

SECTION RE ■ December 19-25, 2025

Open Houses on page 10RE

The Carmel Pine Cone

Real Estate



J.R. ROUSE
PROPERTIES GROUP

■ This week's cover, located in Pacific Grove, is presented by
J.R. Rouse of Sotheby's International Realty. (See Page 2 RE)

Sotheby's
INTERNATIONAL REALTY

About the Cover

The Carmel Pine Cone

Real Estate

December 19-25, 2025



127 16TH STREET PACIFIC GROVE | \$3,199,000

Welcome home to 127 16th Street in Pacific Grove a grand Victorian-inspired residence ideally located in the heart of the Retreat neighborhood. Built new in 1989, this spacious home blends timeless style with modern comfort. Offering approximately 3,332+/- sq. ft., features 3 bedrooms, 4 baths, and an attached 2-car garage with a wine cellar/cooler area perfect for the enthusiast. Thoughtfully designed with two primary suites: one on the ground level, currently enjoyed as a lounge or guest retreat, and another privately set on the top floor as the crown jewel suite. The main living area on the second level welcomes gatherings and relaxation, with generous proportions and inviting natural light. Enjoy the character, craftsmanship, and coastal charm that make this Pacific Grove property a rare find just moments from the shoreline, shops, and vibrant downtown life.

<https://127-16thst.com>

J.R. Rouse Properties Group
831.318.3808

JRROUSEPROPERTIES.COM

J.R. Rouse DRE# 0129964

Jan Pratt DRE# 0144221

Matt Velasquez DRE# 01968946

Sotheby's
INTERNATIONAL REALTY



San Carlos 2 NW of Santa Lucia

OFFERED AT \$2,690,000
1 BED | 1 BATH | 644 SQ.FT.
4,005 SQ.FT. LOT & 2-CAR GARAGE

Nestled among Cypress, Pine, and Redwoods, the Carriage House of Los Abuelos, built in 1928, was part of a larger estate designed by M.J. Murphy. Remodeled in 2020 and surrounded by a lush 2023 woodland garden, it offers a double garage, elevator, marble bath, open living/kitchen, bedroom, and flexible garden room. Minutes from Carmel, Mission Ranch, and the beach, this bright jewel box provides an ideal getaway with effortless charm and lifestyle.



Katherine Hudson

BROKER ASSOCIATE®

KATHERINE.HUDSON@THEAGENCYRE.COM
831.293.4878 | LIC. #01363054

THEAGENCYRE.COM

Real Estate Sales Dec. 7-13

Escrows closed: 23
Total value: \$44,078,000

Carmel

Guadalupe Street, SE corner of Third Avenue — \$1,840,500

Eric and Deborah Yapple to Cornelis and Reagan Schoone
APN: 010-023-017

Carmelo Street, 4 SW of Ocean Avenue — \$6,150,000

Villa Carmelo LLC to Sally Sells Seashells LLC
APN: 010-267-003

Carmel Valley

11660 McCarthy Road — \$1,120,000

Robert Lyke to Michael and Donna Owen
APN: 416-092-006

27180 Los Arboles Drive — \$1,450,000

David Sandys, Suzanne Komarek and Luce Trust to Wayne and Ryan Lee and Dylan and Nora Cavallaro
APN: 169-041-012

9665 Willow Court — \$1,500,000

See HOME SALES page 4RE



93 Boronda Road, Carmel Valley — \$1,995,000

Everybody reads The Pine Cone

JUST SOLD!



4106 CREST ROAD, PEBBLE BEACH — \$1,822,000
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— REALTOR —
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BRE# 02019610

peterboggsrealtor@gmail.com
BoggsTeamRealtors.com



COLDWELL BANKER

LISA TALLEY DEAN | The Definitive Expert in Carmel Real Estate



OPEN SATURDAY 1PM-3PM
SW Corner Camino Real & 4th Avenue

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

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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BOARD OF REGENTS
WHO'S WHO IN LUXURY REAL ESTATE



CARMEL REALTY COMPANY

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MONTEREY PENINSULA

LUXURY PROPERTIES



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



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



Carmel ■ 3 beds, 2.5 baths ■ \$3,100,000 ■ www.8022RiverPlace.com



Monterey ■ 3 beds, 3 baths ■ \$2,175,000 ■ www.214MirasolWay.com



Monterey ■ 3 beds, 2.5 baths ■ \$1,795,000 ■ www.541And539WFranklinMonterey.com



Salinas ■ 7 beds, 5.5 baths ■ \$1,750,000 ■ www.KoiRanch.com



Carmel Valley ■ 5 beds, 3 baths ■ \$1,749,000 ■ www.11605McCarthyRoad.com



Carmel ■ 2 beds, 2 baths ■ \$1,285,000 ■ www.261DelMesaCarmel.com



Scan Code to View
These Listings & More

HOME SALES

From page 2RE

Carmel Valley (con't)

Emma Taylor to Martin and Kipra Fritzhand
APN: 416-531-076

93 Boronda Road — \$1,995,000
Joseph Sennish to Alexander and Corryn Martin
APN: 189-082-003

26435 Carmel Rancho Blvd. — \$3,000,000
Barbara Britton to Herbert Wickiser and Liza Horvath
APN: 015-012-028

Marina

3006 Minaret Way unit C — \$380,000



1270 Sixth Street, Monterey — \$927,000

The Sea Haven LLC to Michelle and Daniel Nowka
APN: 031-293-038

3012 Ellen Court — \$915,000



4038 Sunridge Road, Pebble Beach — \$8,000,000

Thomas and Adelia Hornick to Gerardo Hernandez and Camarillo, Daniella and Julio Arteaga
APN: 032-391-019

See **ESCROWS** page 15RE



Merry Christmas!
Wishing you a
joyful holiday season and
a wonderful New Year.

AISHA KRECHUNIAK
831.595.9291
DRE# 01186400

SAM PIFFERO
831.236.5389
DRE# 00690879

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REALTOR® DRE#01750627



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Pebble Beach ♦ \$6,980,000 ♦ 3937RondaRoad.com



Modern Style, Mesmerizing Ocean & Forest Views Throughout
Carmel ♦ \$4,495,000 ♦ 24497SanMateo.com



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REALTOR® | DRE#01119622

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Team Member

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Broker Associate
Monterey Coast Realty | DRE#02071666



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The path from receiving to giving is strewn with Christmas joy

WHAT WAS your favorite Christmas? It is a difficult question to answer, especially if searching your memory means scanning decades of celebrations. It's impossible to remember them all and almost as impossible to pick a favorite from the ones you do remember. That's probably because you have cherished recollections from being

a child who eagerly awaited a visit from Saint Nick, and equally joyful ones of being a parent playing Santa. The childhood favorites are often the easiest to recall, burnished by the passage of time. Growing up in Buffalo, it was not unusual for the snowfall to be so deep that the world outside turned into a crystal globe, and we woke

to find our street transformed into something from a storybook. I remember the Christmas when I was 7 and received my first baseball mitt, a Phil Cavarretta model, the leather soft in my hand as I fell asleep with it. And I'll always remember the Lionel electric train set (an EV long before Tesla) that ran around our Christmas tree.



OPEN SAT 1-3PM

Private Retreat Across from Del Monte Golf Links

1100 CASTRO RD, MONTEREY | 4 BD • 2.5 BA | 3,417 SF

\$1,695,000

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COMPASS

Scenic Views

By JERRY GERVASE

Those memories, vivid as they are, compete with others. As teens, we went to midnight Mass at the Cathedral. My two older brothers and I were participants in the ceremony, either as altar boys or members of the choir. We would get home around 2 in the morning. My mother welcomed our return with piping hot Italian sausage with peppers and onions on thick, freshly baked bread. The fragrance made the whole house smell like a Christmas trattoria. We stayed up until dawn, when we opened presents. It took many years, but somewhere along the way, the equation shifted. The Lionel train disappeared (I think my

See GERVASE next page

PHOTO/JERRY GERVASE

Jerry's kids — Jenny, Tony, and Christy — were key players in three first Christmases.



OPEN SATURDAY

Bay views in the Beach Tract

859 Balboa Ave
Pacific Grove

Open SAT 12/20
1:00 - 3:00

Fabulous location • 3 bed, 2 bath • 1869 SF with additional living areas -- front and back • big garage • fenced back yard with BBQ built in & hot tub!

\$3,275,000



SALE PENDING!

In the Heart of Pacific Grove

142 11th St

In Escrow in 1 Day!



Wishing you Happy Holidays



Wishing you Happy Holidays



FIRST TIME OPEN!

Enjoy the View!

1232 Vallejo St
Seaside

Open SAT 12/20
1:00- 3:00

Enjoy Bay views, sunsets, city lights in Upper Seaside stylishly updated 3bd/2ba • elevated front and back decks natural light • open floor plan • 1 car garage

\$897,500



OPEN SATURDAY!

Take a Look!

1713 Goodwin St Seaside

Open SAT 12/20 1:00- 3:00

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

\$765,000

LOCAL, INDEPENDENT AND DELIVERS BIG RESULTS

GERVASE

From previous page

older brother got it) and dolls appeared as my childhood all-boys family became my adult family, enriched by two girls. I stopped being the one who rushed downstairs in pajamas and became the one who stayed up late assembling doll houses with instructions more cryptic than a spy’s code-book. I learned that the magic of Christmas morning requires considerable effort the night before. I discovered that being Saint Nick is exhausting and expensive and sometimes frustrating, but always surprisingly fulfilling in ways my childhood self could never have imagined.

‘He came!’

I remember the first Christmas after my daughter was born. She was less than a year old, far too young to understand any of it, but we decorated anyway. We hung stockings and strung lights and played carols, and on Christmas morning I held her in my lap while she grasped at the wrapping paper with her tiny fists, more interested in the crinkly sound than anything inside. My wife took a hundred photographs, and I thought at the time that we were being ridiculous, making such a fuss over a holiday our daughter wouldn’t remember. But now I understand we weren’t doing it for her memory. We were doing it for ours. We were christening ourselves as parents, stepping into roles we’d only observed from the other side. We were creating our favorite Christmas. The years that followed brought their own contenders. The morning my daughter, maybe 6 years old, woke us at 5:30, whispering loudly, “He came! He really

came!” as if there had ever been any doubt, her face glowing with a wonder so pure it made my chest ache. We were fortunate to experience three first Christmases, and then 20 more years watching our children, from eldest to youngest, sustain that same bright wonder.

A magical fabric

So, when someone asks about my favorite Christmas, I find myself unable to answer. How do I choose between the wonder I received and the wonder I gave? How do I weigh the joy of receiving against the joy of orchestrating? The Christmas I got the bicycle and the Christmas I stayed up until 2 in the morning assembling one for my son are both favorites, but in entirely different ways.

Maybe that’s the secret, though. Maybe the question itself is flawed. Maybe we’re not meant to have a single favorite Christmas, but rather a collection of them, each occupying its own cherished place in our hearts.

Childhood Christmases shaped us and taught us what it meant to anticipate, to believe, to receive. Adult Christmases transformed us, teaching us what it means to give, to preserve magic, to create the memory someone else will treasure.

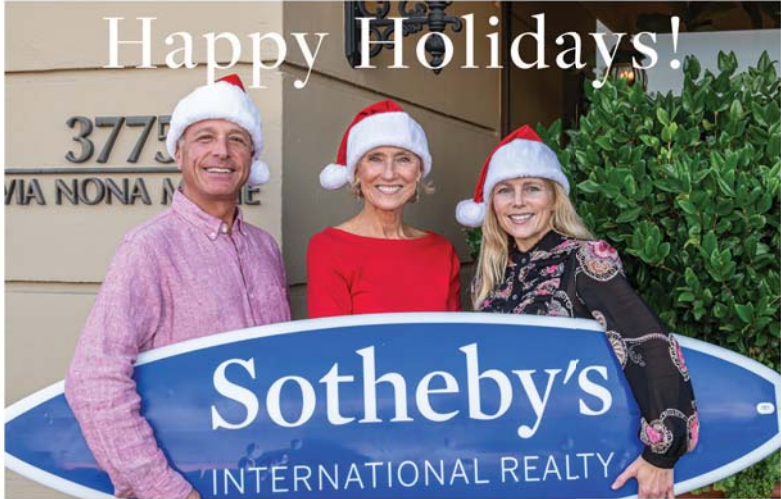
Perhaps the real answer is that my favorite Christmas is simply all of them. Every snow globe morning and every late-night assembly project. Every tasty sausage with heaps of peppers and onions. Every moment I waited for Saint Nick, and every moment I became him.

They’re all woven together, inseparable, each one necessary to make the others meaningful.

And maybe, just maybe, my actual favorite Christmas is still ahead of me.

Contact Jerry at jerrygervase@yahoo.com

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



MARK TRAPIN 831.601.4934 DRE: 01233599	ROBIN ANDERSON 831.601.6271 DRE: 01518311	SARAH MYERS 831.238.7559 DRE: 02033114
---	--	---



JUST LISTED | OPEN HOUSE SAT 1-3, SUN 11-1
25685 Morse Drive, Carmel
3 BD | 2 BA | 1,544± SqFt | 11,270± SqFt Lot
Offered at \$1,879,000

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3575EdgefieldPlace.com

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REALTOR® DRE#01375876



Merry Christmas & Happy New Year!

Wishing you and your loved ones a holiday season filled with joy, warmth, and countless memories. I look forward to serving you in the year ahead.

Here's to a prosperous and happy 2026!



Jeannie Fromm
831.277.3371
Jeannie.Fromm@sothebys.realty
DRE: 01348162

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Unique homes, uniquely for you



OPEN SAT & SUN 12-2 PM

1321 David Avenue, Pacific Grove
3 BD | 2 BA | 1,040± SQ. FT. | 0.1± ACRE LOT
\$1,198,000
YourHomeByTheBay.com
Jeannie Fromm 831.277.3371
License# 01348162

140 John Street, Monterey
3 BD | 2 BA | 1,996± SQ. FT. | 0.14± ACRE LOT
\$1,119,000
140JohnStreet.com
Susan Cardinale 831.277.7600
License# 02045240



CALL FOR SHOWING



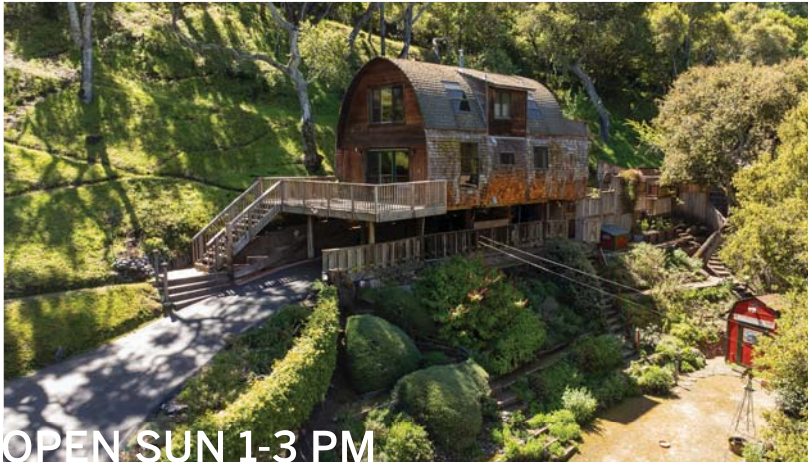
CALL FOR SHOWING

831 Arlington Place, Del Rey Oaks
4 BD | 2 BA | 1,784± SQ. FT. | 0.16± ACRE LOT
\$1,100,000
831Arlington.com
Jeannie Fromm 831.277.3371
License# 01348162

25 Los Encinos Drive, Del Rey Oaks
4 BD | 2.5 BA | 2,160± SQ. FT. | 0.27± ACRE LOT
\$998,500
25LosEncinosDrive.com
Arleen Hardenstein 831.915.8989
License# 01710953



OPEN SAT & SUN 1-3 PM



OPEN SUN 1-3 PM

18 Camino De Travesia, Carmel Valley
2 BD | 1.5 BA | 1,346± SQ. FT. | 0.37± ACRE LOT
MAJOR PRICE IMPROVEMENT: \$995,000
18CaminoTravesia.com
Vilia Kakis Gilles 831.760.7091
License# 00883948

700 Briggs Avenue, #83, Pacific Grove
2 BD | 2 BA | 1,213± SQ. FT.
\$995,000
700BriggsAve83.com
J.R. Rouse Properties Group 831.318.3808
License# 01299649, 01968946 & 01442211



OPEN SAT & SUN 1-3 PM



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

San Antonio 3 SE of Ocean, Carmel
3 BD | 2 BA | 1,615± SQ. FT. | 4,000± SQ. FT. LOT
\$3,999,500
LandFallCarmel.com
Kathleen Randazzo 831.214.2250
License# 01507458



179 Pacific Street, Pacific Grove
3 BD | 2.0 BA | 1,386± SQ. FT. | 2,665± SQ. FT. LOT
\$1,725,000
179PacificAve.com
Arleen Hardenstein 831.915.8989
License# 01710953



7026 Valley Greens Circle, #21, Carmel
2 BD | 2 BA | 1,434± SQ. FT.
\$1,475,000
7026ValleyGreensCircle21.com
Nick Glaser 831.596.0573
License# 01190153

1122 Presidio Boulevard, Pacific Grove
3 BD | 2 BA | 1,560± SQ. FT. | 6,200± SQ. FT. LOT
\$1,449,000
RandallRealty.com
Nate Randall 831.869.6117
License# 02033961



OPEN SAT 12-3 PM
3850 Rio Road, #7, Carmel
2 BD | 2.5 BA | 1,520± SQ. FT.
\$1,029,000
3850RioRoad7.com
Blake Russell 831.917.9886
License# 02188622



O La Rancheria, Carmel Valley
1.53± ACRE LOT | \$600,000
OLaRancheria.com
Courtney Stanley 831.293.3030
License# 01958169

125 Surf Way, #343, Monterey
1 BD | 1 BA | 513± SQ. FT.
\$599,000
MezaProperties.com
Mike Meza 831.578.4601
License# 02007491



16 Sleepy Hollow Drive, Carmel Valley
6.03± ACRE LOT
\$425,000
CarmelCoastAndValley.com
Laura Ciucci 831.236.8571
License# 01135238

POLICE LOG

From page 4A

MONDAY, DECEMBER 1

Carmel-by-the-Sea: Dog bite to a person at Junipero and 10th.
Carmel-by-the-Sea: Fall on city property on Dolores Street.
Pacific Grove: Loose dog on Sunset Drive was turned in to police station.
Pacific Grove: Domestic violence incident on Buena Vista Avenue.
Pacific Grove: Found property on Alder Street was turned in to the police department and is being held for safekeeping.

TUESDAY, DECEMBER 2

Carmel-by-the-Sea: Animal control officer took a report regarding an altercation between two dogs in the area of Scenic and Santa Lucia. No injuries occurred during the altercation.
Pacific Grove: 72-hour mental health hold of a subject on Lighthouse Avenue.
Pacific Grove: Property found in the roadway at Lighthouse and Jewell avenues.
Pacific Grove: Dogs at large at Pine Avenue and Eighth Street were brought to the police department. The owner was contacted, and the dogs were released back to the owner with citations.
Pacific Grove: Found property at Ocean View and Beach Street was turned in to the police station and is being held for safekeeping.
Pacific Grove: Dog at large at Lighthouse Avenue and Bentley Street was turned into the police department. Unable to locate owner.

Carmel Valley: Informational report taken on Center Street.
Carmel Valley: Report of sexual assault of a person who was restrained on Old Ranch Road.
Carmel Valley: Deputies responded to a report of suicidal threats at a residence on Camino de Travesia. Incident was documented.
Carmel area: Deputies responded to a dispute between a husband and wife at an Atherton Drive. Both parties declined to provide statements. Incident documented.

WEDNESDAY, DECEMBER 3

Carmel-by-the-Sea: Civil standby on a child custody exchange at Santa Fe and Second.
Carmel-by-the-Sea: Adult Protective Services report at Dolores and Fifth. Info only.
Pacific Grove: Officers were dispatched to a deceased person found at a Moreland Avenue residence. Coroner responded.
Pacific Grove: Found property at Congress and Forest Lodge Road was turned in to the police department and is being held for safekeeping.
Pacific Grove: Adult Protective Services cross-report of suspected elder abuse at an Arkwright Court residence.
Pacific Grove: Fall on public property on Pine Avenue.
Pacific Grove: Adult Protective Services report was reviewed involving a Del Monte Boulevard residence.
Carmel area: Adult Protective Services report alleging financial abuse of a Del Mesa resident.
Carmel area: Adult Protective Services report alleging neglect on Trevis Way.
Carmel area: Adult Protective Services report alleging financial abuse on Glen Place.

The Carmel Pine Cone

Press Release guidelines

Press releases about newsworthy events should go to the following Pine Cone reporters:

Mary Schley: Carmel-by-the-Sea, food & wine, police, fire, criminal courts and schools mary@carmelpinecone.com
Chris Counts: Carmel Valley, Big Sur, Arts & Entertainment and scholastic sports chris@carmelpinecone.com
Kelly Nix: Pacific Grove, Pebble Beach, Monterey, Seaside, state government, civil courts and water kelly@carmelpinecone.com

Letters to the editor are only accepted by email and should be sent to mail@carmelpinecone.com

The Carmel Pine Cone

Help Wanted

The Carmel Pine Cone is looking for a full-time sales representative to help expand our business. Experience in print advertising, i.e., magazine or newsprint, is preferred.

- A qualified candidate has:
- 2-5 years of experience developing and growing an advertising client base
 - A proven record of successful business development
 - Excellent communication skills, solid work ethic and a desire to be part of a team
 - Familiarity with the business community on the Monterey Peninsula

Responsibilities include selling advertising, finding new clients, maintaining relationships, providing customer service, creating ad campaigns, and working with in-house production staff.

Excellent salary & benefits including medical, profit sharing and 401(k). Partial work from home is an option for a great performer.

Send resume to jackie@carmelpinecone.com
No phone calls

Carmel area: Suspicious circumstances on Ocean Avenue. Possible theft of furniture.
Carmel Valley: Adult Protective Services report alleging neglect of a Carmel Valley Road resident.
Pacific Grove: Vandalism to a city-owned sign at Lighthouse and Grand avenues.
Carmel Valley: Deputies responded to a report of an attempted assault with a deadly weapon at a Saddle Road residence involving a 77-year-old female suspect and a 71-year-old male victim.
Carmel area: Adult Protective Services report alleging financial abuse on Flanders Drive.
Carmel Valley: Adult Protective Services report alleging financial abuse involving an East Carmel Valley Road resident.



OPEN HOUSE SUN 12:30 - 2:30 PM | 1043 MISSION RD, PEBBLE BEACH
View of 8th hole of MPCC | Cape Cod-style home 4-Bed, 2.5-Bath
Tesla solar & Powerwall battery
\$2,850,000



OPEN HOUSE SUNDAY 12 - 2 PM
642 CYPRESS STREET, MONTEREY
Charming 2 bed, 1 bath house
Across from Cypress Street Park
Listed with Denise Miotke, DRE: 01969480
\$950,000

CARMEL-BY-THE-SEA REAL ESTATE ACTIVITY THIS WEEK:

Status	Address	List Price	Sale Price	DOM
New Listing	Crespi 2 NE of Flanders	\$4,500,000	---	6
Contingent	5th 3 SE of Perry Newberry	\$2,075,000	---	49
Sold	Carmelo 4 SW of Ocean	\$6,250,000	\$6,150,000	49
Your Neighborhood, Your Realtor. Please reach out for a Comparative Market Analysis. (Data from MLSListings Inc)				



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Laurie 831-601-4725

Service Directory ads are accepted ONLY by email.

Deadline: 1 p.m. Monday

Email: service@carmelpinecone.com

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Continues on next page

Police Log: Christmas Day

Pemle Torres resident reported hearing her back door open and the sound of footsteps.

An area check found nothing suspicious.

The wind may have blown open the unlocked door.



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From page 4RE

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