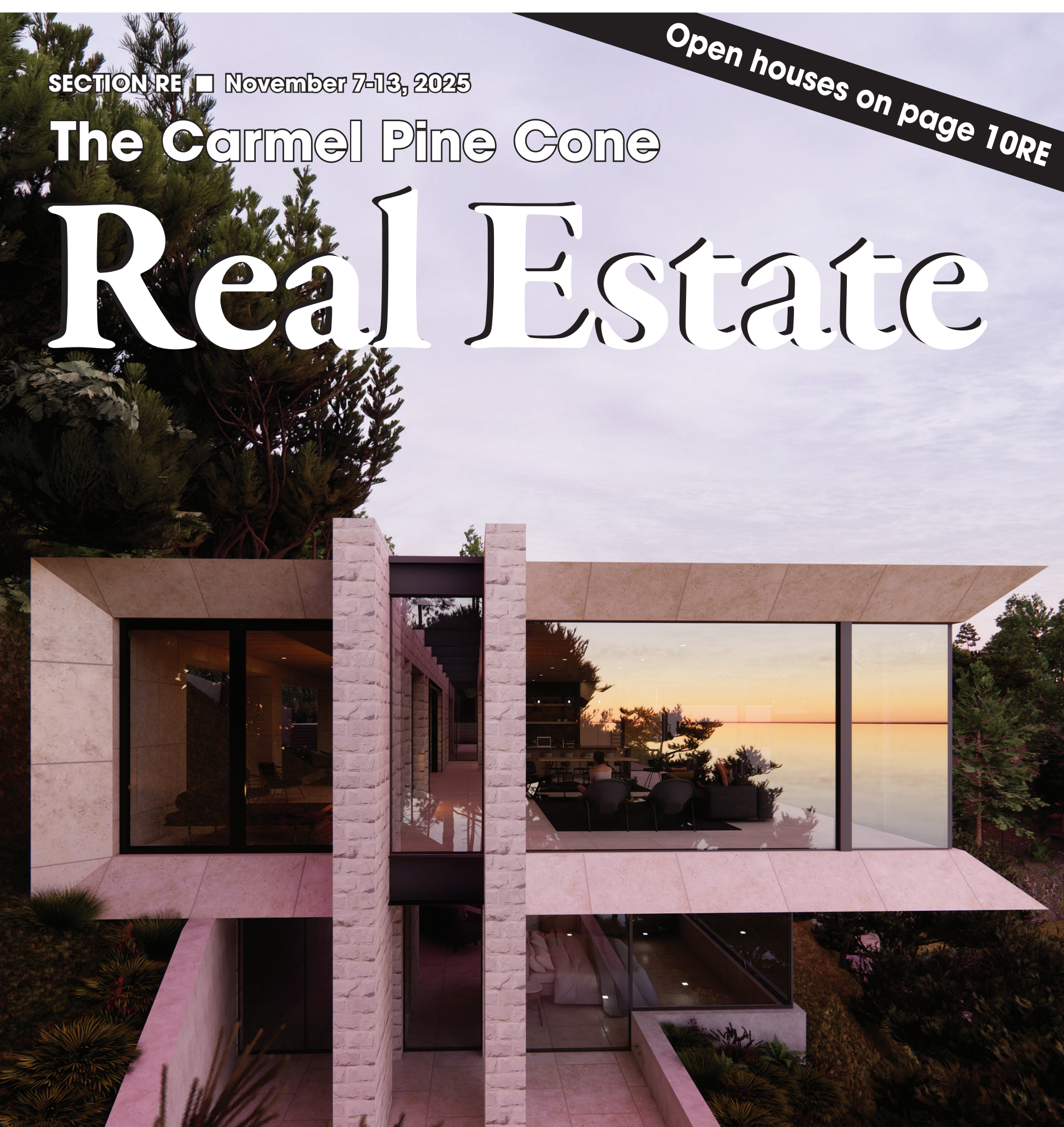


SECTION RE ■ November 7-13, 2025

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)



About the Cover

The Carmel Pine Cone

Real Estate

November 7-13, 2025



Sweeping Oceanfront Views
226 Highway 1, Carmel Highlands
3 bedrooms, 3.5 baths | 3,135 sq. ft.
\$4,475,000

Oceanfront contemporary design at its finest. In collaboration with Eric Miller Architects, the owners secured an approved Coastal Development Permit for a 3,135 sq. ft. modern residence with 3 bedrooms, 3.5 baths, and a 244 sq. ft. garage. Set on 0.63 acres just ten minutes from Carmel-by-the-Sea, the property offers sweeping Pacific views, seasonal whale migrations, and whitewater dancing around the rocks of Point Lobos — a rare opportunity to bring an extraordinary oceanfront vision to life.

www.226HighwayOne.com



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

COMPASS



OPEN HOUSE SAT 1-3
31499 Via Las Rosas
Carmel Valley



Offered at \$2,890,000

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®
831.293.4878 | LIC. #01363054
THEAGENCYRE.COM



2RE The Carmel Pine Cone November 7, 2025

Real Estate Sales Oct. 26 - Nov. 1

Escrows closed: 47
Total value: \$91,450,000

Carmel

24732 Dolores Street — \$1,500,000
Buckeye Investments to NWBR
APN: 009-111-010

Carpenter Street, NW corner of Second Avenue — \$1,550,000
Durrell Pacific Grove LLC to Wassim Shwaiki
APN: 010-021-016

San Antonio Avenue, 3 NE of 12th Avenue — \$5,000,000
Frank Marshall to Pauline Murphy
APN: 010-279-010

Carmelo Street, 5 SE of Second Avenue — \$5,800,000
Jill Layman to DNA Land Management LLC
APN: 010-241-033

See **HOME SALES** page 4RE



108 San Benancio Road, Highway 68 — \$1,625,000

JUST SOLD!



2908 RANSFORD AVE., PACIFIC GROVE
\$1,262,500
\$63,500 OVER Asking in one week!

JUST SOLD!



2407 SEA SHELL AVE., MARINA
\$1,893,128
***Represented Buyer - Congratulations to my clients Brent & Melanie!**



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OPEN SAT 11AM-1PM & SUN 1PM-3PM
SW Corner Camino Real & 4th Avenue

Carmel-by-the-Sea ♦ 2 Beds, 2 Baths ♦ \$2,695,000 ♦ SWCornerCaminoRealAnd4th.com



OPEN SUN 1PM-3PM
929 W. Carmel Valley Road

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



LISA TALLEY DEAN 831.521.4855
LisaTalleyDeanProperties.com
Lisa@CarmelRealtyCompany.com
Broker Associate | DRE#01401218



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CARMEL & THE MONTEREY PENINSULA

LUXURY PROPERTIES



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



Carmel ■ 3 beds, 3+ baths ■ \$5,800,000 ■ www.5ViaVaquera.com



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



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



Carmel ■ 3 beds, 3 baths ■ \$3,795,000 ■ www.3493GreenfieldPlace.com



Carmel ■ 3 beds, 3.5 baths ■ \$2,295,000 ■ www.9524BayCourt.com



Pebble Beach ■ 2 beds, 2 baths ■ \$1,100,000 ■ www.22OceanPines.com



Monterey ■ 3 beds, 1 bath ■ \$1,085,000 ■ www.799GraceStreet.com



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HOME SALES

From page 2RE

Carmel (cont'd)

Casanova Street, 7 SW of Fourth Avenue — \$9,750,000
Peridot & Sapphire LLC to Casa Casanova LLC
APN: 010-251-036

Carmel Valley

105 Del Mesa Carmel — \$660,000
Goldenluca Oake to Teresa Helton
APN: 015-447-001

105 Calle de la Sabe unit C — \$810,000
Chloe Minor to Dante DiGregorio
APN: 189-371-021



566 David Avenue, Monterey — \$1,500,000

24501 Vis Mar Monte unit 48 — \$1,100,000
Scott Clausen to Kristina Nunes
APN: 015-471-054

47 Del Mesa Carmel — \$1,198,000
Horst Mieth to Robert Ricks
APN: 015-442-021

9365 Los Prados Drive — \$1,288,000
Michael Simcock to The Carmel Presbyterian Church
APN: 169-071-059

59 Boronda Road — \$1,500,000
Jacqueleen Orton to Duncan Lewis
APN: 189-082-006

13399 Middle Canyon Road — \$1,740,000
Eric Young to Kristopher Jefferson
APN: 187-272-017

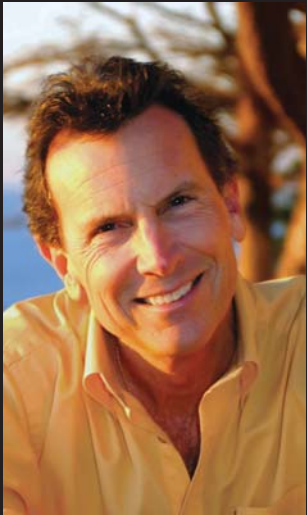
971 San Miguel Canyon Road — \$1,750,000
Steven Thayer to A&J Investments LLC
APN: 181-061-047

See ESCROWS page 14RE

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DRE# 01186400



SAM PIFFERO
831.236.5389
DRE# 00690879



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REPRESENTED THE BUYER

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So We Move Faster.



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Last of the Pebble Beach Ranchette Estates
Pebble Beach ♦ \$3,195,000 ♦ 1268ViscainoRoad.com



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



A Single-Level Mid-Century Modern with Views
Pebble Beach ♦ \$3,095,000 ♦ 4171SunsetLane.com



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JAMAL NOORZOY 831.277.5544
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REALTOR®
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ROBERT NOORZOY
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Mightier than the sword: What a good pen teaches about honest expresssion

WRITING WITH a fountain pen makes me want to write better, to write more beautifully, as if the pen knows I'm trying to impress the paper. A chef I know refuses to let anyone touch his knives. He even travels with them. I guess he never knows when he's going to come upon a side of beef that needs trimming. A carpenter once told me

he can feel the difference in a board through the handle of his plane. They would understand what a good pen taught me: the right tool doesn't make the work easier, it makes me greedier for excellence. The pen says I am capable of more when I surround myself with things that expect more. My most memorable teachers were the ones who

expected more from me, and I'm at my best when I don't settle.

Certain objects make us want to rise to their level. A good pen, a beautiful notebook, a well-made knife seem to demand that we use them with intention. The scratch of the nib on fiber creates a different kind of thinking than fingers on keys. I imagine that is why an artist uses fine brushes with soft and long-lasting bristles. There must be a tactile sensation, a connection from the hand to the fingers, from

Scenic Views

By JERRY GERVASE

the fingers to the brush, from the brush to the canvas where the artist's vision explodes.

It is the same connection I feel with a fountain pen. The ink in a ball point pen is congealed, static. A fountain pen's ink flows, mimicking words and ideas flowing from the writer's brain. A quality fountain pen responds differently than a ball point, with less tolerance for sloppiness and more reward for precision.

The right tools

This isn't about expensive tools. It's about the right tools. I have a marbled, blue plastic Esterbrook fountain pen purchased in 1954 for less than \$2. Its broad nib is perfect for loops and flourishes. John Hancock would have loved it. It is the pen I use when writing personal notes and addressing Christmas cards. It has a lever-filler with an internal breather tube. I'm hesitant to carry this pen in my shirt pocket, since I'm not sure of the efficacy of a rubber tube that's more than 70 years old.

I cannot explain how my usual chicken scratches are elevated to a cursive worthy of transcribing the sacred books of antiquity. Now I own its grandson, an Esterbrook Estee. The nib isn't quite the same as the original, but with its modern filling system and/or disposable cartridges, I'm more comfortable carrying it.

The magic is in the match, not the price tag. What matters is finding the tool that fits your hand, matches your rhythm, demands your attention in exactly the right way. My two Esterbrooks, separated by 70 years and a

See GERVASE page 12RE



OPEN SAT 2-4PM | SUN 1-3PM

Just Listed in Carmel Knolls

25682 CARMEL KNOLLS DR | 2,520 SQUARE FEET | \$1,549,000

Bambace Peterson Team

bambacepeterson.com

@bambacepeterson

DRE 01731448 | DRE 01977162

831.200.3178

Ralph Marsh

DRE# 01766917 | 831.238.2022

ralph.marsh@compass.com







25682CarmelKnollsDr.com

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Stylishly updated • 2 bed, 2 ba • approx 1150SF • large 2 car garage • fenced in back patio for kids or pets \$960,000

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3bd/1.5 ba Large lot
1556 Hilby Ave, Seaside
SOLD \$886,000

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SALE PENDING!



View of the Casanova Orchard!
401 Sequoia Ave, Monterey
Sale Pending \$845,000



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Seaside

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Charming, spacious 3 bedrms, 2 baths updated • single level vaulted ceiling new roof, skylights in 2025 • rare attached 1.5 car garage with 2 off-street parking spaces \$785,000

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ON MARKET



28069 HERON COURT, CV
\$2,649,000
4 BEDS | 4 BATHS | 2,852 SQ.FT.
Listed by Pete Ruiz | DRE#O1974535



SE CORNER OF 4TH AVE & TORRES, CR
\$2,495,000
3 BEDS | 3.5 BATHS | 1,956 SQ.FT.
Listed by Pete Ruiz | DRE#O1974535



SANTA RITA 4 SW OF OCEAN, CR
\$3,745,000
3 BEDS | 2.5 BATHS | 2,150 SQ.FT.
Listed by The Jacobs Team | DRE#O1321694



16 SHEPHERDS KNOLL, PB
\$1,129,000
3 BEDS | 3 BATHS | 2,247 SQ.FT.
Listed by JonJon Berring | DRE#O2252169



981 HARRISON ST, MT
\$1,495,000
3 BEDS | 2.5 BATHS | 1,867 SQ.FT.
Listed by The Jacobs Team | DRE#O1321694



273 W. CARMEL VALLEY RD, CV
\$1,599,000
4 BEDS | 3 BATHS | 2,240 SQ.FT.
Listed by Pete Ruiz | DRE#O1974535

PENDING



409 MIRADOR COURT,
MONTEREY



4029 COSTADO RD,
PEBBLE BEACH



457 WAVE ST #1,
MONTEREY



13525 PASEO TERRANO,
SALINAS

SOLD



THE HOLMAN UNIT 301,
PACIFIC GROVE
\$2,250,000



5 FAIRWAY COURT,
SEASIDE
\$2,675,000



13399 MIDDLE CANYON RD,
CARMEL VALLEY
\$1,740,000



9 DE AMARAL RD,
CARMEL VALLEY
\$993,000



831.210.4034
Jeff McMullen
NMLS694626



831.877.2057
Pete Ruiz
DRE#O1974535



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29251 Highway 1, Carmel, CA 93923



Space *to be you*



OPEN SAT & SUN 1-3 PM
127 16th Street, Pacific Grove

3 BD | 4 BA | 3,127± SQ. FT. | 3,600± SQ. FT. LOT
\$3,199,000
127-16thSt.com
J.R. Rouse Properties Group 831.318.3808
License# 01299649, 01968946

25317 Camino De Chamisal, Corral De Tierra

4 BD | 3 BA | 3,158± SQ. FT. | 1.83± ACRE LOT
\$1,845,000
25317CaminoDeChamisal.com
Shankle Real Estate Team 831.915.2800
License# 01308343, 02212067



OPEN SAT & SUN 1-3 PM



OPEN SAT & SUN 1-3 PM
146 Seafoam Avenue, Monterey

4 BD | 2 BA | 1,989± SQ. FT. | 3,485± SQ. FT. LOT
\$1,899,000
146SeafoamAve.com
J.R. Rouse Properties Group 831.318.3808
License# 01299649, 01968946

23 Cramden Drive, Monterey

4 BD | 3.5 BA | 3,292± SQ. FT. | 0.24± ACRE LOT
\$1,799,000
23CramdenDr.com
Arleen Hardenstein 831.915.8989
License# 01710953



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



OPEN SAT & SUN 3-5 PM
42 Upper Circle, Carmel Valley

3 BD | 2 BA | 2,146± SQ. FT. | 0.52± ACRE LOT
NEWLY PRICED AT \$1,745,000
42UpperCircle.com
Courtney Stanley 831.293.3030
License# 01958169

1271 Fourth Street Street, Monterey

3 BD | 1.5 BA | 1,377± SQ. FT. | 4,000± SQ. FT. LOT
\$1,155,000
1271FourthStreet.com
Shankle Real Estate Team 831.915.2800
License# 01308343, 02212067



OPEN SAT & SUN 1-3 PM



Your one *awaits*

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6 San Clemente Trail, Carmel

5 BD | 5.5 BA | 4,859± SQ. FT. | 4.45± ACRES LOT
\$5,950,000
6SanClemente.com
Keck Properties Team 831.238.8730
License# 02070480

486 Van Buren St, Monterey

5 BD | 3 BA | 2,496± SQ. FT. | 5,475± SQ. FT. LOT
\$1,395,000
486VanBuren.com
Laura Ciucci 831.236.8571
License# 01135238



OPEN SUN 2-4 PM



233 Vista Verde, Carmel Valley

4 BD | 3.5 BA | 2,620± SQ. FT. | 2.2± ACRES LOT
\$1,325,000
233VistaVerde.com
Riddolls Taylor Team 831.293.4496
License# 01948389



OPEN FRI & SAT 10-1 PM

964 Forest Avenue, Pacific Grove

3 BD | 2 BA | 1,632± SQ. FT. | 8,500± SQ. FT. LOT
\$1,199,000
964ForestAve.com
Joe Gallagher 831.917.1631
License# 01962982

21905 Azure Crest Ct, Monterey/Salinas Hwy

3 BD | 2.5 BA | 2,042± SQ. FT. | 7,249± SQ. FT. LOT
\$1,135,000
21905AzureCrestCourt.com
Grace Merritt 831.200.4334
License# 01870218



OPEN SAT 1-3 PM



OPEN SUN 2-4 PM

18 Camino De Travesia, Carmel Valley

2 BD | 1.5 BA | 1,346± SQ. FT. | 0.37± ACRES LOT
\$1,075,000
18CaminoTravesia.com
Vilia Kakis Gilles 831.760.7091
License# 00883948



OPEN SAT 1-3 & SUN 12-3 PM

25 Los Encinos Drive, Del Rey Oaks

4 BD | 2.5 BA | 2,160± SQ. FT. | 0.27± ACRE LOT
\$1,050,000
25LosEncinosDrive.com
Arleen Hardenstein 831.915.8989
License# 01710953

181 Hacienda Carmel, Carmel

2 BD | 2 BA | 1,240± SQ. FT.
\$1,025,000
181Hacienda.com
Truszkowski Freedman & Associates 831.250.3560
License# 01240204 & 01956633



OPEN SAT 1:30-4 & SUN 2-4

642 Cypress Street, Monterey

2 BD | 1 BA | 1,114± SQ. FT. | 3,485± SQ. FT. LOT
\$950,000
642CypressSt.com
Denise Miotke 425.443.7499
License# 01969480

CAPITOLA			
\$2,995,000	2bd 2ba	Sa 12-2	
4840 Cliff Dr Coldwell Banker Realty			
Capitola 234-2612			
CARMEL			
\$897,000	2bd 2ba	Su 1-3	
64 Del Mesa Carmel Carmel Realty Company			
Carmel 250-3399			
\$899,000	2bd 2ba	Su 11:30-1:30	
114 Hacienda Carmel Compass			
Carmel 915-9710			
\$1,029,000	2bd 2.5ba	Sa 1-3 Su 12-2	
3850 Rio Road #7 Sotheby's Int'l RE			
Carmel 917-9886			
\$1,500,000	3bd 2.5ba	Sa 1:30-4	
9665 Willow Court Preferred Properties			
Carmel 915-1850			
\$1,549,000	4bd 2.5+ba	Sa 2-4 Su 1-3	
25682 Carmel Knolls Compass			
Carmel 238-2022 / 220-4528			
\$1,550,000	3bd 2ba	Su 12-2	
27180 Los Arboles Drive Sotheby's Int'l RE			
Carmel 200-5007			
\$1,699,000	3bd 2ba	Su 1-3	
3610 Oliver Rd Coldwell Banker Realty			
Carmel 917-3966			



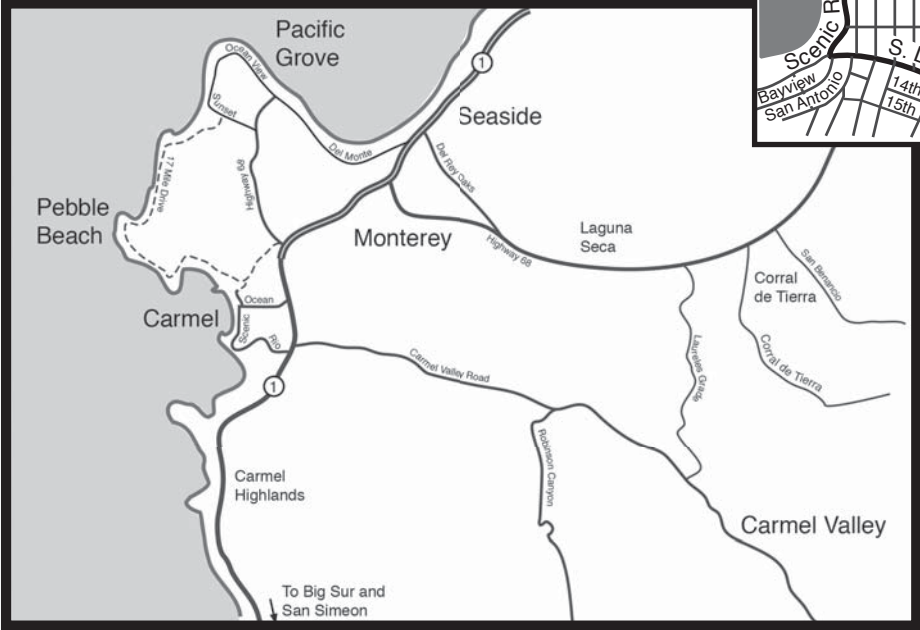
\$1,799,000	2bd 2ba	Fri 3-5 Sa Su 1-4	
25601 Carmel Knolls Drive Carmel Realty Company			
Carmel 521-4855			
\$2,135,000	3bd 2ba	Sa 1-3:30 Su 1-3	
5th Avenue 3 SE of Perry Newberry Monterey Coast Realty			
Carmel 915-0790			
\$2,495,000	3bd 3.5ba	Fr 2-5 Sa 10-3 Su 11-2	
SE Corner of 4th Ave & Torres The Ruiz Group, Keller Williams			
Carmel 224-0020			
\$2,649,000	4bd 4ba	Sa 12-3	
28069 Heron Ct The Ruiz Group, Keller Williams			
Carmel 261-6468			
\$2,695,000	2bd 2ba	Sa 11-1 Su 1-3	
SW Corner Camino Real & 4th Ave Carmel Realty Company			
Carmel 521-4855			
\$2,895,000	2bd 2ba	Sa 1-3	
Santa Fe 4 SE of Ocean Ave Sotheby's Int'l RE			
Carmel 404-401-8647			
\$3,250,000	4bd 3ba	Sa 1:30-3:30 Su 11-1	
24587 Castro Lane Compass			
Carmel 236-5290			
\$3,295,000	3bd 2ba	Sa 12-3	
24584 Castro Lane Sotheby's Int'l RE			
Carmel 915-2082			
\$3,795,000	3bd 3ba	Sa 1:30-4 Su 1-3	
2830 14th Ave Compass			
Carmel 236-4318 / 238-2022			
\$4,250,000	3bd 3.5ba	Sa 12-2	
3 SW Monte Verde and 13th Ave Carmel Realty Company			
Carmel 277-5544			
\$4,495,000	3bd 2.5ba	Su 1-4	
Mission 5 NW of Santa Lucia St Coldwell Banker Realty			
Carmel 206-0129			
\$4,500,000	4bd 4.5ba	Sa 12-2	
8044 Poplar Lane Sotheby's Int'l RE			
Carmel 204-2204 / 595-0797			
\$4,845,000	4bd 3ba	Su 12-2	
Mission 4 NE of 10th Ave Coldwell Banker Realty			
Carmel 356-8123			

CARMEL VALLEY			
\$875,000	2bd 1ba	Sa 1-3	
65 Hitchcock Canyon Sotheby's Int'l RE			
Carmel Valley 262-2301			
\$1,075,000	2bd 1.5ba	Su 2-4	
18 Camino De Travesia Sotheby's Int'l RE			
Carmel Valley 760-7091			
\$1,750,000	2bd 2.5ba	Su 12-2	
38 Asoleado Drive Carmel Valley			
Carmel Valley 213-503-0300			
\$1,795,000	3bd 2.5+ba	Sa Su 12-3	
5 Boronda Rd Sotheby's Int'l RE			
Carmel Valley 402-4394			
\$1,795,000	3bd 2ba	Sa Su 3-5	
42 Upper Circle Sotheby's Int'l RE			
Carmel Valley 213-503-0300			
\$2,175,000	2bd 2.5ba	Sa 1-3	
9 Story Road Sotheby's Int'l RE			
Carmel Valley 236-8571			
\$2,195,000	4bd 3ba	Sa 11-1	
20 Marquard Rd Coldwell Banker Realty			
Carmel Valley 801-4027			
\$2,395,000	4bd 2ba	Su 1-3	
929 W Carmel Valley Road Carmel Realty Company			
Carmel Valley 521-4855			
\$2,795,000	3bd 2.5ba	Sa 1-3	
13369 Middle Canyon Road Sotheby's Int'l RE			
Carmel Valley 601-6271			
\$2,890,000	4bd 2.5ba	Sa 1-3	
31499 Via Las Rosas The Agency			
Carmel Valley 293-4878			

This Weekend's

OPEN HOUSES

November 7 - 9



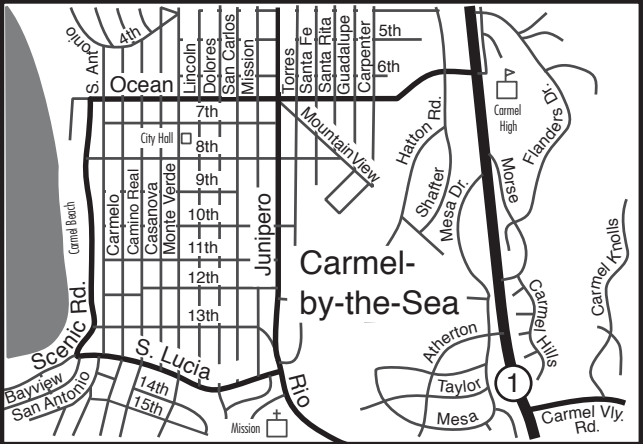
CARMEL VALLEY			
\$3,695,000	4bd 3.5ba	Su 1-3	
15340 Via Los Tulares Sotheby's Int'l RE			
Carmel Valley 277-1169			
CORRAL DE TIERRA			
\$999,999	3bd 2.5ba	Sa 1-4 Su 2-5	
13500 Paseo Terrano Sotheby's Int'l RE			
Corral de Tierra 238-6152			
\$1,845,000	4bd 3ba	Sa Su 1-3	
25317 Camino De Chamisal Sotheby's Int'l RE			
Corral de Tierra 277-8622 / 915-2800			

DEL REY OAKS			
\$1,050,000	4bd 2.5ba	Sa 1-3 Su 12-3	
25 Los Encinos Drive Sotheby's Int'l RE			
Del Rey Oaks 238-8688 / 915-8989			

LOS GATOS			
\$2,750,000	4bd 3.5+ba	Sa 11:30-2	
24101 Mountain Charlie Road Sotheby's Int'l RE			
Los Gatos 915-6391			

MARINA			
\$945,000	4bd 3ba	Sa Su 1-4	
3141 Ocean Terrace Sotheby's Int'l RE			
Marina 521-3131			
\$996,000	3bd 3ba	Sa 1-3	
21610 Ord Ave Sotheby's Int'l RE			
Marina 887-8022			
\$1,249,000	4bd 2.5ba	Sa Su 1-3	
2721 Parkview Way Monterey Coast Realty			
Marina 238-0653			
\$1,698,000	6bd 4ba	Sa 1-4	
465 Russell Way Monterey Coast Realty			
Marina 293-3668			

MONTEREY			
\$609,000	2bd 1.5ba	Sa 12-2	
420 Dela Vina Ave 7 Coldwell Banker Realty			
Monterey 596-6118			
\$643,000	2bd 1ba	Su 1-3	
250 Forest Ridge Road #45 Sotheby's Int'l RE			
Monterey 277-8622			
\$889,000	3bd 2.5ba	Sa 1-3	
1360 Josselyn Canyon Road #40 Monterey Coast Realty			
Monterey 717-7959			
\$950,000	2bd 1ba	Sa 1:30-4 Su 2-4	
642 Cypress Street Sotheby's Int'l RE			
Monterey 238-8029			
\$1,085,000	3bd 1ba	Su 1-4	
799 Grace Street Carmel Realty Company			
Monterey 320-6801			
\$1,155,000	3bd 1.5ba	Sa Su 1-3	
1271 Fourth Street St Sotheby's Int'l RE			
Monterey 333-6060 / 925-216-0647			
\$1,249,000	3bd 2ba	Su 2-3:30	
1694 Prescott Avenue Compass			
Monterey 915-9710			



PACIFIC GROVE			
\$1,598,000	3bd 2ba	Sa 1-3 Su 1-4	
311 Walnut Street Sotheby's Int'l RE			
Pacific Grove 917-6080 / 510-589-6892			
\$1,655,000	2bd 2ba	Su 2-4	
311 Lobos Ave Sotheby's Int'l RE			
Pacific Grove 869-2424			
\$1,745,000	6bd 2ba	Sa 12-2	
206 Cypress Ave Sotheby's Int'l RE			
Pacific Grove 521-4118			
\$2,785,000	3bd 2ba	Sa 1:30-4:30 Su 1-3	
155 12th Street The Ruiz Group, Keller Williams			
Pacific Grove 224-0020			
\$3,199,000	3bd 4ba	Sa Su 1-3	
127 16th Street Sotheby's Int'l RE			
Pacific Grove 318-3808			
\$3,495,000	3bd 2.5ba	Sa 1-4	
735 Bayview Avenue Carmel Realty Company			
Pacific Grove 601-3207			
\$3,988,000	4bd 2.5+ba	Su 1-3	
131 7th Street Sotheby's Int'l RE			
Pacific Grove 318-3808			
\$7,800,000	4bd 4.5ba	Sa Su 1-3	
1051 Ocean View Blvd Carmel Realty Company			
Pacific Grove 250-3399			

PEBBLE BEACH			
\$895,000	2bd 2ba	Sa Su 1-3	
54 Shepherds Knoll Compass			
Pebble Beach 236-5290			
\$1,229,000	3bd 3ba	Sa Su 12-2	
16 Shepherds Knoll The Ruiz Group, Keller Williams			
Pebble Beach 718-7667			
\$2,295,000	3bd 2ba	Sa 1-3	
1147 Arrowhead Road Sotheby's Int'l RE			
Pebble Beach 277-0971			
\$2,395,000	3bd 2.5ba	Sa 2-4 Su 1:30-4	
4083 Sunset Lane Compass			
Pebble Beach 238-2022 / 236-4318			
\$2,450,000	3bd 2ba	Su 1-4	
1051 Matador Rd Coldwell Banker Realty			
Pebble Beach 594-5939			
\$2,850,000	4bd 2.5ba	Sa 11-1 Su 11:30-1:30	
1043 Mission Road Sotheby's Int'l RE			
Pebble Beach 238-8029			
\$3,095,000	4bd 3.5ba	Sa 11-1 Su 1-3	
4171 Sunset Lane Carmel Realty Company			
Pebble Beach 277-5544			

SALINAS			
\$799,000	3bd 2ba	Sa 1-4 Su 12-2	
19060 Oak Heights Drive Sotheby's Int'l RE			
Salinas 236-4663			
\$885,000	5bd 3ba	Fr 4-6 Sa 11-4 Su 1-4	
1690 Piazza Dr The Ruiz Group, Keller Williams			
Salinas 258-9150			
\$1,025,000	3bd 2ba	Sa 11-2 Su 1-3	
22300 Capote Drive Sotheby's Int'l RE			
Salinas 596-0573 / 261-1120			
\$1,075,000	3bd 2ba	Fr 3-5 Su 1-4	
22985 Guidotti Drive Sotheby's Int'l RE			
Salinas 710-1655			
\$1,135,000	3bd 2.5ba	Sa 1-3	
21905 Azure Crest Ct Sotheby's Int'l RE			
Salinas 261-1120			

SEASIDE			
\$775,000	2bd 2ba	Sa 12-2	Su 1-4
1717 Harding Street		Seaside	
Sotheby's Int'l RE		261-3802	
\$915,000	3bd 2ba	Sa 12-2	
1148 San Lucas St		Seaside	
Staples Gannaway Team, Compass		595-0009	

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T E H Á M A

C A R M E L

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tehamacarmel.com

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GERVASE

From page 6RE

hundred-fold in price, both do something identical: they make me slow down enough to mean what I’m writing. A good pen doesn’t just write. It asks: Is this worthy of me? And in asking, it makes me worthy of myself. I

remember the first time I used the 1954 Esterbrook to write a condolence note. I’d been putting off writing to the widow of a good friend who died before his 40th birthday. But something about filling that pen — feeling its weight, watching the ink flow in those wide, deliberate loops — changed what I was willing to attempt. The pen wouldn’t tolerate casual sympathy. It demanded I slow down enough to mean something. I wrote and rewrote in my head before each sentence touched paper, because scratching out

wouldn’t do. What emerged wasn’t profound, but it was careful. Considered. True. The pen hadn’t made me a better writer, but it made me a more honest one. It had made me worthy of the grief I was witnessing. And maybe that’s what all good tools teach us — not technique, but intention. In an age that worships speed and efficiency, choosing the slower, more attentive path feels like a quiet rebellion. Every time I uncap a fountain pen instead of grabbing a ballpoint or lighting up a keyboard, I’m voting for a world where care still matters, where the how is inseparable from the what. Years ago, in little pen shop in Siena, Italy, the proprietor allowed me to hold a formidable Montegrappa Dragon. I knew I was holding a pen that was mightier than the sword. I had that same sense of connection to anyone who has ever achieved a purpose more effectively through communication with words than with weapons. Writing with a fountain pen changes what I am capable of producing, and who I am while producing it. Contact Jerry at jerrygervase@yahoo.com.

EDITED, REFRESHED AND REDUCED | OPEN SATURDAY 1-3 PM



13369 Middle Canyon Road, Carmel Valley
3 BD | 2.5 BA | 3,108± SQ. FT. | 1.32± ACRES | REDUCED TO \$2,795,000
13369MIDDLECANYON.COM

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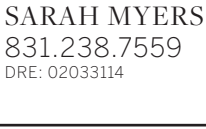
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831.238.7559
DRE: 02033114

TRAPIN ANDERSON
& MYERS TEAM



MORE LOG

From page 29A

Carmel area: Adult Protective Services report of financial abuse on Mooncrest Drive.

Pebble Beach: Adult Protective Services report of financial and psychological abuse on Sloat Road.

Carmel area: Psychological and mental abuse reported at a Santa Rita Street residence.

Carmel area: Physical abuse and neglect reported at a residence on Rio Vista Drive.

Carmel area: Community member on Yankee Beach Way mentioned on social media outlet and told by someone else another community member made comments regarding them.

SATURDAY, OCTOBER 18

Carmel-by-the-Sea: Broken patio items and blood were discovered at the scene at Ocean and Lincoln. The damage appeared to be the result of an intoxicated subject who had fallen.

Pacific Grove: Trespass warning on Ocean View Boulevard. A 57-year-old male was arrested for trespassing and for refusing to leave property, and was booked into Monterey County Jail on \$3,500 bail.

Pacific Grove: Subject on Eighth Street was served restraining order.



JONATHAN SPENCER



Today, we honor our Veterans and extend our deepest gratitude for their service to our Nation.



Jonathan Spencer
REALTOR® | DRE 01916757 | 831.238.7420
jonathanspencerproperties.com

Ranked by RealTrends 2025:
#1 Compass Agent in Monterey County
#4 Overall in Monterey County





31453 Highway 1, Carmel Highlands 6.5 Acres | \$14,500,000 | 31453HighwayOne.com



31475 Highway 1, Carmel Highlands 6 Acres | \$9,000,000 | 31475HighwayOne.com



226 Highway 1, Carmel Highlands .63 Acres | \$4,475,000 | 226HighwayOne.com

COMPASS

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43 Rancho San Carlos Road - Santa Lucia Preserve, Carmel
4 BD 4 Full & 1 Half BA 2 Studies 4577 SF 2 Car Garage
Designed by Hart | Howerton Architects - Completed in 2006



43 Rancho San Carlos Road at The Preserve
Perfectly Sited to Capture Breathtaking Views to the South
Ideally situated just 10 minutes from the Front Gate and Hacienda



3 Refugio Trace - Santa Lucia Preserve, Carmel
4 BD 2 Full & 1 Half BA 2926 SF 2 Car Garage
Designed by Cathy Schwabe Architects - Completed in 2004



3 Refugio Trace at The Preserve
A Fusion of Craftsman & Modernist Design on 30 Stunning Acres
Minutes to the Club Amenities • Hiking Trails Steps from Your Door



2 Rumsen Trace - Santa Lucia Preserve, Carmel
7 BD 8 Full & 2 Half BA Guest Studio 8521 SF
Award-Winning Design by Mark English Architects - Completed in 2020



The Meadow House at The Preserve
A Premier Location by The Hacienda, Sports & Equestrian Centers
Walk to dinner • 100 miles of private trails • Championship Fazio golf



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LaTierraCarmel.com



ESCROWS

From page 4RE

Highway 68

22276 Veronica Drive — \$1,500,000
Randall Tracey to SSVG LLC
APN: 161-321-028

108 San Benancio Road — \$1,625,000
Robert Souza to Randall Tracey
APN: 416-221-027

Marina

Hodges Court — \$407,000
Marylou Shockley to University Corporation at Monterey Bay
APN: 031-171-011

469 Weldon Way unit C — \$438,000
The Sea Haven LLC to Juan Perez
APN: 031-293-017



3269 Cabrillo Street, Pebble Beach — \$9,500,000

469 Weldon Way unit F — \$438,000
The Sea Haven LLC to Rebecca Baggott
APN: 031-293-020

Reindollar Road — \$1,078,000
Shea Homes LP to Cheryl Smith
APN: 032-398-020

2717 Ocean Bluff Avenue — \$1,255,500
Shea Homes LP to Nina Rosete
APN: 031-298-019

3069 Arroyo Drive — \$1,533,500
The Sea Haven LLC to Michael Joseph
APN: 031-311-070

2403 Sea Shell Avenue — \$1,850,000
Shea Homes LP to Sanjib Mohanty
APN: 031-284-002

Monterey

300 Glenwood Circle unit 291 — \$450,000
Li Blake to Jun Cheng
APN: 001-776-043

585 Laine Street unit 10 — \$750,000
Raymond Costa to Nancy Skager
APN: 001-996-010

Continues next page



OPEN HOUSE
SATURDAY 11-1 & SUNDAY 11:30-1:30
1043 MISSION RD, PEBBLE BEACH

View of 8th hole of MPCC
Cape Cod-style home | 4-Bed, 2.5-Bath
Tesla solar & Powerwall battery





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SOLD

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

Status	Address	List Price	Sale Price	DOM
Contingent	Camino Real & 7th SW Corner	\$7,275,000	---	29
Sold	Carpenter & 2nd NW Corner	\$1,695,000	\$1,550,000	161
Sold	Casanova 7 NW of Ocean	\$10,900,000	\$9,750,000	52

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(Data from MLSListings Inc)



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From previous page

Monterey (cont'd)

27 Shepherds Knoll Drive — \$1,230,000
Raymond Mok to OVW Holdings LLC
APN: 008-253-001

36 La Playa Street — \$1,420,000
Big Blue Bay LLC to Coast 1031 Exchange
APN: 001-811-036

566 David Avenue — \$1,500,000
Tejinder Kaur to David Erickson
APN: 001-081-008

Pacific Grove

1001 David Avenue — \$839,000
Carolyn Hart to Stephanie Bauer
APN: 007-584-014

810 Lighthouse Avenue unit 101 — \$950,000
James Gianelli to Li Li
APN: 006-148-001

3 Glen Lake Drive — \$1,115,000
Charles Adams to Rex Haught
APN: 007-612-012

540 Spruce Avenue — \$1,200,000
Tao Ming to John Russel
APN: 006-483-006

311 Congress Avenue — \$1,295,000
Vincent Mannings to Eric Kincaid
APN: 006-305-010

230 Sinex Avenue — \$1,625,000
Eric Ferriera to James Hennigan
APN: 006-525-010

851 Bayview Avenue — \$1,650,000
Michael Falkel to Richard Atkinson
APN: 006-133-005



13399 Middle Canyon Road, Carmel Valley — \$1,740,000

910 Egan Avenue — \$4,800,000
Robert Ricks to John Hoenmans
APN: 006-091-011

543 Asilomar Blvd. — \$7,300,000
Benjamin Kovacs to Lozenor LLC
APN: 006-412-011

Pebble Beach

2921 Madrone Lane — \$1,475,000
David Engleberg to Japantown Holdings LLC
APN: 007-502-006

1158 Chaparral Road — \$2,375,000
Terrence Russey to Amanda Werts
APN: 007-543-021

3269 Cabrillo Street — \$9,500,000
John Neukom to Cappo Real Estate Holdings LLC
APN: 008-461-009

Seaside

1965 Luzern Street — \$630,000
Jeffrey Lucas and Melissa Newlin to Jamke
APN: 011-083-027

1949 Lincoln Street — \$775,000



543 Asilomar Blvd., Pacific Grove — \$7,300,000

Prasan Rentals LLC to Angela Iglesias
APN: 011-481-008

1868 Lowell Street — \$781,500
Corryn Bennett to Cassie Gasper
APN: 012-831-004

1556 Hilby Avenue — \$886,000
Philip Cerney to Kyle Brasier
APN: 012-414-050

18531 McClellan Circle — \$1,095,000
Lauren Bucolo to Michael Bengard
APN: 031-162-009

1495 Ancon Street — \$1,246,500
Vanmar Capital LLC to Kelly Reynolds
APN: 012-644-011

650 Frances Avenue — \$1,390,000
Daneen Gunter to Mohammad Rezai
APN: 011-363-004

1252 Olympia Avenue — \$1,401,000
Anna Silva to James Jeffries
APN: 012-192-024

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5th Avenue 3 SE of Perry Newberry, Carmel-by-the-Sea
3 beds, 2 baths • \$2,135,000 • www.5thAndPerryNewberry.com



2975 Denali Drive, Marina
3 beds, 2.5 baths • \$1,168,950 • www.2975DenaliDrive.com



OPEN HOUSE | Sat 1pm-3pm

1360 Josselyn Canyon Road #40, Monterey
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32 Southbank Road, Carmel Valley
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\$13,500,000

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MALIBU
www.MalibuColonyLiving.com
\$8,100,000

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CARMEL
www.CarmelLuxuryLiving.com
\$7,250,000

Currently under construction, this luxurious 2,944 SqFt home with an ADU is a rare opportunity for a brand new home near downtown Carmel.



CARMEL VALLEY
www.CarmelValleySerenity.com
\$3,950,000

Set in one of the best locations in Carmel Valley, this classic ranch-style home with 5 bedrooms, an office, and a pool is set on ~3 acres with mountain views.



PEBBLE BEACH
www.PebbleBeachViews.com
\$3,099,000

Located near the Pebble Beach Lodge & Resort, this serene 1.58-acre ocean view estate parcel includes approved plans for a stunning house.



MONTEREY
www.MontereyVistas.com
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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.