San Francisco Bay area home, sensed the echoes among rooms once filled by children and decided it was time to downsize. For 20 years, they had lived in a 2,700-square-foot home on a 5,000-square-foot lot — which was not only abuzz with happy children, it was in close proximity to their neighbors.

“We wanted a place that was close to our San Francisco area families, but not quite so near our neighbors,” said Brenda. “We looked at homes in Pebble Beach, Pacific Grove, Carmel and Monterey — we truly did our due diligence.”

Ultimately, the Berkes found the property that “checked all the boxes” in Carmel Valley.

“After looking at so many properties that had nice amenities but weren’t quite it, we saw an ad for an open house

in the valley and arrived 10 minutes early,” said Gary. “This was exactly what we wanted — a turnkey house with no major adjustments or repairs required.”

Dramatic light

Built in 1947, the 2,000-square-foot three-bedroom, three-bath house, with its wide-plank exterior siding and shingled roof, offered a country-meets-modern farmhouse aesthetic, which immediately appealed to the Berkes.

A path of wide steps sweeps through the front garden and up to a covered porch, where welcoming windchimes hang at the entrance. A whitewashed bench bears a housewarming gift: a large wooden plaque which reads, “Remember, as far as anyone knows, we’re a nice, normal family.”



PHOTOS/PHILIP GEIGER

When it’s time to downsize, people often think of all the things they’ll have to leave behind. But there’s a lot to be gained, too — especially if you can snag a sunny Carmel Valley home.



When Gary and Brenda Berke decided to leave the San Francisco area for Carmel Valley, they brought their personalities with them — and express them at home with eclectic furnishings and objets d’art.

The front door of the Berke home leads directly into the living room, a large, rectangular space beneath a wide-plank, A-frame ceiling supported by dramatic trusses and triangular wooden frameworks, punctuated by large domed wicker light fixtures. Natural light comes through a large picture window with sidelights, framing the natural valley landscape. While the house has air conditioning, the Berkes tend to prefer the breeze moving through the space via open front and back doors.

Beyond the living room is a large galley kitchen flanked by white cabinetry. A double farm sink rests beneath a trio of wide windows that let in light and valley views, and on the opposite wall, there’s a stainless steel six-burner KitchenAid stove over double-wide oven, under a large stainless hood. Granite countertops add color and texture, as do a variety of cookbooks

and ceramic objets d’art.

The kitchen opens to a spacious dining room, which houses a glass table below a dramatic light fixture of large pendulous globes. A wall of glass offers a full view of the backyard, where an expansive patio, surfaced in a basketweave of ochre bricks, creates a sense of indoor-outdoor living.

Pizza’s ready

The patio features a large horno — a beehive-shaped adobe pizza oven — plus a large gazebo sheltering a teak dining table and chairs, and a curved rattan couch next to a cement fire bowl. The patio is framed by a wide-spaced grape-stake fence trimmed in a strand of small globes to light the night — as is the edge of the roof.

The space was quite obviously designed with hospital-

See **DOWNSIZE** page 35 IYD



CARMEL WOODS

The Ideal Neighborhood to Enjoy all that Carmel Has to Offer

The hill-perched homes in the Carmel Woods neighborhood enjoy views varying from full ocean views to glimpses of the water. The lush forest surroundings offer a tranquil setting secluded from tourist traffic yet close enough to enjoy the world-class amenities of Carmel & Pebble Beach. Larger square footage, a top-tier school district, and high-perched ocean views make Carmel Woods a perfect choice to truly have it all in Carmel.



Scan to see exclusive listings available in Carmel Woods & beyond



LONG VISTAS & PEEKS OF THE OCEAN | 24308 San Juan Road, Carmel

3 beds + library/4th bed + wine grotto, 3.5 baths ■ 3,320 sq. ft. ■ \$4,580,000 ■ ViewsOnSanJuan.com

SHOWINGS AVAILABLE BY APPOINTMENT

Listed by Judie Profeta 831.601.3207 | Broker Associate & Managing Director DRE#00703550

COASTAL CHARM & MODERN CONVENIENCE | 3380 San Luis Avenue, Carmel

3 beds, 3 baths ■ 1,667 sq. ft. ■ \$2,150,000 ■ 3380SanLuis.com

OPEN HOUSE SUN 11A-1PM

Listed by Peter Butler 831.277.7229 | Broker Associate DRE#01222453

PETER BUTLER’S CARMEL & PEBBLE BEACH PROPERTIES

3307 17 MILE DRIVE #4, PEBBLE BEACH
Exceptional Turnkey Townhouse Residence at The Lodge

PENDING



3 beds, 3.5 baths ♦ 3,406 sq. ft. ♦ 3,944 sq. ft. lot ♦ \$7,950,000

CASANOVA 5 NW OF OCEAN, CARMEL-BY-THE-SEA
Spacious Ocean View Home in Downtown Carmel

PRICE REDUCED



OPEN HOUSE SATURDAY 12-3PM

4 beds, 3.5 baths ♦ 2,241 sq. ft. ♦ 6,000 sq. ft. lot ♦ \$5,950,000

CASANOVA 3 SE OF 4TH AVENUE, CARMEL-BY-THE-SEA
Quintessential & Charming Ocean View Cottage

PRICE REDUCED



3 beds, 2 baths ♦ 1,248 sq. ft. ♦ 4,000 sq. ft. lot ♦ \$3,950,000

3125 BIRD ROCK ROAD, PEBBLE BEACH
Greenbelt Behind, Close to MPCC & Ocean Peek

NEW LISTING



OPEN HOUSE SATURDAY 11AM-1PM

4 beds, 3 baths ♦ 2,611 sq. ft. ♦ 10,300 sq. ft. lot ♦ \$2,950,000

1424 OLEADA ROAD, PEBBLE BEACH
Easy Access to The Hay and Hay’s Place Restaurant

PENDING



3 beds, 3.5 baths ♦ 3,949 sq. ft. ♦ 0.78 acre lot ♦ \$2,950,000

1030 VAQUERO ROAD, PEBBLE BEACH
Ocean Peeks in Prime Country Club West Location

PENDING



4 beds, 2.5 baths ♦ 2,840 sq. ft. ♦ 10,200 sq. ft. lot ♦ \$2,950,000

3380 SAN LUIS AVENUE, CARMEL
Staged, Light & Bright Contemporary Carmel Cottage

PRICE REDUCED



OPEN HOUSE SUNDAY 11AM-1PM

3 beds, 3 baths ♦ 1,667 sq. ft. ♦ 8,700 sq. ft. lot ♦ \$2,150,000

3065 HERMITAGE ROAD, PEBBLE BEACH
Ocean and MPCC Shore Course Views

PENDING



Virtual Staging

4 beds, 2.5 baths ♦ 1,930 sq. ft. ♦ 14,000 sq. ft. lot ♦ \$1,790,000



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Pebble Beach ♦ \$11,500,000 ♦ 336517MileDrive.com



A Single-Level Mid-Century Modern with Views
Pebble Beach ♦ \$3,195,000 ♦ 4171SunsetLane.com



To view our team’s listings & significant sales on the Monterey Peninsula visit *JamalNoorzoyResidential.com*

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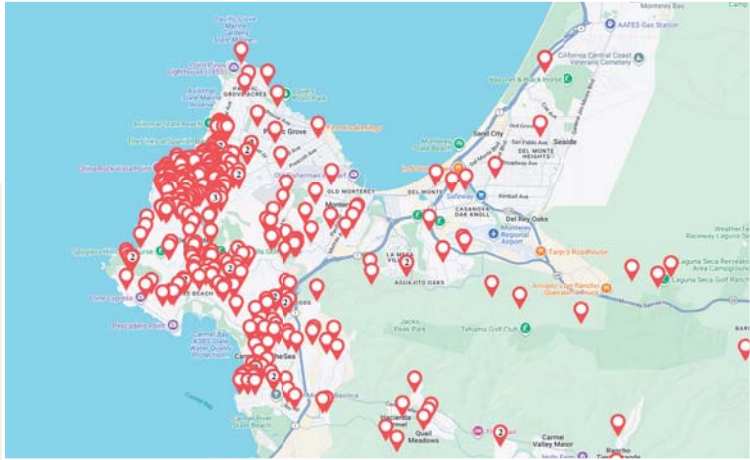
Last of the Pebble Beach Ranchette Estates with 1.3 Acres of Indoor/Outdoor Living
Pebble Beach ♦ \$3,495,000 ♦ 1268ViscainoRoad.com



Oversized Golden Rectangle Home on an Oversized Lot
Carmel-by-the-Sea ♦ \$4,250,000 ♦ 3SWMonteVerdeAnd13th.com



Create Your Dream Home with Fairway & Ocean Views
Pebble Beach ♦ \$2,695,000 ♦ 25PoppyLanePB.com



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TREEHOUSES

From page 10 IYD

Over on Dolores near 10th Street, a two-bedroom, two-bath cottage with 1,600 square feet of living space is listed for \$3.5 million. The sellers, Steve Egan and Andrea Hoch, bought it a while back as a second home. In a familiar story, they liked it so much they wanted to move here full time, necessitating a search for a larger dwelling.

Said Egan and Hoch of their pied-à-terre, “We decided to embrace the tree. The name came from our brother-in-law — it is a play on the legal profession as both of us had careers in the law.”

What name? Why, “Pardon Our Tree,” of course.

The longtime occupant in question is a soaring pine that rises through a custom opening on a deck that’s surrounded on three sides by the cottage, near the dining area. It’s one of three trees involved in the structure. The other two are incorporated via openings carved into a larger rear deck, accessible from either bedroom.

The kitchen skylight picks up on the nature theme with floral stained glass. The living room has a fireplace

and there’s Carmel stone on the front porch (a nice place to sit and contemplate the nearly nonexistent traffic) and patio area. There’s also a roomy garage.

These are, of course, hardly the only properties which accommodate and work with oaks, pines and others. A cursory cruise through the local real estate listings can help you spot several, from Carmel Valley, to the Peninsula and, of course, Big Sur.

Just like human roommates, some trees drop things — needles, leaves — that need to be swept up. And, just like roomies, they can become best friends, absorbing the secrets and dreams of the other occupants.

Dogs or trees?

Sometimes they can jangle nerves with late-night noises, and they have the most interesting guests, like wacky squirrels behaving like kids who broke into Mom’s chardonnay, or owls hooting gently at dawn and dusk.

They have the right-of-way on streets, they’re part of history — author Mary Austin reportedly did some writing in a treehouse — and even when they’re being a little troublesome, Carmelites know they’re expected to put up



PHOTO/SHERMAN CHU

If you can’t beat nature’s landscaping, just highlight it, as this new home on Casanova does.

with them like they’re friendly house guests who refuse to leave.

Mostly, though, they’re pretty nice to have around and they are part of the local charm, perhaps competing only with canines for locals’ love and attention.



PHOTOS/SHERMAN CHU

From left: “Pardon Our Tree” on Dolores Street near 10th is a cozy cottage with a longstanding occupant — the large pine tree just to the right of the chimney — and two of its friends supervise the back deck. At a home on Casanova, a big branch seems ready to kibbitz with the chef.

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HOCKEY

From page 34A

Carmel High, with soccer in the winter and softball in the spring in addition to the dueling fall sports. After scoring five goals in Monday’s 6-0 victory over Salinas, Staehle immediately left for Carmel’s flag football game at King City.

Attacking midfielder Emma Stiver, a sophomore, and seniors Leah Sibley, a center defensive midfielder, are league co-leaders in assists with 12 each, and forward Claire Bonygne has eight.

The other forward, Sidney Beverly (one goal, five assists), is another senior who plays the right side of the front row.

Stiver and Sibley are bolstered in the midfield by seniors Cassidy Scheid on the left and Claire Profeta on the right.

“Both of those players have made a serious leap this year, which has translated into a lot more playing time than I expected,” the coach said. “They’ve really stepped it up as seniors, and I have a hard time taking either one of them out of the lineup.”

Junior Cammie Roxas, a team captain, is a returning first-team all-league center defender with exceptional talent.

“She’s got the best skills, the best form, and she’s always in the right spot,” Smith said.

Solid in back row

Roxas is the backbone of a back row that also includes senior Norah Strawser and juniors Helena Miller and Naima Nascimento.

The goalkeeper, Lillian Mettler, has made 51 saves in 11 games, and her micro-

scopic 1.4 goals-against average was third best in the PCAL this week.

Through seven games this season, Santa Catalina remains winless and has yet to score a goal.

The Cougars have not published a roster or statistics, and their coach didn’t respond to interview requests.

Games on tap

Carmel has back-to-back PCAL road games at Greenfield on Monday, with home games against Hollister on Oct. 24 and Santa Catalina on Oct. 29. The Padres will also travel to Sunnyvale on Oct. 27 for a nonleague game against Fremont.



PHOTO/KERRY BELSER

All-PCAL center back Lucy Aiello, in white, is the heart of Stevenson’s defense again this year, and has contributed a goal and five assists to a senior-dominated team.

Stevenson finishes its regular season with PCAL games at Hollister on Tuesday, home clashes with Monterey on Oct. 17 and Greenfield on Oct. 28. They close out the regular season Oct. 30 at Salinas.

Catalina hosts Hollister at 4 p.m. today, then finishes with Monterey, Salinas, Greenfield, and Carmel.

CCS playoffs games will be played Nov. 5, 8 and 12.

Dennis Taylor is a professional freelance writer in Monterey County. Contact him at scribelaureate@gmail.com.



CONTINGENT | 105 CALLE DE QUIEN SABE #C, CARMEL VALLEY
2 BEDS, 1.5 BATHS | LIST PRICE: \$850,000

Carmel-by-the-Sea Real Estate Activity This Week:

Status	Address	List Price	Sale Price	DOM
New Active	Camino Real & 7th SWC	\$7,250,000	---	4
Contingent	Forest 2 NW of 8th	\$3,300,000	---	35
Contingent	Casanova 7 NW of Ocean	\$10,900,000	---	52
Contingent	Camino Real 5 SW of 13th	\$3,795,000	---	102
Contingent	Ocean Ave 1 NE of Santa Rita	\$1,799,000	---	108
Sold	4 Oak Knoll Way	\$4,575,000	\$4,232,000	241
Sold	Forest 5 SW of 7th	\$3,199,000	\$3,200,000	125
Sold	Scenic 6 SW of Ocean	\$6,800,000	\$5,822,000	47
Sold	12th Ave 2 NE of Monte Verde	\$4,395,000	\$4,410,000	46
Sold	12th 2 NE of Monte Verde	\$4,395,000	\$4,410,000	46
Expired	Lopez 8 NE of 4th	\$4,200,000	---	135



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CHARLES GRUWELL DESIGN STUDIO

Charles Gruwell is a national award-winning interior designer who has had a 45-year design career filled with prestigious design mentorships, 40 boutique hotels, luxury residential projects and extensive international world travel. Charles returned to his hometown on the Monterey Peninsula in 2020 and has reestablished himself as the Premier Luxury Residential & Hospitality Designer for Carmel, Pebble Beach and surrounding areas. He was mentored by some of the best designers in the world and has worked on projects in San Francisco, Bali Indonesia, Disney Resorts in Orlando Florida, Seattle Washington, Los Angeles, Las Vegas, Hawaii, Sun Valley, Puerto Rico, and Hotels and Luxury homes here on the Peninsula and throughout California.



Photo Credit: Robert Miller Photography



Photo Credit: John Vaughn



Photo Credit: Mary E. Nichols



Photo Credit: Randy Tunnell



Photo Credit: Robert Miller Photography

He is a Master in the Art of Design with a passion for Coastal Contemporary, Classical European, Rustic Ranch Style Elegance and Asian inspired projects. Charles has a DIVERSITY of Style and Flair that is second to none and has developed a Curated Home Furnishings Collection called CHARLESTYLE. He is known for his artistic prowess, meticulous attention to detail and exceptional design eye. He is available to collaborate with you on your next Luxury Residential or Hospitality commission.

CHARLES GRUWELL DESIGN STUDIO



charlesgruwelldesign.com
charles@cgdstudio.net
(702) 524-6222

Aptos

\$3,400,000

3bd 3.5ba

Sa 1-4

Aptos

428-3617

625 Quail Run Road

Sotheby's Int'l RE

Capitola

\$3,495,000

2bd 2ba

Sa 12:30-3:30

Su 1-3:30

4840 Cliff Dr

Coldwell Banker Realty

234-2612 / 359-9826

Capitola

Carmel

\$950,000

2bd 2ba

Sa 1-3

Carmel

250-3399

64 Del Mesa Carmel

Carmel Realty Company

Capitola

\$990,000

2bd 2ba

Sa 1-3

Carmel

333-6060

254 Del Mesa Carmel

Sotheby's Int'l RE

Carmel

\$1,098,000

2bd 2.5ba

Sa 1-3

Carmel

917-9886

3850 Rio Road #7

Sotheby's Int'l RE

Carmel

\$1,150,000

2bd 2ba

Sa 1-3

Carmel

620-2468 / 293-3391

238 Del Mesa Carmel

Sotheby's Int'l RE

Carmel

\$1,199,000

2bd 2ba

Su 12:30-2:30

Carmel

293-3391

39 Del Mesa Carmel

Sotheby's Int'l RE

Carmel

\$1,550,000

3bd 2ba

Su 1-3

Carmel

915-6391

27180 Los Arboles Drive

Sotheby's Int'l RE

Carmel

\$1,560,000

3bd 2ba

Sa Su 1-3

Carmel

915-2800 / 333-6060

3325 Sycamore Place

Sotheby's Int'l RE

Carmel

\$1,799,000

2bd 2ba

Sa Su 1-3

Carmel

521-4855

25601 Carmel Knolls Drive

Carmel Realty Company

Carmel

\$1,799,000

3bd 2ba

Sa 2:30-4:30

Carmel

206-0129

3610 Oliver Rd

Coldwell Banker Realty

Carmel

\$2,150,000

3bd 3ba

Su 11-1

Carmel

707-592-4434

3380 San Luis Avenue

Carmel Realty Company

Carmel

\$2,199,000

2bd 2ba

Sa 1-3

Carmel

915-9710

SW Mountain View at Crespi Ave

Compass

Carmel

\$2,390,000

2bd 2ba

Sa 11-1 Su 11:30-1:30

Carmel

238-8029

Santa Fe 2 NW of 3rd Avenue

Sotheby's Int'l RE

Carmel

\$2,695,000

2bd 2ba

Sa 1:30-3:30 Su 12-2

Carmel

521-4855

SW Corner Camino Real and 4th

Carmel Realty Company

Carmel

\$2,895,000

4bd 2ba

Fr 5-7 Sa 11-3 Su 11-1

Carmel

261-6468

25905 Junipero Ave

The Ruiz Group, Keller Williams

Carmel

\$3,250,000

4bd 3ba

Sa 12-2 Su 11:30-1:30

Carmel

236-5290

24587 Castro Lane

Compass

Carmel

\$3,250,000

3bd 3.5ba

Fri 3-6 Sa Su 12-4

Carmel

877-3345

Mission 5 NW of Santa Lucia St

Coldwell Banker Realty

Carmel

\$3,999,500

3bd 2ba

Sa Su 11-1

Carmel

238-3444 / 214-2250

San Antonio 3 SE Ocean

Sotheby's Int'l RE

Carmel

\$4,250,000

3bd 3.5ba

Sa 1-3

Carmel

277-5544

3 SW Monte Verde & 13th

Carmel Realty Company

Carmel

\$4,750,000

3bd 2.5ba

Sa 12-2 Su 1-4

Carmel

206-0129

Mission 5 NW of Santa Lucia St

Coldwell Banker Realty

Carmel

\$4,895,000

4bd 3ba

Sa 1:30-3:30

Carmel

320-6391

Mission 4 NE of 10th Ave

Coldwell Banker Realty

Carmel

\$5,950,000

4bd 3.5ba

Sa 12-3

Carmel

884-3868

Casanova 5 NW of Ocean

Carmel Realty Company

Carmel

\$7,650,000

3bd 3ba

Sa 2-4

Carmel

594-6334

2952 Cuesta Way

David Lyng Real Estate

Carmel

3bd 3.5ba

Fr 12-5 Sa 12-7 Su 11-2

SE Corner of 4th Ave & Torres

The Ruiz Group, Keller Williams

This Weekend's

OPEN HOUSES

Oct. 10 - 12

\$1,495,000	2bd 2ba	Su 10:30-1:30
38 Country Club Gate	Compass	Pacific Grove
\$1,495,000	3bd 3ba	Su 2-4
2896 Ransford Avenue	Sotheby's Int'l RE	Pacific Grove
\$1,598,000	3bd 2ba	Sa 1-3
311 Walnut Street	Sotheby's Int'l RE	Pacific Grove
\$1,655,000	2bd 2ba	Sa Su 1-4
311 Lobos Avenue	Sotheby's Int'l RE	Pacific Grove
\$1,745,000	6bd 2ba	Su 1-4
206 Cypress Ave	Sotheby's Int'l RE	Pacific Grove
\$2,097,000	2bd 2ba	Sa Su 11-2
222 Wood Street	Sotheby's Int'l RE	Pacific Grove
\$2,785,000	3bd 2ba	Sa Su 12:30-3:30
155 12th Street	The Ruiz Group, Keller Williams	Pacific Grove
\$3,988,000	4bd 2.5+ba	Sa Su 1-3
131 7th Street	Sotheby's Int'l RE	Pacific Grove
\$7,800,000	4bd 4.5ba	Su 1-3
1051 Ocean View Boulevard	Carmel Realty Company	Pacific Grove

PEBBLE BEACH

\$1,229,000	3bd 3ba	Fr Su 12-2:30
16 Shepherds Knoll	The Ruiz Group, Keller Williams	Pebble Beach
\$1,249,000	3bd 3ba	Sa 12-3 Su 12-4
27 Shepherds Knoll	Compass	Pebble Beach
\$1,698,000	3bd 2.5ba	Su 1-3
4091 Pine Meadows Way	Compass	Pebble Beach
\$1,899,000	3bd 2.5ba	Sa 1-3
4106 Crest Rd	Coldwell Banker Realty	Pebble Beach
\$2,100,000	3bd 3ba	Su 1-3
4095 Pine Meadows Way	Compass	Pebble Beach
\$2,950,000	4bd 3ba	Sa 11-1
3125 Bird Rock Road	Carmel Realty Company	Pebble Beach
\$3,195,000	4bd 3.5ba	Sa 1-3 Su 11-1
4171 Sunset Lane	Carmel Realty Company	Pebble Beach
\$5,295,000	4bd 3ba	Sa 1-3
3093 Hacienda Drive	Carmel Realty Company	Pebble Beach
\$7,350,000	4bd 4.5ba	Sa 11-1
3937 Ronda Road	Carmel Realty Company	Pebble Beach

SALINAS

\$710,000	3bd 1ba	Sa 12-2
9 Young Drive	Monterey Coast Realty	Salinas
\$799,000	3bd 2ba	Sa 1-4
19060 Oak Heights Drive	Sotheby's Int'l RE	Salinas
\$1,199,000	3bd 2.5ba	Sa Su 1-3
13525 Paseo Terrano	The Ruiz Group, Keller Williams	Salinas
\$1,389,000	3bd 2ba	Su 11-3
225 San Benancio Road	Monterey Coast Realty	Salinas

SEASIDE

\$699,000	2bd 1ba	Sa 1-4
1524 Luxton Street	Sotheby's Int'l RE	Seaside
\$785,000	3bd 2ba	Su 1-3
1713 Goodwin St	The Jones Group	Seaside
\$795,000	3bd 2ba	Sa 12-4 Su 1-4
1752 Menocino St	KW Coastal Estates	Seaside

\$1,898,000	5bd 4ba	Sa 1-3
31420 Via La Naranga	Carmel Valley	277-3371
\$2,249,000	4bd 4.5ba	Su 1-4
140 Terrace Way	Carmel Valley	760-5126
\$2,395,000	4bd 2.5ba	Sa 11-1
929 W Carmel Valley Road	Carmel Realty Company	521-4855
\$2,695,000	3bd 3ba	Sa Su 11-1
25530 Via Paloma	Carmel Valley	915-8688 / 236-7363
\$3,300,000	4bd 2.5ba	Sa 1-3
31499 Via Las Rosas	Carmel Valley	293-4878

CORRAL DE TIERRA

\$1,070,000	3bd 2.5ba	Sa 2-4 Su 1-3
13500 Paseo Terrano	Corral de Tierra	238-6152
\$1,975,000	4bd 3ba	Sa Su 1-3
25317 Camino De Chamisal	Corral de Tierra	915-2800

MARINA

\$975,000	4bd 3ba	Sa Su 1-4
3141 Ocean Terrace	Sotheby's Int'l RE	Marina
\$996,000	3bd 3ba	Sa 12-3
21610 Ord Avenue	Sotheby's Int'l RE	Marina
\$1,249,000	4bd 2.5ba	Sa 2-4
2721 Parkview Way	Monterey Coast Realty	Marina
\$1,698,000	6bd 4ba	Su 11-1
465 Russell Way	Monterey Coast Realty	Marina

MONTEREY

\$670,000	2bd 1ba	Su 1-3
250 Forest Ridge Road #45	Sotheby's Int'l RE	Monterey
\$845,000	2bd 1.5ba	Sa 11-1
410 Sequoia Ave	The Jones Group	Monterey
\$947,000	1bd 1ba	Sa 1-3
1 Surf Way, Unit #122	Sotheby's Int'l RE	Monterey
\$1,089,000	2bd 2ba	Sa Su 1-4
415 Hannon Ave	Coldwell Banker Realty	Monterey
\$1,139,000	3bd 1ba	Sa 1-3 Su 1-4
799 Grace Street	Carmel Realty Company	Monterey

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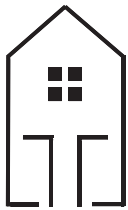
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ESCROWS

From page 4 IYD

Highway 68 (con't)

Christopher Argoud and Tessa Cady to Peter and Nyssa Boggs
APN: 161-292-022

Via Malpaso — \$4,500,000
Bradley and Kerry Peterson to Gary Wimmer
APN: 259-092-023

Marina

451 Weldon Way unit D — \$380,000
The Sea Haven LLC to Lauryn Martinez
APN: 031-293-025

3093 Abrams Drive — \$614,000
The Sea Haven to Spencer Fontenay
APN: 031-312-034

3089 Abrams Drive — \$644,000
The Sea Haven LLC to Adrian Huzar and Maria Gonzalez
APN: 031-312-032



288 Sirena del Mar Road, Marina — \$1,005,000

274 Cosky Drive — \$792,000
Daniel and Maria Ziegler to Benjamin Berthet
APN: 032-011-012

288 Sirena del Mar Road — \$1,005,000
Chad Arnold and Wilkinson Trust to Linda Klingler
APN: 032-551-011

Ninth Street — \$1,162,000
Shea Homes LP to Michael Guerra and Danielle Previtali
APN: 031-283-034



2908 Ransford Avenue, Pacific Grove — \$1,262,500

108 8th Street — \$1,176,500
Shea Homes LP to Rogan Luo and Xuanhan Zhang
APN: 031-284-017

590 Santa Lucia Way — \$1,285,000
The Sea Haven LLC to Kumar Bhattacharya and Kate Napawan
APN: 031-312-019

See **ESCROWS** page 32 IYD

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465 Russell Way, Marina
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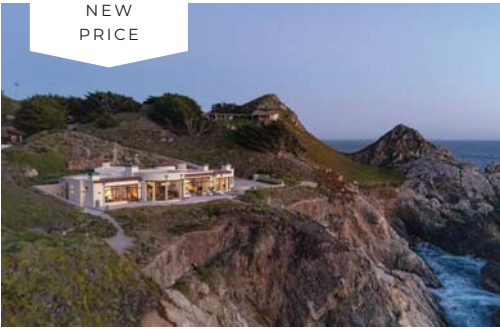


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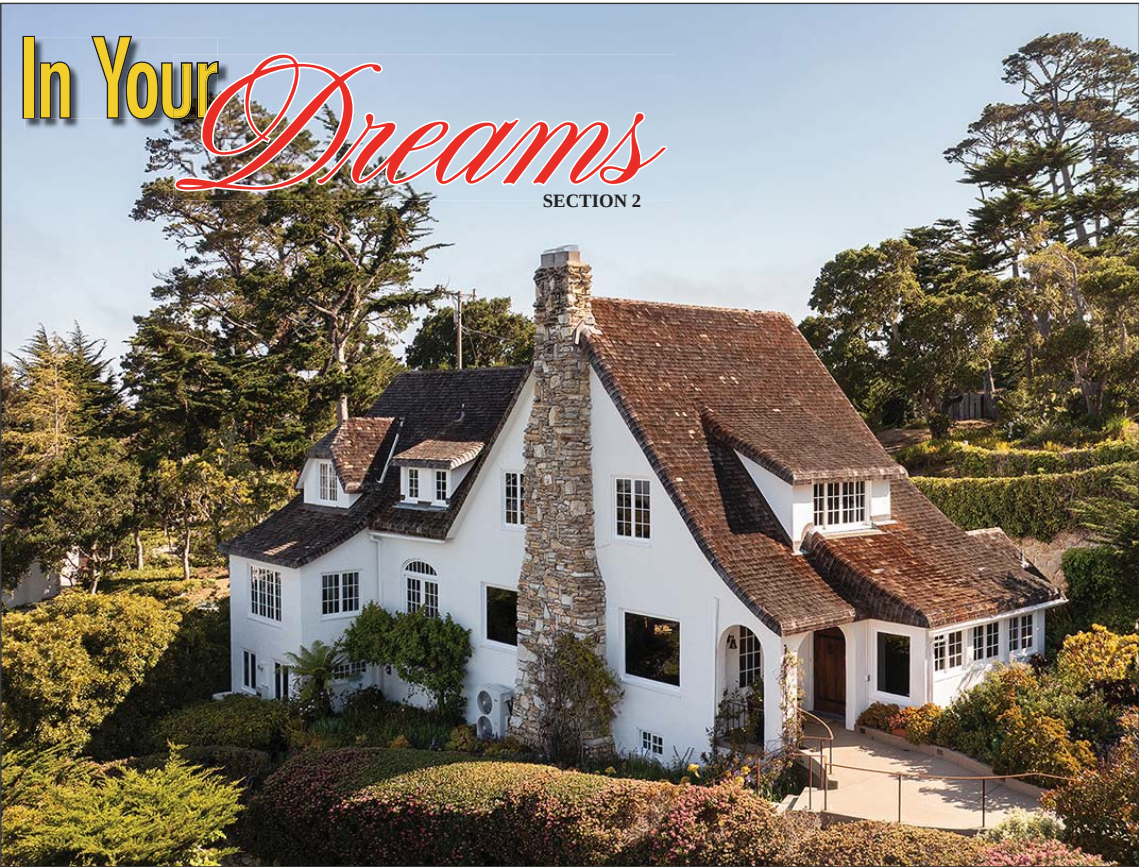


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PHOTOS/SHERMAN CHU

On a knoll above the Tickle Pink Inn, this Highlands home is both sweet and sublime, and an authentic artifact of Carmel history. It has its secrets, too, with three stories and grounds totaling 11,603 square feet. A live, work, play hideaway (right) overlooking the private walled garden is one of them.

HIGHLANDS FAMILY READY TO TURN PAGE ON STORIED HOME

BY LILY PATTERSON

THE CHARMING cottage at 110 Pine Way is the 100-year-old grand dame of the Carmel Highlands. She remains a social fixture through no apparent effort, profiled last month in The Wall Street Journal as “House of the Week.” Her esteemed position on a knoll directly above the Tickle Pink Inn is part of the allure. But mainly she’s known for her first-rate pedigree and irresistible charm, both enhanced by the fact that the current owner spent nearly 30 years living there. High

above the Pacific in their four-bedroom home, Beth Neidel and her late husband, John, were constants in a sea of hotel guests and vacationers flocking to the Highlands.

Irreplaceable details

As custodians of their 1925 Tudor Revival, they happily exerted themselves to preserve irreplaceable details like hand-shaped wooden shingles, midcentury floral wallpaper, and a navy blue-enameled AGA stove, a British icon on its own merits.

The Neidels’ few personal additions are mere embellishments on the origin story of 110 Pine Way.

She’s an M.J. Murphy house, which means something to anyone interested in Carmel’s architectural history.

His heyday was more than a century ago, but Murphy’s fingerprints remain all over town. Beginning in 1902, he enjoyed 40 years of success as a local contractor, the first call for residents, city officials and business owners, many wanting their structures in his signature “storybook” style. He’s thought to be responsible for more than

See **MURPHY** next page

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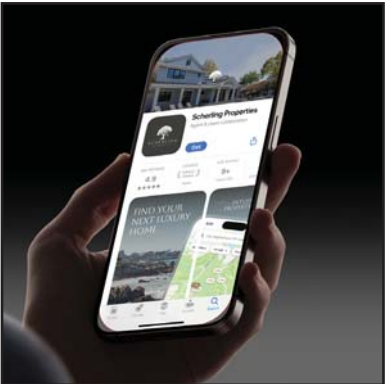
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I N Y O U R D R E A M S

MURPHY

From page previous page

300 projects in the Carmel area. One of his most famous, the Highlands Inn, is just down the street, but few are as well-preserved as this 1925 home.

Ashley Wayland, whose namesake agency serves clients in all aspects of brokerage and property management, confidently introduced the home as an “architectural treasure,” knowing the lengths to which the Neidels went to preserve the authenticity of Murphy’s design and materials.

They paid \$450,000 for the 11,063 square-foot property in 1986. Their daughter, Linnah, told the Wall Street Journal she estimated that they spent about as much restoring and enhancing it. The home, now valued at more than 10 times that amount, is listed at \$4,775,000.

Past the detached garage, a discreet garden path opens to a scene Beatrix Potter would have killed to illustrate. It’s a seascape, then a rambling garden, then fairytale pitched gables sloping from two stories overhead to soft curling edges above the main entrance. Nor can you overlook the Carmel stone chimney, which could belong on Robinson Jeffers’ Tor House, another Murphy project located at Carmel Point.

Hand-shaped shingles

Wayland noted the original shingling was restored mostly on site, when Scudder Roofing brought its “guild” of craftsmen to steam-fit and shape each one. Details like these make the house potentially eligible for historic recognition under the Mills Act, which comes with a not-in-significant tax break.

The front door opens to a sunroom bathed in light and with a feeling not unlike a Victorian conservatory. Bouquets adorn the adjacent powder room — one vari-

ety of the (immaculate) wallpapers that add retro charm throughout.

The living area is immediately to the left. The swelling cove and mist-laden cypresses south of Point Lobos are visible through a pair of picture windows separated by a wood-burning fireplace, one of two in the home. Opposite are three archways, the large central one framing the greenery of a private interior courtyard. The room is low-ceilinged with heavy beams, walled with softly “brushed” board and batten — raised planks that add dimension and geometric interest. It’s the obvious heart of the home, socially and creatively. Pianists might consider asking Ms. Neidel for tips on getting their baby grand up the narrow garden path.

The dining area, meanwhile, is a gust of fresh air. French doors feature at both ends, one set leading to the garden patio and the other for throwing open to the wild

See **IRRESISTIBLE** page 28 IYD



PHOTOS/SHERMAN CHU

For whoever buys it, decisions will only get harder after escrow closes on 110 Pine Way — like whether they’ll take their coffee wandering through the garden, or gazing from the Shakespearean balcony off the dining room, which overlooks the forested coastline south of Point Lobos.

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IN YOUR DREAMS

IRRESISTIBLE

From page 26 IYD

ocean, perhaps to cool things off when the dinner party conversation gets heated. Wall-to-wall ivory carpet adds to the effect, but Wayland said there's a well-preserved wooden floor underneath, at the very least downstairs and possibly upstairs, as revealed by a few uncarpeted closets.

Speaking of, some serious thought was put into storage throughout the 3,170-square-foot home, not least because there's a spacious basement. In 1904, Murphy founded what remains one of the best local hardware and building supply stores around, and he clearly prized function as well as beauty. Good bones and build aside, look for several cheeky details about. Secret rooms include an upstairs loft accessible through a Peter Rabbit-sized door, as well as a private reading room in the basement — if you can call it that, considering the ocean views.

The Neidels decided to add a few secrets of their own, one of which is left wide open in the dining area during tours: a hidden passageway behind the floor-to-ceiling bookcase, which swings open to reveal the first of four bedrooms. That's the downstairs primary, with sea-facing latched windows and an en suite bathroom.

Enjoying all three

It would be a straight shot down the hallway, past a cozy guest bed-and-bath to the kitchen — we're saving that for last, as Wayland suggested — except for the elevator. It was a late-in-life addition by the Neidels and will be a treat for future residents determined to enjoy all three floors of the home into their golden years.

Take it up to the second floor, where the family bedrooms number two. There's no question which is the primary, since it's directly above the living room and nearly the same size. Fronting the king bed are original casement windows and a second fireplace, with room enough for a few overstuffed chairs and a tea table. A reading nook between his-and-hers closets could easily fit a small lounge.

Across the hall, the view from a gabled twin bedroom is unobstructed but for one gnarled cypress. It has an en

suite bathroom, as do the other three. All rely on modern amenities, including a tankless water heater and purifier, central heating and air conditioning, just for kicks.

Before heading back downstairs, be sure to check the closets. Not for nymphs and elves, but because the one opposite the staircase hides the tiny hatch to the aforementioned loft. It would make a lovely playroom or writing room, with steeply pitched ceilings and an outdoor staircase — that door is adult-sized — which descends to the private courtyard.

Consider it the scenic route to the kitchen, which is downstairs.

It's an experience — a 1970s vision of cornflower blue backsplashes and formica countertops. If it's not your thing, don't let the surface detract from the layout, ideal for home cooks serious about entertaining. There's a proper galley and a butler's pantry, two deep sinks, abundant storage for dishes and provisions, and easy access to the rock-walled garden patio.

Then, of course, there's the showstopping AGA range.

There are four bedrooms to choose from, but who could blame a house guest for curling up and dozing off on this living room couch?

PHOTO/SHERMAN CHU





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POLICE LOG

From page 4A

Carmel-by-the-Sea: Theft reported at a hotel at Monte Verde and Ocean. Property returned to owner. Subjects trespassed from hotel room without incident.

Pacific Grove: Fall on public property on Lighthouse Avenue.

Big Sur: A firearm was lost on Nacimiento-Fergusson Road.

Carmel Valley: Deputies responded to a report of fraud on East Carmel Valley Road.

TUESDAY, SEPTEMBER 23

Carmel-by-the-Sea: Attempted scam reported at San Carlos and Ocean.

Pacific Grove: Notification of a vehicle repossession on

Grove Acre Avenue.

Pacific Grove: Subject on 17 Mile Drive placed on 72-hour hold.

Pacific Grove: Vehicles on Presidio Boulevard and David Avenue marked for 72-hour parking.

Pacific Grove: Report of dog bite resulting in injury on Glen Lake Drive.

Pacific Grove: Adult Protective Services report regarding a Jewell Avenue resident.

Pacific Grove: Counter report of grand theft from a privately owned unlocked structure on Locust Street. No suspect information.

Pebble Beach: Adult Protective Services report of neglect of physical care involving a Costado Place resident.

Carmel area: Child Protective Services reports possible sexual abuse on Rio Road.

Carmel Valley: Deputies responded to vandalism on Valley Greens Drive. Perpetrator(s) still at large.

WEDNESDAY, SEPTEMBER 24

Carmel-by-the-Sea: Found property at Ocean and San Carlos returned to owner.

Carmel-by-the-Sea: Found camera at Scenic and Ninth turned in.

Carmel-by-the-Sea: License plate turned in. To be placed into evidence.

Pacific Grove: A 44-year-old male on Sunset Drive was cited and released for battery on a person.

Pacific Grove: Theft from unlocked vehicle at Ocean View Boulevard and Third Street.

Pacific Grove: Ammunition surrendered for destruction by a Union Street resident.

Pebble Beach: Possible fraud on Cayuse Road involving a 75-year-old male victim.

Pebble Beach: Deputies responded to a report of property found on Stevenson Drive.

THURSDAY, SEPTEMBER 25

Carmel-by-the-Sea: Person bitten by a cat at Alta and Mission while petting it.

Pacific Grove: Vehicle at Acropolis and Shell marked for 72-hour parking.

Pacific Grove: Habitual dog barking on Eardley Avenue.

Pacific Grove: Medical emergency informational report on Pacific.

Pacific Grove: Driver arrested at Country Club Gate Center on suspicion of driving under the influence of alcohol. The 45-year-old male was booked into Monterey County Jail on DUI charges.

See CALLS page 36 IYD

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IN YOUR DREAMS

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From page 22 IYD

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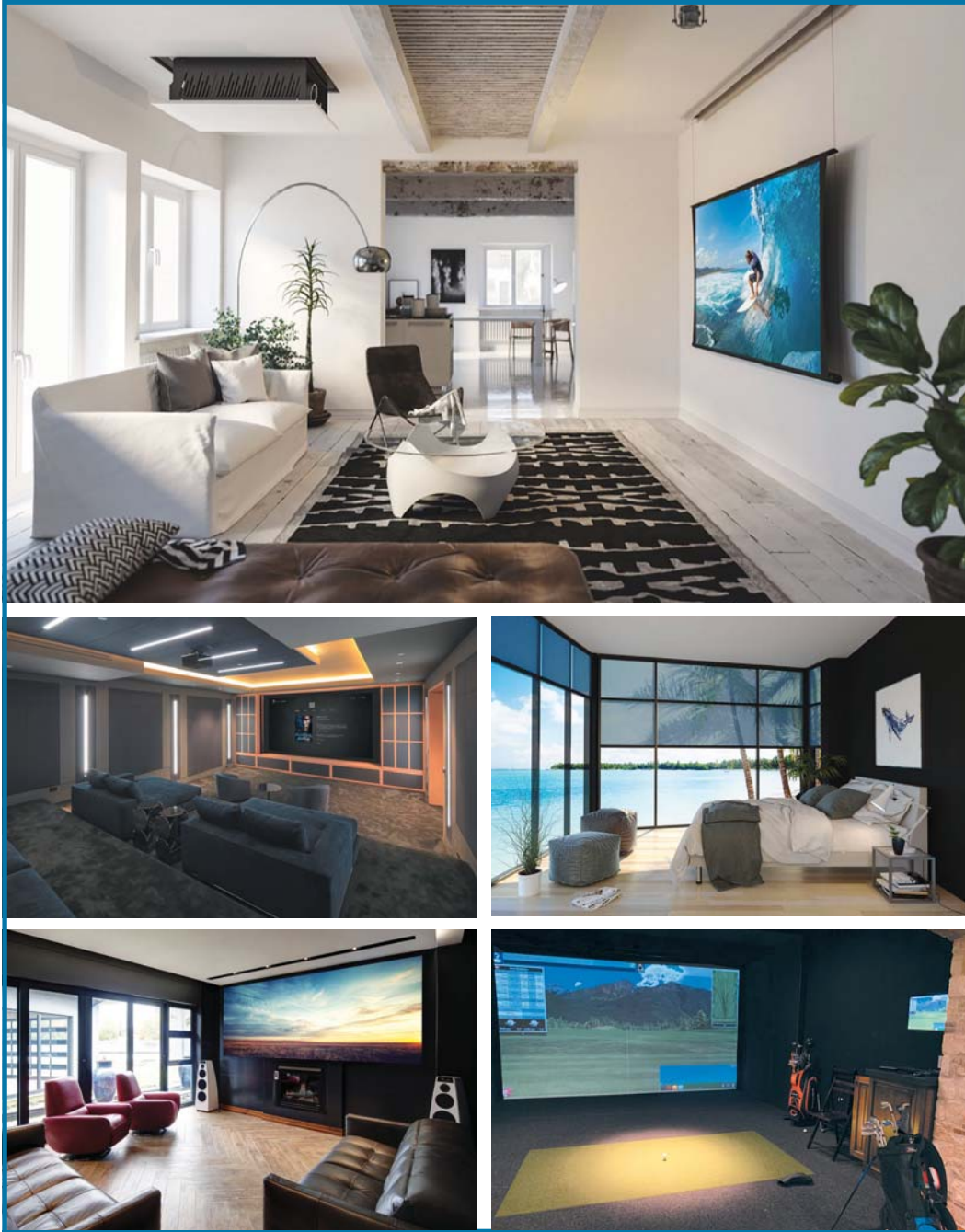
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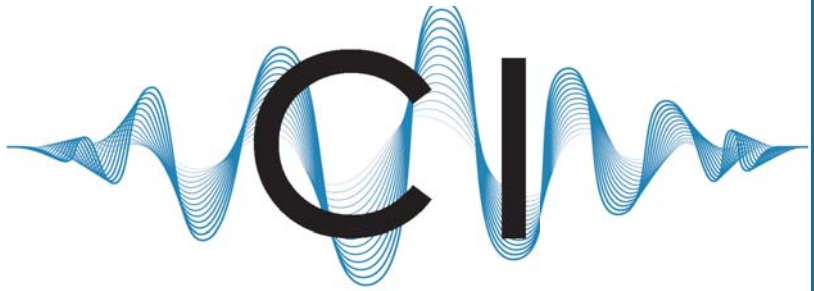
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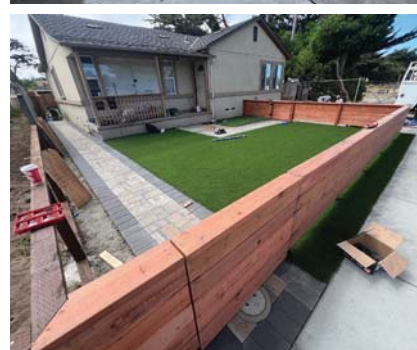
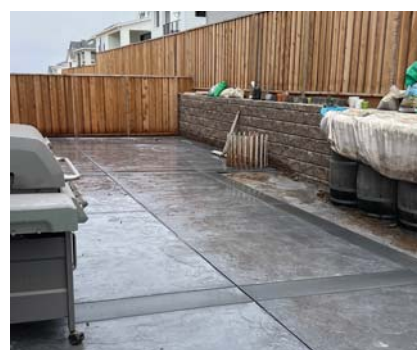
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GAVEL

From page 4A

of shoes provided to investigators by his then-girlfriend was determined to have left shoe impressions in the backyard of the restaurant, near the door where the killer made entry. He was considered a suspect in the initial investigation, though no charges were filed at that time.

The Monterey County Sheriff’s Office diligently pursued the case for decades and continued to submit and re-submit items of evidence in the case for newer and more sophisticated DNA testing.

In 2024 and 2025, additional DNA testing provided very strong support that Bastian was a contributor to DNA mixtures on the inside of the shoes provided to investigators by his girlfriend, the handle of the knife, and the nightshirt worn by Eva Thompson that was collected at her autopsy.

The Hon. Andrew G. Liu presided over the 10-day jury

trial. Bastian faces a prison sentence of life without the possibility of parole.

In July 2020, District Attorney Jeannine M. Pacioni created the Monterey County District Attorney’s Office Cold Case Task Force, which represents the largest and most comprehensive countywide effort to investigate, solve and prosecute cold-case homicides in Monterey County.

Since the creation of the Cold Case Task Force, six defendants have been convicted of seven cold-case murders at jury trial, two defendants have pleaded guilty to cold-case murders, four additional defendants are awaiting trial for murder, and one suspect is pending trial for a cold-case sexual assault. Three other homicides were closed due to the death or mental incompetency of the identified suspect. Ten previously unidentified decedents have also been identified through DNA testing.

In January 2022, the Monterey County District Attorney’s Office Cold Case Task Force received a \$535,000 grant from the U.S. Department of Justice. The grant provides funding to support forensic testing and investigative activities in the prosecution of cold cases where DNA from a suspect has been identified.

The case was originally investigated by numerous retired deputies, investigators, forensic evidence technicians, and other staff from the Monterey County Sheriff’s Office.

The most recent team to reopen the case included district attorney investigators Oliver Minnig, Justin Bell, Pete Ramirez and Dominique Hohmann, sheriff’s detective Sgt. Mike Smith (retired), and sheriff’s management analyst Ben Fowler. Criminalists and retired criminalists with the California Department of Justice, Bureau of Forensic Services Crime Laboratories in Watsonville, Richmond and Riverside provided valuable analysis and testimony, along with the Serological Research Institute in Richmond.

The Federal Bureau of Investigation, the Spokane Police Department and the Las Vegas Metropolitan Police Department also assisted with obtaining DNA samples from out-of-state witnesses.

Aug. 28 — A jury convicted Victor Ramirez, 46, of three counts of lewd or lascivious acts on a child under the age of 14 in violation of California Penal Code section 288(a). All three Penal Code section 288(a) offenses are serious and violent felonies and are considered strikes under California’s three strikes law.

Ramirez will also be required to register as a sex offender. At sentencing, Ramirez faces up to 12 years in state prison.

On April 25, 2021, at approximately 3 a.m., Monterey County Sheriff Deputy Juan Anguiano and Commander Nicole Davis responded to a report of a sexual battery on a 10-year-old child, Jane Doe.

Commander Davis spoke with Doe at the scene who told

See **MORE GAVEL** next page



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Downsize

From page 14 IYD

ity in mind.

Yet the primary feature on the patio is an elderly oak, its branches wrapped in strands of lights and reaching across the yard — which, said Brenda Berke, was one reason to purchase the property.

Framed by foliage

Below the main patio is a second, circular one, framed by foliage and fencing, which formed a perfect venue for their son's wedding last year.

Beyond the property, which is set up to accommodate an active-outdoor life-

More Gavel

From previous page

her Ramirez, a family friend, had touched her on her thighs and private part as well as exposed his penis to her in the living room of his home after a party he was hosting had ended.

Det. Daivd Gonzalez was assigned for further follow up on the case. A forensic interview with Doe was conducted where she was consistent with her allegations against Ramirez.

In addition to Monterey County Sheriff Deputy Juan Anguiano, Cmndr. Nicole Davis, and Det. David Gonzalez, the prosecution was assisted by district attorney investigators Daisy Gurley and Rachel Maldonado. Jane Doe was assisted by the district attorney's office victim witness advocates Mayra Sanchez and Kristin Peterson.

Court facility support dog Armani provided Doe with much needed support during her testimony at trial.

Aug. 29 — Judge Jennifer J. O'Keefe sentenced Julio Martinez, 43 and a resident of Greenfield, to 18 years in prison for com-

style — bocce ball, basketball, cornhole — spreads the verdant foliage of Carmel Valley, with its live oaks, scrubs and pines. A stand of sentinel cypresses extends as far as the eye can see, to the dramatic palisades rising in the distance.

Neighboring homes are barely visible in the landscape — present, but nuanced by nature.

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"This home has a lot of history from nearly 80 years on this property," Brenda said. "Among five houses in a compound that formed this cul-de-sac, each belonging to different family members, ours was the grandparents' home, the gathering place, we imagine."

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mitting two counts of lewd acts upon a child under 14 years of age, and two counts of assault with intent to commit a lewd act upon a child under 14 years of.

These offenses are all serious and violent felonies and are considered strikes under California's three strikes law. Martinez will also be required to register as a sex offender for the rest of his life.

Jane Doe 1 reported that Martinez, a family member, had touched her thigh over the clothes on one occasion while she was sleeping.

Jane Doe 2 reported that Maritnez had molested her on two separate occasions. Both victims delayed reporting the crimes for over a year because they had a close relationship with Martinez.

According to research into sexual assault victim behavior, it is very common for victims to delay reporting the sexual abuse, especially when the victim is a minor and has a close relationship with the perpetrator.

This case was investigated by Greenfield Police Det. Armando Lerma as well as other Greenfield police officers. The victim in this case was assisted by district attorney's office victim witness program manager Alma Sanchez.

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Carmel, California

CALLS

From page 30 IYD

Pacific Grove: Fall on public property at Carmel and Lighthouse avenues. Subject transported to the hospital.

Carmel area: Possible sexual assault reported on Rio Road during a massage after two patrons met at a local establishment.

Carmel Valley: Civil issue reported on Kincannon Road.

Big Sur: Online report regarding a lost Apple watch at a business on Highway 1 in Big Sur.

Carmel area: Adult Protective Services report of possible financial abuse at a residence on Via Paloma.

FRIDAY, SEPTEMBER 26

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

10th with no injuries.

Pacific Grove: Vandalism to a vehicle. Possible suspect information.

Pacific Grove: Subjects admonished for trespassing at a residence on Alder Street.

Pacific Grove: Vehicles marked for 72-hour parking.

Pacific Grove: Adult Protective Services report regarding battery on Arkwright Court.

Pacific Grove: Fraudulent use of a credit cart reported on Laurel Avenue.

Pacific Grove: Found dog at large taken to SPCA. No known owner information.

Carmel area: Adult Protective Services report of possible financial abuse involving a 38-year-old male victim on Mesa Place.

Pebble Beach: Adult Protective Services report of financial abuse on Sunridge Road.

Carmel Valley: Adult Protective Services report of possible psychological and mental abuse on Carmel Valley Road.

Carmel Valley: Child Protective Services referral alleging physical and mental abuse at a Carmel Valley Road location.

Carmel area: Deputies documented a verbal domestic dispute on Mesa Place.

Pebble Beach: Deputies responded to an Ocean Road residence for misuse of 911 by a 67-year-old female.

SATURDAY, SEPTEMBER 27

Carmel-by-the-Sea: A 33-year-old male was arrested on Monte Verde south of Ocean at 0326 hours for DUI.

Pacific Grove: Property found near Sunset Drive and Pico Avenue.

Pacific Grove: Mental health evaluation on Jewell Avenue.

Pacific Grove: Officers dispatched to an altercation between roommates at a residence on Grove Acre Avenue . One roommate initially requested to file battery charges but later changed their mind.

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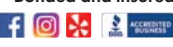
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I N Y O U R D R E A M S

MANSION

From page 6 IYD

happen. (Assuming the chef is amenable.) There are two separate sinks, one of which is of the nice, deep farmhouse variety. Appliances — including two dishwashers and refrigerators — are artfully concealed behind thick wooden cabinetry. A stone arch frames the professional range and works well with the rustic stone floor.

Vaulted ceilings

A second, smaller wet bar is concealed behind an adjacent wall — the better to keep people out from underfoot while they refill their cocktails — and you can

walk directly onto the ocean-facing patio, which is outfitted with an al fresco kitchen and wood-burning fireplace. Two half-baths are available on the main floor, plus one on the lower level, where there's a sitting room and a charming stone wine cellar with space for more than 500 bottles and room for a few people to sit down and contemplate bouquets and vintages.

Storage areas, utilities and a laundry room round out the lower floor. The second floor has four bedrooms with en suite baths. Wallpaper and matching drapes are used to great effect in one bedroom, complementing the vaulted open-beam ceilings and continuing the European feeling.

The bedroom in the primary suite, with

its own fireplace, takes center stage directly above the living room, with the same glorious views. It's surrounded by two full spa-like bathrooms, an office and a sitting room, as well as two walk-in closets. Although it dominates the floor, the three guest bedrooms aren't exactly dwarfed — they range in size from about 260 square feet to more than 350 square feet, not including the bathrooms or walk-in closets. Also, none of the bedrooms shares a wall with another. Finally, there's a more contemporary guest apartment over the garage that might also work as a caretaker unit. It has a full kitchen, bedroom and bath, along with significant storage space. The main house has an air purification system and radiant floor heat.

Speaking of the floors, they're hardwood and stone throughout, and custom woodwork contributes to the home's timeless storybook feeling. An elevator serves all three levels of the house. **Take a walk** We'd be remiss if we didn't mention the grounds. The landscaping is formal, but not fussy, with bushy hydrangeas that have blooms bigger than a soccer ball, immaculate green turf, sculpted shrubbery and assorted native plants. That patio seems like a perfect place to watch the sunset with a glass of port, or enjoy a quiet morning with a cup of coffee. But if you don't feel like making your own, you could always stroll over the Lodge. It's what Siri would want.



PHOTOS/SHERMAN CHU

This grand Tudor Revival villa on Cypress Drive is a short stroll from the Lodge at Pebble Beach — although it's hard to imagine a better setting for dinner than beneath open-beam ceilings in a comfortable living and dining area with private views of Point Lobos, Carmel Beach and blue ocean waves.

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Continues from page 38 IYD

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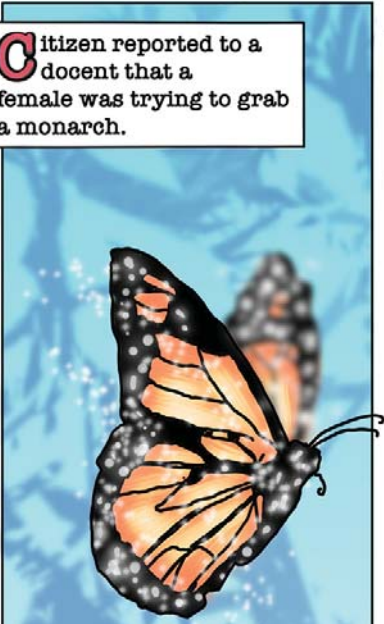


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