

## Residential Client Thumbnail

### 2561 15TH AVENUE, Carmel 93923



Class: Single Family Residential  
 Beds: 3  
 Baths: 2 (2/0)  
 SqFt: 1,780 (Seller (Unverified))  
 Lot Size: 4,000 Sqft (Assessor)  
 Elem Dist: Carmel Unified  
 High Dist: Carmel Unified

List Date: 04/09/2013  
 List Price: \$2,395,000  
 Sale Price: \$2,200,575  
 HOA Fee:  
 X-street: Carmelo

List Agent: Tim Allen  
 List Office: Coldwell Banker DMR-Junipero

Remarks: Brand new Mediterranean Masterpiece is another Chris Tescher Treasure. Spacious master suite includes fireplace & private rooftop terrace with views of the Santa Lucia Mountains. Carmel Point quiet street just two blocks from the ocean. Plaster walls, open beamed ceilings, limestone and hardwood floors, gourmet kitchen and dumb waiter, with private patio and stone fireplace.

MLS #: 81311339 DOM:98  
 Status: Sold

### 0 MISSION ST 2 NE SANTA LUCIA , Carmel 93923



Class: Single Family Residential  
 Beds: 3  
 Baths: 2 (2/0)  
 SqFt: 1,847 (Seller (Unverified))  
 Lot Size: 4,000 Sqft (Assessor)  
 Elem Dist: Carmel Unified  
 High Dist: Carmel Unified

List Date: 03/13/2013  
 List Price: \$2,061,400  
 Sale Price: \$2,000,000  
 HOA Fee:  
 X-street: 2 NE Santa Lucia

List Agent: Kirk M. Probasco  
 List Office: Sotheby's-Clocktower

Direction: Mission St 2 NE Santa Lucia

Remarks: Welcome to Kingscote. Stroll through the quaint gardens with its secret seating area to your idyllic English country cottage. 3 bed/2 bath. Oak plank flooring downstairs and New Zealand wool carpeting upstairs. 2 fireplaces, chef's kitchen with Aga range/oven, antique/period details throughout home. Open beam ceilings and very good storage. Exudes charm and character.

MLS #: 81307862 DOM:68  
 Status: Sold

### 0 CASANOVA SE CORNER OF 8TH STREET, Carmel 93921



Class: Single Family Residential  
 Beds: 4  
 Baths: 3 (3/0)  
 SqFt: 2,072 (Seller (Unverified))  
 Lot Size: 6,500 Sqft (Seller (Unverified))  
 Elem Dist: Carmel Unified  
 High Dist: Carmel Unified

List Date: 04/05/2013  
 List Price: \$1,895,000  
 Sale Price: \$1,650,000  
 HOA Fee:  
 X-street: 8th

List Agent: Weathers RE& RELO  
 List Office: Sotheby's-Clocktower

Remarks: Classic Carmel home in the heart of the Golden Rectangle! Main house is 3 bdrm/2bath with 2072 sf. Beautiful wood floors in living room with fireplace and separate dining area. Attached guest unit has additional 1 bed/ 1 bath. Multiple French doors open to covered back patio for indoor/outdoor living. Bright kitchen w/ breakfast and office areas. Easy walk to town and beach. Beautiful grounds.

MLS #: 81310940 DOM:80  
 Status: Sold

### 26250 INSPIRATION AVENUE, Carmel 93923



Class: Single Family Residential  
 Beds: 2  
 Baths: 2 (2/0)  
 SqFt: 1,350 (Seller (Unverified))  
 Lot Size: 5,200 Sqft (Assessor)  
 Elem Dist: Carmel Unified  
 High Dist: Carmel Unified

List Date: 11/21/2011  
 List Price: \$1,795,000  
 Sale Price: \$1,750,000  
 HOA Fee:  
 X-street: Bay View Ave

List Agent: Weathers RE& RELO  
 List Office: Sotheby's-Clocktower

Remarks: Sweet Cape Cod-style beach cottage at desirable Carmel Point. See and hear the ocean and walk to the beach. Lovely main house with large living room and bedroom, each with a fireplace. Separate studio with bath makes for flexible living and great for entertaining. Enjoy as is or transform and take advantage of lot and setting. Good vacation rental history.

MLS #: 81148415 DOM:543  
 Status: Sold



### 554 AGUAJITO , Carmel 93923

Class: Single Family Residential  
 Beds: 4  
 Baths: 5 (4/1)  
 SqFt: 5,300 (Paid Vendor (Unverified))  
 Lot Size: 218,061 Sqft (Assessor)  
 Elem Dist: Monterey Peninsula Unified  
 High Dist: Monterey Peninsula Unified

List Date: 05/24/2012  
 List Price: \$1,795,000  
 Sale Price: \$1,420,000  
 HOA Fee:  
 X-street: Paso Venado

List Agent: Williams & Tollner  
 List Office: Coldwell Banker DMR-Junipero

Remarks: CARMEL'S JACKS PEAK, the sought after close-to-town estate area. Through an iron gate is a private 5-acre property with a 3-bedroom main house, guest house, country kitchen, spacious family room, master suite with two separate sitting rooms, a classic barn used as an artist studio, 4-car garage, and useable land too... You won't want to leave!!

MLS #: 81219651 DOM:370  
 Status: Sold



### 26310 VALLEY VIEW AVENUE, Carmel 93923

Class: Single Family Residential  
 Beds: 3  
 Baths: 3 (3/0)  
 SqFt: 1,601 (Assessor)  
 Lot Size: 6,100 Sqft (Assessor)  
 Elem Dist: Carmel Unified  
 High Dist: Carmel Unified

List Date: 06/13/2011  
 List Price: \$1,750,000  
 Sale Price: \$1,650,000  
 HOA Fee:  
 X-street: 16th Ave.

List Agent: Liam Doust  
 List Office: Coldwell Banker DMR Rancho

Remarks: Quiet Carmel Point location. Enjoy the corner lot opportunity just a minute from Carmel River State Beach. 3 bed/3 bath home on a spacious 6100 sq ft lot. Tremendous potential in a beautiful neighborhood.

MLS #: 81126218 DOM:716  
 Status: Sold



### 25064 HATTON ROAD, Carmel 93923

Class: Single Family Residential  
 Beds: 3  
 Baths: 3 (3/0)  
 SqFt: 2,566 (Paid Vendor (Unverified))  
 Lot Size: 10,366 Sqft (Paid Vendor (Unverified))  
 Elem Dist: Carmel Unified  
 High Dist: Carmel Unified

List Date: 03/04/2013  
 List Price: \$1,588,800  
 Sale Price: \$1,525,000  
 HOA Fee:  
 X-street: 3rd

List Agent: David Mauldwin  
 List Office: Intero Real Estate Services

Direction: Take Ocean Avenue (West), Turn Onto Hatton Road. Park In The Long Drive Way. Completed Remodel In 2004 - Main House and Private Guest Studio. Stunning Remodel.

Remarks: OUTSTANDING HATTON FIELDS ESTATE AREA - SIMPLY GORGEOUS \* OPPORTUNITY AWAITS ~ STUNNING REMODEL! WEST SIDE OF HATTON, GORGEOUS REMODEL, STUNNING MAIN HOUSE + SEPARATE STUDIO (BEDRM + BATH)! BASEMENT/WINE CELLAR + EXTRA WATER CREDITS! GORGEOUS GOURMET KITCHEN: VIKING STOVE, SUBZERO REFRIG & FREEZER, WARMING OVEN \* GORGEOUSLY LANDSCAPED 1/4 ACRE CARMEL LOT!CALL DAVID REGARDING DETAILS @ 831.277.8819

MLS #: 81306563 DOM:70  
 Status: Sold



### 26175 VALLEY VIEW AVENUE, Carmel 93923

Class: Single Family Residential  
 Beds: 3  
 Baths: 2 (2/0)  
 SqFt: 1,247 (Paid Vendor (Unverified))  
 Lot Size: 4,986 Sqft (Seller (Unverified))  
 Elem Dist: Carmel Unified  
 High Dist: Carmel Unified

List Date: 03/04/2013  
 List Price: \$1,550,000  
 Sale Price: \$1,525,000  
 HOA Fee:  
 X-street: 15th Ave

List Agent: Shelly Lynch  
 List Office: Carmel Realty Company

Remarks: This Carmel Point Gem sits on an oversized lot just blocks to the beach and Carmel River Schools. Walk everywhere and hear the sounds of the ocean as they lull you to sleep at night. Private enclosed back yard with sunny deck, remodeled kitchen and quaint stone fireplace exudes charm, style and the perfect carefree Carmel beach lifestyle. Don't miss it!

MLS #: 81306581 DOM:60  
 Status: Sold





MLS #: 81305430 DOM:143  
Status: Sold

### 0 SANTA FE 3RD SW OF 5TH , Carmel 93921

Class:	Single Family Residential	List Date:	02/22/2013
Beds:	3	List Price:	\$1,525,000
Baths:	3 (2/1)	Sale Price:	\$1,401,000
SqFt:	1,630 (Seller (Unverified))	HOA Fee:	
Lot Size:	4,000 Sqft (Assessor)	X-street:	5th Ave.
Elem Dist:	Carmel Unified		
High Dist:	Carmel Unified		
List Agent:	Davida J. Geyer		
List Office:	Sotheby's-Clocktower		
Direction:	Santa Fe St between 5th and 6th		

Remarks: What's your definition of Turn Key? How about a well built pristine cottage w/ just enough landscaping to be lovely without a lot of fuss. Private & perfectly situated on a quiet street just steps away from Carmel Village. A cook's kitchen and open floor plan make it easy to entertain family and friends and a Mas. Suite that is separate from guests for added privacy.



MLS #: 81302442 DOM:89  
Status: Sold

### 24750 SUMMIT FIELD ROAD, Carmel 93923

Class:	Single Family Residential	List Date:	01/26/2013
Beds:	3	List Price:	\$1,395,000
Baths:	3 (2/1)	Sale Price:	\$1,350,000
SqFt:	3,074 (Paid Vendor (Unverified))	HOA Fee:	
Lot Size:	15,246 Sqft (Assessor)	X-street:	Carpenter St.
Elem Dist:	Carmel Unified		
High Dist:	Carmel Unified		
List Agent:	John J. Hankard		
List Office:	Sotheby's-Clocktower		

Direction: HWY-1 to Carpenter St. turns into High Meadows Dr. turn right on Summit Field Road.

Remarks: Fantastic View Property in the very desirable High Meadow Carmel. This custom built home has a wonderful lay-out and design, 3BR/3BA, master suite, Large eat-in chef's kitchen, family room and living room with wood-burning fireplaces, formal dining room, bonus room downstairs. The spaces 600 sq/ft 2/car garage has extra storage and workshop. View of the ocean, Point Lobos, and D



MLS #: 81314455 DOM:51  
Status: Sold

### 0 SANTA RITA 6 SW OF OCEAN , Carmel 93921

Class:	Single Family Residential	List Date:	04/30/2013
Beds:	3	List Price:	\$1,395,000
Baths:	3 (3/0)	Sale Price:	\$1,375,000
SqFt:	2,026 (Paid Vendor (Unverified))	HOA Fee:	
Lot Size:	8,712 Sqft (Assessor)	X-street:	Mountain View
Elem Dist:	Carmel Unified		
High Dist:	Carmel Unified		
List Agent:	Williams & Tollner		
List Office:	Coldwell Banker DMR-Junipero		

Remarks: ON TWO PLUS LOTS JUST 3 BLOCKS TO TOWN you'll find a wonderfully expanded 'treehouse' surrounded by graceful oaks. Start with a charming 1930's redwood board & batten living room with Carmel stone fireplace and grow into the 1980's expansion, 2 Beds|2 Baths, Sunroom & Guest House! Three fireplaces, morning patio, evening sunset view deck. Point Lobos and Ocean Vistas will surprise you everywhere!!



MLS #: 81321447 DOM:9  
Status: Sold

### 0 MONTE VERDE and 11th NE Corner , Carmel by the Sea 93921

Class:	Single Family Residential	List Date:	06/17/2013
Beds:	2	List Price:	\$1,250,000
Baths:	2 (2/0)	Sale Price:	\$1,200,000
SqFt:	1,290 (Assessor)	HOA Fee:	
Lot Size:	3,920 Sqft (Assessor)	X-street:	11th
Elem Dist:	Carmel Unified		
High Dist:	Carmel Unified		
List Agent:	Meyers/Sunwood		
List Office:	Bliss by the Sea Realty		

Remarks: "Enchanted Cottage" - Charming, sweet cottage in the center of Carmel -by-the-Sea Golden Rectangle. Walk to beach and town. Very sunny corner property. Home to be sold in it's present "as is" condition. All inspections and investigation to be at Buyers expense. Buyer to verify lot size and home size. Lot size thought to be 4000 sq. ft.



### 26000 RIO VISTA DRIVE, Carmel 93923

Class: Single Family Residential  
 Beds: 4  
 Baths: 3 (3/0)  
 SqFt: 2,810 (Seller (Unverified))  
 Lot Size: 43,560 Sqft (Assessor)  
 Elem Dist: Carmel Unified  
 High Dist: Carmel Unified

List Date: 05/03/2013  
 List Price: \$1,160,000  
 Sale Price: \$1,100,000  
 HOA Fee:  
 X-street: Carmel Valley Road

List Agent: Antone Rubino Duncan  
 List Office: Coldwell Banker DMR Rancho

Remarks: This lovely 4 bedroom, 3 bath home is in the desirable location of Rancho Rio Vista, Carmel. The home has a separate formal dining room, family room w/fireplace off the kitchen & several outside seating areas to enjoy the fabulous views of Fish Ranch and surrounding hills.

MLS #: 81314951 DOM:25  
 Status: Sold



### 24925 PINE HILLS DRIVE, Carmel 93923

Class: Single Family Residential  
 Beds: 4  
 Baths: 4 (3/1)  
 SqFt: 3,386 (Seller (Unverified))  
 Lot Size: 43,560 Sqft (Assessor)  
 Elem Dist: Carmel Unified  
 High Dist: Carmel Unified

List Date: 10/31/2012  
 List Price: \$1,149,000  
 Sale Price: \$1,125,000  
 HOA Fee:  
 X-street: Outlook Drive

List Agent: Becky Jones  
 List Office: Shankle Real Estate

Remarks: Located in the coveted Carmel school district, this home has been remarkably transformed. The main floor boasts 3 bdrm & 2.5 baths, sep dining area, lrg step down LR & a kitchen w/ top of the line SS appliances, cherry cabinets & granite counter tops. Downstairs is technically finished basement area is approx 900 sqft w/ bedroom & full bath & lg media rm, plus 1,800 sf of outdoor Trexx decking.

MLS #: 81239651 DOM:210  
 Status: Sold



### 0 San Carlos 3 NE of 11th AVENUE, Carmel by the Sea 93921

Class: Single Family Residential  
 Beds: 2  
 Baths: 2 (2/0)  
 SqFt: 1,293 (Paid Vendor (Unverified))  
 Lot Size: 4,000 Sqft (Assessor)  
 Elem Dist: Carmel Unified  
 High Dist: Carmel Unified

List Date: 03/01/2013  
 List Price: \$1,149,000  
 Sale Price: \$1,085,000  
 HOA Fee:  
 X-street: on San Carlos 3 NE o

List Agent: Courtney G. Jones  
 List Office: Carmel Realty Company

Remarks: Horizon West: A beach retreat near Sunset Center and downtown Carmel-by-the-Sea. Set back nicely from the street, this single level home features 2 generous sized bedrooms and a spacious living room with high ceilings, a wood burning fireplace. Well maintained, with a strong rental history.

MLS #: 81306483 DOM:105  
 Status: Sold



### 24555 GUADALUPE STREET, Carmel 93923

Class: Single Family Residential  
 Beds: 2  
 Baths: 2 (2/0)  
 SqFt: 1,638 (Seller (Unverified))  
 Lot Size: 6,300 Sqft (Assessor)  
 Elem Dist: Carmel Unified  
 High Dist: Carmel Unified

List Date: 03/28/2013  
 List Price: \$1,135,000  
 Sale Price: \$1,135,000  
 HOA Fee:  
 X-street: Castro Lane

List Agent: Weathers RE& RELO  
 List Office: Sotheby's-Clocktower

Remarks: Tucked away in Carmel Woods is this charming home with all the character expected in a precious Carmel Cottage. Spacious & airy with vaulted ceilings in living room with fireplace. Separate dining room and updated kitchen. Two bedrooms and 2 updated bathrooms, separate office could be small bedroom. Loft space is very cool. Large corner lot with lovely front yard and private backyard patio.

MLS #: 81309762 DOM:94  
 Status: Sold





### 24571 GUADALUPE STREET, Carmel 93923

Class:	Single Family Residential	List Date:	05/17/2013
Beds:	3	List Price:	\$1,125,000
Baths:	3 (3/0)	Sale Price:	\$1,115,000
SqFt:	2,096 (Paid Vendor (Unverified))	HOA Fee:	
Lot Size:	7,700 Sqft (Paid Vendor (Unverified))	X-street:	Camino Del Monte
Elem Dist:	Carmel Unified		
High Dist:	Carmel Unified		

List Agent: George W. Brehmer  
List Office: Coldwell Banker DMR Rancho

Remarks: Love Story --- Ultimate patina Comstock Associates Post Adobe; 1st time on mkt.; fine redwood, period locks and windows, radiant heat, brick ways, intimate patio, architect/artist studio/guest house, Whitacre hardware, story garden shed and wildly rambling roses.

MLS #: 81317170 DOM: 17  
Status: Sold



### 24809 GUADALUPE STREET, Carmel 93923

Class:	Single Family Residential	List Date:	06/03/2013
Beds:	3	List Price:	\$895,000
Baths:	2 (2/0)	Sale Price:	\$721,500
SqFt:	1,193 (Assessor)	HOA Fee:	
Lot Size:	6,000 Sqft (Assessor)	X-street:	Valley Way
Elem Dist:	Carmel Unified		
High Dist:	Carmel Unified		

List Agent: Susan C. Freeland  
List Office: Carmel Realty Company

Direction: Between Valley Way and 1st on Guadalupe

Remarks: Charming vintage Carmel Cottage with detached guest house. First time on market since 1984. A perfect retreat, this 2b/1ba, 1200 sq. ft. home sits on an oversized lot along with a legal 360 sq. ft. 1b/1ba guest house with fireplace. Boasting fresh paint and refinished hardwood floors, vaulted ceilings and large backyard. A few updates and it will dazzle!

MLS #: 81319306 DOM: 15  
Status: Sold



### 25809 MORSE DRIVE, Carmel 93923

Class:	Single Family Residential	List Date:	04/30/2013
Beds:	3	List Price:	\$839,000
Baths:	2 (2/0)	Sale Price:	\$806,000
SqFt:	1,680 (Assessor)	HOA Fee:	
Lot Size:	43,560 Sqft (Assessor)	X-street:	Highway One - Pacific
Elem Dist:	Carmel Unified		
High Dist:	Carmel Unified		

List Agent: Speiser & Fromm  
List Office: Alain Pinel Realtors

Direction: Heading North on Highway One, turn right onto Morse Drive. At the intersection of Flanders and Morse, there is a fork in the road to the left. Take the fork and at the end of the road on the left is the property.

Remarks: Incredible views of Fish Ranch and Hatton Canyon from your living room and deck. Wander down the tree-lined drive to this single level Ranch style home, situated so it is surrounded on three sides by nature. Paver driveway, new paint, hardwood floors were just refinished. Kitchen and bath remodeled in 1995. 3 bedrooms, 2 baths & a family room. Comfortable, clean & cozy. This home is ready to go!

MLS #: 81314445 DOM: 29  
Status: Sold



### 3219 SYCAMORE PLACE, Carmel 93923

Class:	Single Family Residential	List Date:	06/17/2013
Beds:	4	List Price:	\$739,000
Baths:	2 (2/0)	Sale Price:	\$707,000
SqFt:	2,098 (Assessor)	HOA Fee:	
Lot Size:	7,080 Sqft (Assessor)	X-street:	Mission Fields
Elem Dist:	Carmel Unified		
High Dist:	Carmel Unified		

List Agent: Christine Monteith  
List Office: The Jones Group-Coast & Country Real Estate

Direction: Hwy 1 to Rio Rd, turn west on Rio Rd, turn left on Mission Fields, take 1st right on Sycamore.

Remarks: Spacious 4 bd, 2 bath home w/ ground floor master sits within walled private southwest facing garden w/ lush landscaping. Gleaming hardwood floors in living, dining, hallway. Wood-burning fireplace, huge travertine master bath, updated kitchen, fresh paint, new carpet, dual pane windows. Upstairs 4th bedrm (or family room?) features sliders to sunny deck & adjacent office w/ built-in shelves.

MLS #: 81321445 DOM: 11  
Status: Sold



### 24520 OUTLOOK DRIVE,#2, Carmel 93923

Class:	Townhouse/Condo (Comm Int Dev)	List Date:	05/16/2013
Beds:	3	List Price:	\$599,000
Baths:	2 (2/0)	Sale Price:	\$575,000
SqFt:	1,877 (Paid Vendor (Unverified))	HOA Fee:	\$344.00
Lot Size:	1,863 Sqft (Assessor)	X-street:	High Meadow Lane
Elem Dist:	Carmel Unified		
High Dist:	Carmel Unified		

List Agent: Pamela Deleon  
List Office: Sotheby's-Clocktower

Direction: HWY 1 at Carpenter Light; Go up High Meadow Dr. Left on Outlook Dr. Go to the Right.

MLS #: 81316890 DOM:34  
Status: Sold

Remarks: Spacious and bright upstairs. Open living room to sunny south facing deck, English Country Kitchen, Sub Zero and Wine Cooler. Just beautiful! Master on 1st level, 2 bedroom, bath, laundry with storage downstairs. Small family room off kitchen.



### 3600 HIGH MEADOW DRIVE,#1, Carmel 93923

Class:	Townhouse/Condo (Comm Int Dev)	List Date:	06/01/2013
Beds:	2	List Price:	\$489,000
Baths:	2 (1/1)	Sale Price:	\$462,500
SqFt:	1,197 (Assessor)	HOA Fee:	\$405.00
Lot Size:	1,117 Sqft (Assessor)	X-street:	Highway 1
Elem Dist:	Carmel Unified		
High Dist:	Carmel Unified		

List Agent: Speiser & Fromm  
List Office: Alain Pinel Realtors

Direction: Heading South on Highway 1, turn left at the Carpenter Street exit which turns into High Meadow Drive and follow until you find High Meadow Terrace condominium complex. Enter driveway labeled Units 1-8.

MLS #: 81319132 DOM:16  
Status: Sold

Remarks: Light, bright & ready to go! Beautiful new hardwood floors, brand new carpeting upstairs, the decks are all redone, fresh paint, fireplace insert & ready for you to move right in! 2 bedrooms upstairs share a "Jack & Jill" bathroom with shower over tub. 3 large mirrored closets plus a linen closet, so you have room for everything. Kitchen has a pantry & extra storage. Fenced patio for privacy.

The above information is deemed to be accurate but not guaranteed.