

### Cross Property Client Thumbnail

#### 26 Village Drive , Carmel Valley 93924



Class:	Res. Single Family	List Price: \$895,000	Status:	Sold
Beds:	4	Sale Price:\$840,000	MLS#:	ML81499624
Baths (F/P):	3 (3/0)	List Date: 08/12/2015	DOM:	0
SqFt:	2,152 SqFt (Other)	COE Date:08/13/2015	HOA Fee:	
Lot Size:	0.50 Acres (Other)		X St:	Paso Hondo
Elem:	Tularcitos Elementary / Carmel Unified			
High:	Carmel High / Carmel Unified			

Remarks: The perfect package and all in the heart of Carmel Valley village. This unique property is sunny, private flat and useable property is on a street to street lot. The main house has 2 bed/1 bath quaint cottage built in 1934 with wood floors, updated kitchen, Carmel stone fireplace, porch with swing, plus lovely rose gardens and sunny backyard patios. There is also a 624 s.f. 1 bed/1bath guest house plus a second 480 s.f. detached studio. In addition there are also 6 storage sheds on the property.

#### 13330 Middle Canyon , Carmel Valley 93924



Class:	Res. Single Family	List Price: \$785,000	Status:	Sold
Beds:	2	Sale Price:\$725,000	MLS#:	ML81461213
Baths (F/P):	2 (1/1)	List Date: 04/22/2015	DOM:	64
SqFt:	1,440 SqFt (Tax)	COE Date:08/07/2015	HOA Fee:	\$84
Lot Size:	7.02 Acres (Tax)		X St:	Rancho Road
Elem:	Tularcitos Elementary / Carmel Unified			
High:	Carmel High / Carmel Unified			

Remarks: Breathe the serenity of quiet Carmel Valley pastoral views. Unwind in this well designed two bedroom house located in the Rancho Del Monte gated community close to Carmel Valley village with numerous wine tasting rooms, restaurants, boutique stores and art galleries. Each bedroom has valley views with a deck off the second bedroom. Over 7 acre parcel stretches far behind the house for continued privacy. Enjoy the magical evening under the sparkling night sky with occasional shooting stars passing overhead