

SECTION RE ■ January 23-29, 2026

Open Houses on page 10RE

The Carmel Pine Cone

Real Estate



■ This week's cover property, located in Marina, is presented by Gabriel Arcoleo of Monterey Coast Realty and Ben Zoller of Carmel Realty Company. (See Page 2RE)



About the Cover

The Carmel Pine Cone

Real Estate

January 23-29, 2026



OPEN SATURDAY, 12-5PM

585 Santa Lucia Way, Marina
4 Bed, 3 Bath | 2,629 Sq. Ft. | \$1,695,000
Sea Haven | 585SantaLuciaWay.com

Discover coastal living at its finest in this stunning Sea Haven residence, ideally positioned on a coveted corner lot in the heart of Marina. This exceptional 4-bedroom home showcases every builder upgrade available, blending luxury, comfort, and modern design. The open-concept living space flows effortlessly into a gourmet kitchen and bright dining area, perfect for entertaining or relaxing at home. A full bedroom and bathroom on the main level offer ideal accommodations for guests or multigenerational living. Upstairs, enjoy serene ocean views from the primary suite and additional bedrooms, creating a peaceful retreat after a long day. Storage and utility are unmatched with an oversized 3-car garage—a rare find in the community. Experience elevated coastal living in this turnkey, highly upgraded Sea Haven gem—where comfort, convenience, and modern coastal charm come together seamlessly.

Gabriel Arcoleo, REALTOR®

831.578.7426 | gabriel@montereycoastrealty.com
 DRE#02070161

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 831.277.7200
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 831.902.0777
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Real Estate Sales Jan. 11-17

Escrows closed: 16
 Total value: \$22,956,500

Carmel

**Fifth Avenue, 3 SE of Perry Newberry Way —
 \$1,950,000**

Dorothy Bump to Sreeharsha Gadagkar and Sheila Menezes
 APN: 009-162-028

**Camino Real, SW corner of Fourth Avenue —
 \$2,315,000**

Karen Zucchini to Sikabu Holdings LLC
 APN: 010-252-001

See HOME SALES page 4RE

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4 beds, 2.5 baths • \$2,195,000 • 929WCarmelValleyRoad.com



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 13330MIDDLECANYONROAD.COM
 OFFERED AT \$1,295,000



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 CARMEL | 27415 SCHULTE ROAD
 27415SCHULTEROAD.COM
 OFFERED AT \$1,295,000



CALL FOR AN APPOINTMENT!
 CARMEL VALLEY | 344 EL CAMINITO RD.
 344ELCAMINITOROAD.COM
 OFFERED AT \$785,000



STEINY FAMILY PROPERTIES

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



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MONTEREY PENINSULA LUXURY PROPERTIES



Pebble Beach ■ 3 beds, 4.5 baths ■ \$5,100,000 ■ www.1433LisbonLane.com



Pebble Beach ■ 5 beds, 4.5 baths ■ \$3,750,000 ■ www.4044SunsetLane.com



OPEN SAT 1PM-3PM
1029 Broncho Road

Pebble Beach ■ 3 beds, 2 baths ■ \$2,750,000 ■ www.1029Broncho.com



OPEN SAT 1PM-3PM
9563 Oak Court

Carmel ■ 3 beds, 3 baths ■ \$2,695,000 ■ www.9563OakCourt.com



Carmel ■ 4 beds, 2.5 baths ■ \$2,595,000 ■ www.25905Junipero.com



Carmel ■ 3 beds, 3.5 baths ■ \$1,895,000 ■ www.28095BarnWay.com



Monterey ■ 3 beds, 1 bath ■ \$1,275,000 ■ www.415FigueroaSt.com



OPEN SUN 1PM-3PM
799 Grace Street

Monterey ■ 3 beds, 1 bath ■ \$1,025,000 ■ www.799GraceStreet.com



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HOME SALES

From page 2RE

Carmel (cont'd)

3650 Rio Road — \$2,875,000
Kevin Palmer to Chalmers Street Partners Inc.
APN: 009-562-026

Loma Alta Road — \$3,800,000
Peter Conway, Peterson Goodwin and Conway Peterson to Hans Kaindl and Peterson Conway
APN: 103-161-016

Carmel Highlands

209 Crest Road — \$2,765,000
Cody and Katherine Edison to Brian Boyse
APN: 241-271-003



486 Van Buren Street, Monterey — \$1,100,000

Carmel Valley

51 El Potrero — \$530,000
Sharon Setliff to Rick and Patti Stemple
APN: 189-461-007

7026 Valley Greens Circle unit 2 — \$1,530,000
Kyle Chipman to Stella Rosendin
APN: 157-151-002

Highway 68

San Benancio Road — \$302,500
Mark and Jeanne Hood to Michael and Marcia Heinzen
APN: 416-291-004

Marina

126 Cypress Lakes Court — \$740,000
Patrick Callahan to Brian Perez
APN: 033-261-002

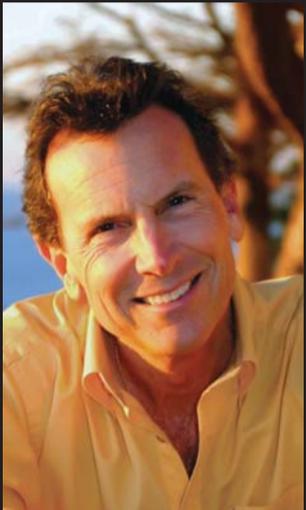
446 Kelli Court — \$775,000
Sung Hong and Hyo Cho to Michael and Taylor Safina
APN: 032-381-037

See ESCROWS page 11RE

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SAM PIFFERO
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127 16th Street, Pacific Grove

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\$3,199,000

127-16thst.com

J.R. Rouse Properties Group 831.318.3808
License# 01299649 & 01968946

715 Mermaid Avenue, Pacific Grove

2 BD | 2 BA | 1,164± SQ. FT.
\$1,350,000

715mermaid.com

Arleen Hardenstein 831.915.8989

License# 1710953



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



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

1321 David Avenue, Pacific Grove

3 BD | 2 BA | 1,040± SQ. FT. | 4,500± SQ. FT. LOT
\$1,198,000

1321David.com

Jeannie Fromm 831.277.3371
License# 01348162

831 Arlington Place, Del Rey Oaks

4 BD | 2 BA | 1,784± SQ. FT. | 6,970± SQ. FT. LOT
\$1,100,000

831Arlington.com

Jeannie Fromm 831.277.3371

License# 01348162



OPEN SAT 1-3 PM



OPEN SAT & SUN 1-3 PM

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

345 Sequoia Avenue, Monterey

2 BD | 2 BA | 1,080± SQ. FT. | 5,013± SQ. FT. LOT
\$879,000

345sequoiaAvenue.com

Tammy LaSala 831.915.2109

License# 01828948



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OPEN SAT 1-4 PM

24817 Santa Fe Street, Carmel

3 BD | 2.5 BA | 1,714± SQ. FT. | 3,776± SQ. FT. LOT
\$3,250,000

buttercupcottagecarmel.com

Vilia Kakis Gilles 831.760.7091

License# 00883948

Santa Fe 4 SE of Ocean Avenue, Carmel

2 BD | 2 BA | 1,214± SQ. FT. | 3,920± SQ. FT. LOT
\$2,895,000

sothebysrealty.com/id/MGF9MJ

Ryan Melcher 831.521.5024

License# 01897036



OPEN SAT & SUN 12-3 PM



320 El Caminito Road, Carmel Valley

3 BD | 2.5 BA | 2,665± SQ. FT. | 3.12± ACRE LOT
\$2,400,000

320elcaminitoroad.com

Wendy Charlton 831.915.8217

License# 01994806



26131 Laureles Grade Road, Carmel Valley

3 BD | 2.5 BA | 2,344± SQ. FT. | 1.09± ACRE LOT
\$1,750,000

26131laurelesgraderoad.com

Rose Evers 831.521.5682

License# 01368076

26135 Laureles Grade, Carmel Valley

3 BD | 2.5 BA | 2,344± SQ. FT. | 1.02± ACRE LOT
\$1,750,000

26135laurelesgrade.com

Rose Evers 831.521.5682

License# 01368076



OPEN SAT 11-1 PM

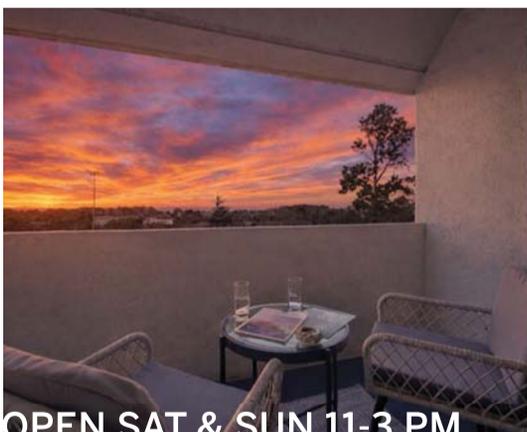
1215 Miles Avenue, Pacific Grove

1 BD | 1 BA | 648± SQ. FT. | 4,500± SQ. FT. LOT
\$799,000

1215milesav.com

Michael Davi 831.277.0689

License# 02038325



OPEN SAT & SUN 11-3 PM

500 Glenwood Circle, Monterey

2 BD | 2 BA | 855± SQ. FT.
\$650,000

500glenwoodcircle537.com

Ryan Keenan 831.238.4462

License# 02108197

250 Forest Ridge Road. #45, Monterey

2 BD | 1 BA | 1,039± SQ. FT.
\$643,000

250ForestRidge45.com

Sandra Schirmer 831.869.2424

License# 01419062



Cachagua Road, Carmel Valley

11.0± ACRE LOT
\$275,000

sothebysrealty.com/id/7FM9B5

Aisha Krechuniak 831.595.9291

License# 01186400

One man's life measured in house numbers

A RECENT Pine Cone article about Carmel finally getting house numbers reminded me of all the homes I've lived in. I added up all the address numbers of those houses. The total is 154,636, which says a couple of things about me: I've lived in many places, and I have way too much time on my hands.

One of my favorite house numbers was 30003. I like the symmetry of the three zeros sandwiched between a pair of threes — like a full house in a poker hand. The name of the street was Rambling Road. It actually did ramble.

Serious and solid

The number of the first house I owned was 601. It was in Grand Rapids, Mich. No stores were open on Sunday when we moved there in 1964. Then a mega-chain inaugurated Sunday hours. Other merchants followed suit. We bartered away keeping the Lord's day holy with keeping the cash drawers full. Not sure it was a good trade.

My first house in California was number 14. The street name was Encanto. You immediately recognize that it's a California street name. Not many Midwestern streets are named Encanto, or Calle, or Via del Something. The

property had a very steep driveway. At first, I wondered how I was going to navigate it in winter when it was covered by snow and ice — a carryover concern from decades of Michigan and Western New York winters.

Among all the numbers and all the streets, there is one that stands out. I think of it as Home with a capital

Scenic Views

By JERRY GERVASE

H. Its number, 400, is serious and solid. In it were born memories of street football, paper routes, money earned from shoveling snow, and Sunday dinners that lasted until there was no more bread, fruit or nuts to be eaten and the last bottle of homemade wine was down to the last drop. I lived there between the ages of 9 and 18, so many of the firsts in my life happened there. I got my first new bike, saw my first major league baseball game, had my first date — including my first kiss that didn't need confessing — drove a car with a stick shift for the first time, graduated from high school, and got my first real job as a stock boy/bagger at the Great Atlantic & Pacific Tea Company for 65 cents an hour. It is the house where I read my first important books by authors such as Cozzens, O'Hara, Updike, Rand, Marquand and Koestler.

Weighty thresholds

It was there I discovered for the first time that my parents didn't know how to solve every problem, and that they had been, for all their lives, as fallible as I was. It was there I learned that looks can kill and hearts can break. It was the house that Thomas Wolfe said I couldn't go home to again. He was so right.

The first house I lived in on the Monterey Peninsula was numbered 1860. From there, I came to realize that I had landed in a beautiful place. My unforeseen life as a columnist was launched from that house, taking me to vistas farther from expectations than Voyager 1 has traveled. It was there, too, that I learned the hardest geography of all — the distance created by loss. It was in that house that "til death do us part" shifted from vow to reality.

Adding up those house numbers turned out to be adding up something else — the weight of thresholds crossed, doors opened and closed. Every new address meant leaving another behind, and with it, a version of myself I'd never quite be again.

At times, I've envied the folks who stayed home, married childhood sweethearts, still hang with their classmates and know practically everyone in town. They go to each other's kids' graduations and weddings. Some are doctors, car dealers, shop owners — doing business with each other, working on fundraisers together, and attending all the class reunions. They have a geography of the heart that I traded for something else.

Around the bend

Maybe you have a 400 in your life that is still Home, regardless of how far from it you've roamed. Perhaps, like me, you wondered what was around the next bend and to what drummer those folks over the hill marched. I needed to know where daylight went when it slipped into the sea. Here, on the West Coast, I always feel pushed to the edge, driven to the brink, eagerly waiting for nature to reveal her plans, impatient for tomorrow to spread its magic one more time.

Now I am in the last house I will ever live in. It is Home because a special person makes it so — not the number on the door, but her presence within. Here, the world feels manageable.



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Publication dates: Feb. 6 & 13

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jung@carmelpinecone.com

POLICE LOG

From page 4A

MONDAY, JANUARY 5

Carmel area: Adult Protective Services report alleging financial abuse of a Loma del Rey resident.

TUESDAY, JANUARY 6

Carmel-by-the-Sea: No calls to report.
Pacific Grove: Vehicles on Grove Acre Avenue marked for 72-hour parking.
Pacific Grove: Vehicle towed from Gibson Avenue for a reported inoperable abandoned vehicle.
Carmel area: Deputies responded to a report of found property on Carmel Rancho Boulevard.

WEDNESDAY, JANUARY 7

Carmel-by-the-Sea: Hotel manager requested assistance in removing a loud guest from a hotel on Ocean Avenue at 0015 hours. Informational report only.
Carmel-by-the-Sea: Report taken at the station for a found purse.
Pacific Grove: A family dispute was investigated in the 400 block of Bishop Avenue.
Pacific Grove: Possible child abuse at a residence on Sixth Street.
Pacific Grove: Theft from a grocery store. Information only.
Carmel Valley: Report of financial abuse involving a Carmel Valley Road resident.
Carmel Valley: Deputies collected found property on Carmel Valley Road and stored it for safekeeping.
Carmel area: Deputies documented an incident of credit card fraud involving a 19-year-old female Dougherty Court resident.
Carmel area: Adult Protective Services report of possible psychological and mental abuse of a Palo Colorado Road resident.

THURSDAY, JANUARY 8

Pacific Grove: Report of fraud and theft on Forest

Avenue. Pickpocket used stolen credit cards in excess of \$400.

Carmel-by-the-Sea: Persson at Santa Rita and Fifth reported a lost ID.

Carmel-by-the-Sea: Licensed firearm dealer came to police station concerned about a missing firearm. Determined to have been destroyed.

Pacific Grove: Report of a battery on Lighthouse Avenue was received, but no one involved wanted to press charges.

Pacific Grove: Property was found near Arena Avenue and Sunset Drive.

Pacific Grove: Found dog at large on Shafter was brought into the department. Returned to owner.

Carmel area: Vandalism was reported at the Barnyard

shopping center. The reporting party did not wish to press charges against the 32-year-old male suspect.

Pacific Grove: Animal bite report received from the Monterey County Health Department involving an incident on Sinex.

Pacific Grove: Officers responded to a residence where a deceased individual was located. The coroner's office was notified.

Carmel area: Business on Del Fino Place reported a suspicious person.

Pebble Beach: Civil issue was reported on Del Ciervo Road.

Pacific Grove: Vandalism to a vehicle on Lighthouse Avenue.



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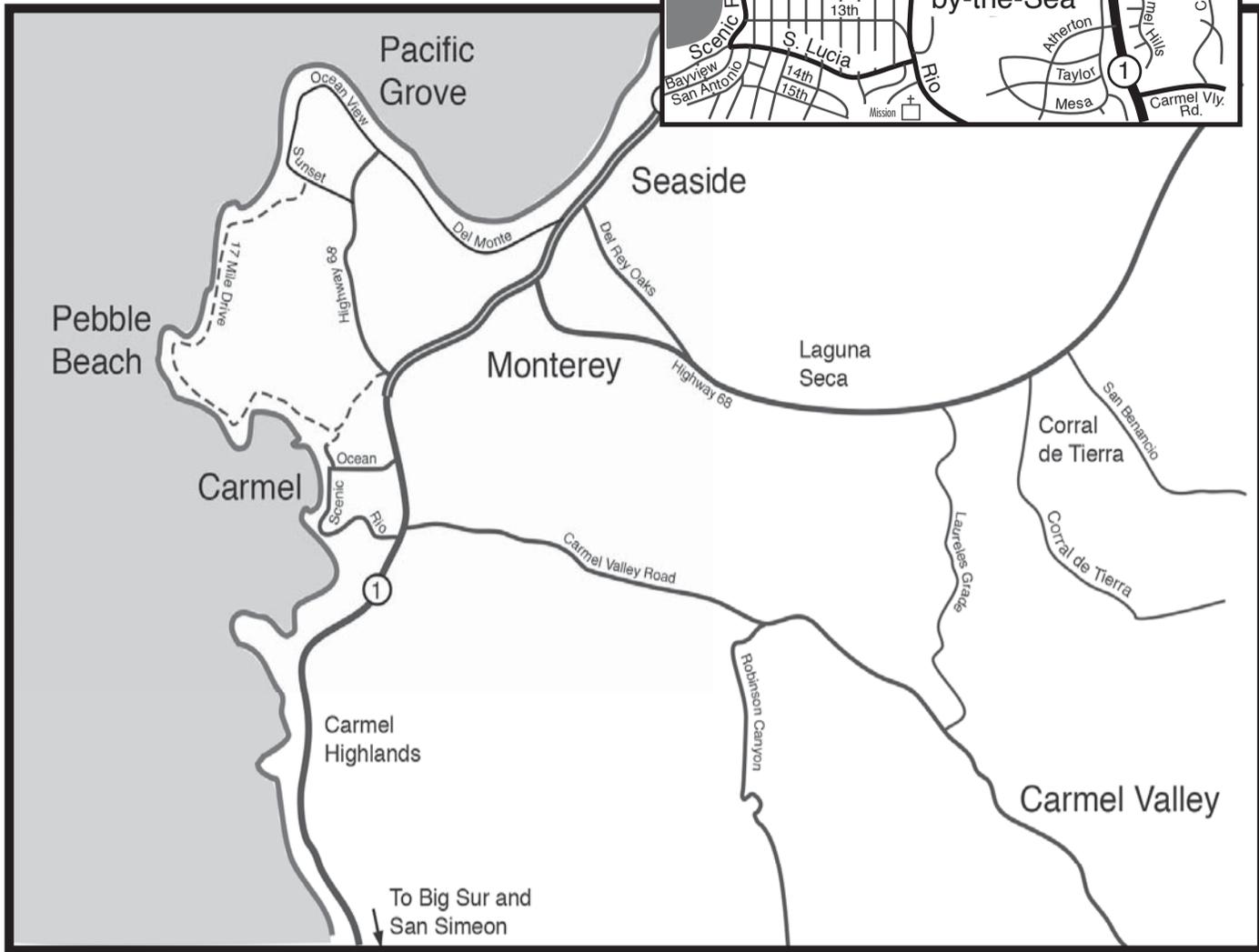
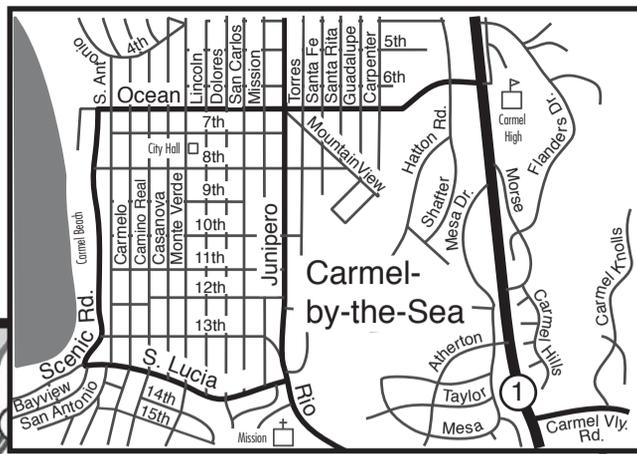


CARMEL

\$650,000 1bd 1ba 212 Del Mesa Sotheby's Int'l RE	Su 1-3 Carmel 620-2468
\$975,000 2bd 2ba 24501 Via Mar Monte #77 Compass	Sa 1-3 Carmel 238-2022
\$975,000 2bd 2ba 254 Del Mesa Carmel Sotheby's Int'l RE	Sa 1-3 Carmel 333-6060
\$1,074,000 2bd 2ba 3600 High Meadow, #9 Sotheby's Int'l RE	Su 1-3 Carmel 404-401-8647
\$1,335,000 2bd 2ba 129 Del Mesa Carmel Coldwell Banker Realty	Sa 1-3 Carmel 917-3966
\$1,699,000 3bd 2ba 3610 Oliver Rd Monterey Coast Realty	Sa 11-3 Carmel 293-3668 / 574-9393
\$1,895,000 3bd 3.5ba 28095 Barn Way Carmel Realty	Su 2-4 Carmel 915-8010
\$2,299,000 3bd 3.5ba 9583 Redwood Ct Monterey Coast Realty	Su 1-3 Carmel 293-3668
\$2,450,000 5bd 3ba 5965 Brookdale Drive Sotheby's Int'l RE	Sa Su 1-3 Carmel 601-6271 / 238-7559
\$2,495,000 3bd 3.5 ba SE 4th Ave Torres St The Ruiz Group, Keller Williams	Sa 10-12:30, 2-4 Su 11-4 Carmel 261-6468
\$2,695,000 3bd 3.5ba 9502 Alder Court Coldwell Banker Realty	Sa Su 1-4 Carmel 408-314-7745

This Weekend's OPEN HOUSES

January 23 - 25



\$2,695,000 3bd 3ba 9563 Oak Court Carmel Realty	Sa 1-3 Carmel 595-4999
\$2,895,000 2bd 2ba Santa Fe 4 SE of Ocean Ave Sotheby's Int'l RE	Sa Su 12-3 Carmel 818-0755 / 277-9250
\$3,100,000 3bd 2.5ba 8022 River Pl Carmel Realty	Sa 1-3 Carmel 717-7156
\$3,250,000 3bd 2.5ba 24817 Santa Fe St Sotheby's Int'l RE	Sa 1-4 Carmel 917-9886
\$3,450,000 4bd 3.5ba 9940 Eddy Rd Coldwell Banker Realty	Sa Su 12-2 Carmel 277-3914
\$3,745,000 3bd 2.5ba Santa Rita 4 SW of Ocean The Ruiz Group, Keller Williams	Sa 11-1 Carmel 241-1598
\$3,995,000 3bd 3.5ba 3 SW Monte Verde & 13th Ave Monterey Coast Realty	Fr 3-5 Sa Su 11-4 Carmel 877-3345
\$3,999,950 2bd 2ba 26231 Isabella Ave Staples Gannaway Team, Compass	Sa 12-2 Carmel 297-2388
\$4,295,000 4bd 3.5ba Mission 4 NE of 10th Ave Coldwell Banker Realty	Su 12-2 Carmel 356-8123
\$4,349,000 3bd 2.5ba 24418 San Juan Rd Coldwell Banker Realty	Sa 2-4 Su 1-4 Carmel 206-0129

\$1,015,000 4bd 3ba 3218 Tallmon Street Sotheby's Int'l RE	Su 1-3 Marina 521-0680
\$1,695,000 4bd 3ba 585 Santa Lucia Way Monterey Coast Realty	Sa 12-5 Marina 578-7426
177 San Pablo Ct The Ruiz Group, Keller Williams	Sa 11-4 Su 1-4 Marina 998-2154
\$1,049,000 4bd 3ba 18599 McClellan Circle Monterey Coast Realty	Su 1-4 Marina, East Garrison 277-6728

\$1,795,000 3bd 1ba 272 Clay Street Sotheby's Int'l RE	Sa Su 1-3 Monterey 214-2545
\$2,250,000 3bd 2.5ba 6 Huckleberry Ct Coldwell Banker Realty	Sa 1-3 Monterey 809-0158
\$3,250,000 3bd 2ba 502 Pierce Street Compass	Sa 1:30-3:30 Su 2:30-4:30 Monterey 236-5290

508 4th St The Ruiz Group, Keller Williams	2bd 2ba Fr 11-5 Sa 9:30-4 Su 9:30-5 Pacific Grove 224-0020
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Pebble Beach reads The Pine Cone

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\$2,995,000 4bd 3.5ba 4171 Sunset Ln Carmel Realty	Su 1-3 Pebble Beach 884-3868
\$4,695,000 6bd 4.5ba 1579 Griffin Rd Coldwell Banker Realty	Sa 12-2 Pebble Beach 530-591-5761
\$5,995,000 4bd 4ba 1425 Oleada Road Compass	Sa Su 12-2 Pebble Beach 915-0653
\$6,980,000 4bd 4.5ba 3937 Ronda Rd Carmel Realty	Sa 1-3 Pebble Beach 333-6325

\$730,000 3bd 1.5ba 1212 Trinity Avenue Sotheby's Int'l RE	Su 1-3 Seaside 277-3026
1783 Kenneth St The Ruiz Group, Keller Williams	4bd 2ba Fr 11-1, 2-4 Sa 9-4 Su 10-4 Seaside 718-7667

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\$995,000 2bd 1.5ba 18 Camino De Travesia Sotheby's Int'l RE	Sa 1-3 Carmel Valley 760-7091
\$1,295,000 2bd 2.5ba 13330 Middle Canyon Road Sotheby's Int'l RE	Sa 12-2 Carmel Valley 236-7363
\$1,745,000 3bd 2ba 42 Upper Circle Sotheby's Int'l RE	Su 2-4 Carmel Valley 293-3030
\$1,770,000 3bd 2.5+ba 5 Boronda Road Sotheby's Int'l RE	Sa Su 12-3 Carmel Valley 402-4394
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\$1,100,000 4bd 2ba 831 Arlington Pl Sotheby's Int'l RE	Sa 1-3 Del Rey Oaks 707-294-5120
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\$479,000 1bd 1ba 500 Glenwood Cir 120 Coldwell Banker Realty	Sa Su 11-3 Monterey 884-3919 / 717-7815
\$650,000 2bd 2ba 500 Glenwood Circle #537 Sotheby's Int'l RE	Sa Su 11-3 Monterey 238-4462
\$665,000 2bd 1ba 300 Glenwood Cir 265 Monterey Coast Realty	Sa 11-1 Su 1-3 Monterey 277-5821 / 717-7959
\$889,000 3bd 2.5ba 1360 Josselyn Canyon Rd 40 Monterey Coast Realty	Sa 1-3 Monterey 717-7959
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\$1,070,000 3bd 2ba 339 Ramona Avenue Sotheby's Int'l RE	Sa Su 11-1 Monterey 925-216-0647 / 915-8989
\$1,199,000 3bd 2ba 779 Alice Street Sotheby's Int'l RE	Sa Su 1-3 Monterey 415-810-8810
\$1,695,000 4bd 2.5ba 1100 Castro Rd Compass	Su 12-2 Monterey 238-2022
\$1,745,000 3bd 2.5ba 541 & 539 W Franklin St Carmel Realty	Sa 1-3 Monterey 402-2076

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\$895,000 2bd 2ba 700 Briggs Avenue, #84 Sotheby's Int'l RE	Sa Su 1-3 Pacific Grove 277-8622
\$995,000 2bd 2ba 700 Briggs Avenue 83 Sotheby's Int'l RE	Sa Su 1-3 Pacific Grove 318-3808
\$1,025,000 1bd 1ba 7313 14th Street Compass	Sa 1-3 Su 12-2 Pacific Grove 238-1380
\$1,098,000 3bd 2.5ba 1113 Buena Vista Ave Coldwell Banker Realty	Sa 11-3 Pacific Grove 596-6118
\$1,198,000 3bd 2ba 1321 David Avenue Sotheby's Int'l RE	Fr Sa 1-3 Su 1-4 Pacific Grove 707-294-5120 / 277-3371
\$1,429,000 3bd 3ba 2896 Ransford Avenue Sotheby's Int'l RE	Sa Su 2-4 Pacific Grove 293-4190
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From page 4RE

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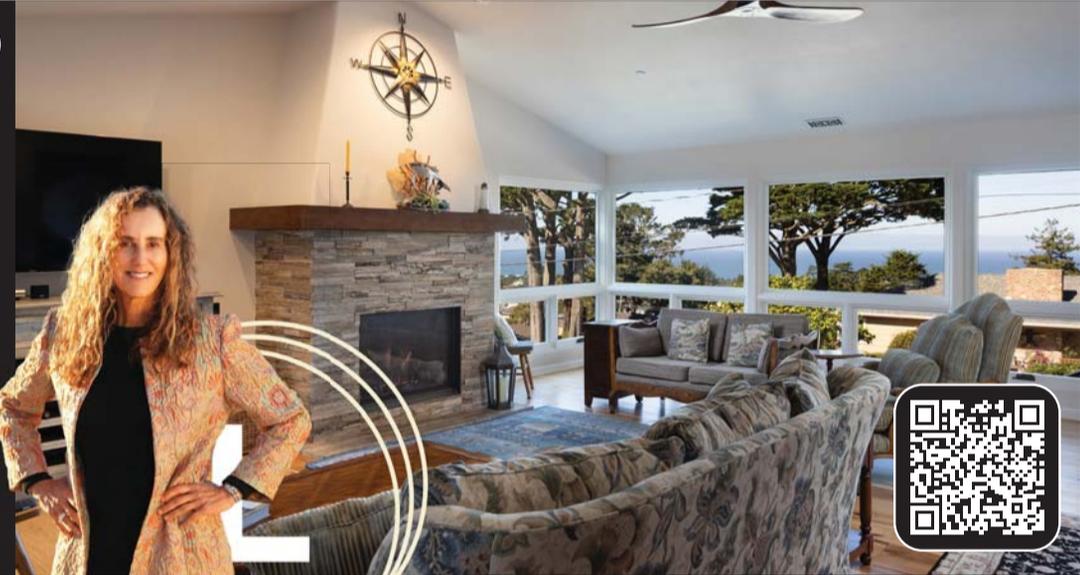
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