

Cross Property Agent Thumbnail

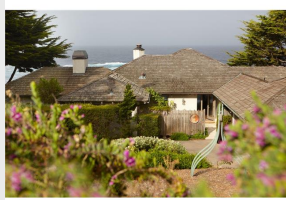


26264 Ocean View Avenue , Carmel 93923

Class:	Res. Single Family	List Price: \$7,850,000	Status: Sold
Beds:	5	Sale Price \$6,900,000	MLS#: ML81450294
Baths (F/P):	7 (6/1)	List Date: 02/11/2015	DOM: 191
SqFt:	6,237 SqFt (Other)	Sale Date: 08/21/2015	HOA Fee:
Lot Size:	0.14 Acres (Tax)	COE Date: 10/05/2015	X St: Stewart
Showing:	Go Directly, Lockbox - Supra iBox Bluetooth-		
Elem:	/ Carmel Unified		
High:	/ Carmel Unified		
LA/LO:	Tim Allen (831) 214-1990 / Coldwell Banker DMR-Junipero		

Remarks: Here, along Scenic Road, you'll find three contiguous parcels of coveted Carmel land totaling more than 17,800 square feet on a gentle slope of land. Not fifty feet from the Pacific's edge with a broad view of pounding surf, spouting whales and incredible sunsets, is the 'shovel-ready' plans for a magnificent 6,300 square foot 4 bedroom, 5.5 bath home plus guest house, or create your own dream home.

Agent Remarks: Also includes parcel #'s: 009-432-019 & 009-432-014. ESCROW WITH CHRISTINE CHIN @ FATCO



102 Yankee Point Drive , Carmel 93923

Class:	Res. Single Family	List Price: \$4,295,000	Status: Sold
Beds:	4	Sale Price \$3,950,000	MLS#: ML81448112
Baths (F/P):	3 (3/0)	List Date: 01/26/2015	DOM: 256
SqFt:	2,620 SqFt (Other)	Sale Date: 10/09/2015	HOA Fee:
Lot Size:	0.48 Acres (Tax)	COE Date: 10/09/2015	X St: Carmel Riviera
Showing:	Appointment Only, Call Listing Agent-		
Elem:	Carmel River Elementary / Carmel Unified		
High:	Carmel High / Carmel Unified		
LA/LO:	Canning Properties (831) 624-7800 / Sotheby's Int'l Realty-Rancho		

Remarks: Perched above a private cove, this oceanfront Yankee Point home captures unobstructed, sweeping views of Big Sur coastline clear across the horizon. Comfortable & easy to live in, this 4 Bed/3bth home lives larger than its footprint w/ wonderful indoor/outdoor living spaces, vaulted ceilings, gourmet kitchen, hot tub overlooking the water & access to a cove just steps from the ocean side patio. The setting offers unique privacy, an abundance of sea life, from migrating whales, otters & airborne visitors.

Agent Remarks: No showings through April 5, 2015. Owner occupied. Need 24 hours notice. Call Jessica (831-238-5535) for showings.



29300 HWY 1 , Carmel Highlands 93923

Class:	Res. Single Family	List Price: \$3,975,000	Status: Sold
Beds:	4	Sale Price \$3,925,000	MLS#: ML81337876
Baths (F/P):	4 (3/1)	List Date: 10/15/2013	DOM: 714
SqFt:	2,410 SqFt (Other)	Sale Date: 09/29/2015	HOA Fee:
Lot Size:	0.65 Acres	COE Date: 10/13/2015	X St: Fern Canyon Rd.
Showing:	Locked Main Entrance Gate, Do Not Disturb Occupants, Appointment Only, Call Listing Agent-		
Elem:	Carmel River Elementary / Carmel Unified		
High:	Carmel High / Carmel Unified		
LA/LO:	Ephran Younger (831) 622-2507 / Coldwell Banker DMR Rancho		

Remarks: Cypress Cove enjoys one of the most dramatic and intimate ocean-front vistas available anywhere. This pristine Point Lobos environment offers privacy and easy proximity to Carmel. The refurbished beach house features three master suites, granite kitchen & bath, an indoor BBQ & sweeping decks for outdoor entertaining. For relaxation, a detached glass-walled spa overlooks the crashing surf.

Agent Remarks: Shown by appt. only: Call LA 831-594-1082. Seller is a liscened RE agent.



2848 Santa Lucia Avenue , Carmel 93923

Class:	Res. Single Family	List Price: \$3,195,000	Status: Sold
Beds:	3	Sale Price \$2,700,000	MLS#: ML81470592
Baths (F/P):	3 (3/0)	List Date: 06/16/2015	DOM: 98
SqFt:	1,995 SqFt (Other)	Sale Date: 09/22/2015	HOA Fee:
Lot Size:	0.23 Acres (Tax)	COE Date: 10/02/2015	X St: Dolores
Showing:	Call 1st , Call Listing Agent, Lockbox - Supra iBox-		
Elem:	/ Carmel Unified		
High:	/ Carmel Unified		
LA/LO:	Mary Bell (831) 595-4999 / Carmel Realty Company		

Remarks: It's really all about the view...and this understated Carmel home has one wonderful view. Lends a warm feeling from the time you step into the entry. The spacious living room with a vaulted open ceiling and skylight add light. The wood burning fireplace will add atmosphere and intimacy when you want it. Combination family room/eating area, a little breakfast room and a complete kitchen. Two bedrooms and baths are upstairs, 3rd bed/bath are downstairs, accessible via an outside staircase.

Agent Remarks: Subject to Escrow cancellation instructions.



26404 Inspiration Avenue , Carmel 93923

Class:	Res. Single Family	List Price: \$2,398,000	Status: Sold
Beds:	3	Sale Price \$2,398,000	MLS#: ML81516349
Baths (F/P):	3 (3/0)	List Date: 09/25/2015	DOM: 10
SqFt:	1,797 SqFt (Other)	Sale Date: 10/05/2015	HOA Fee:
Lot Size:	0.12 Acres (Tax)	COE Date: 10/30/2015	X St: San Antonio Ave
Showing:	Appointment Only, Call Listing Agent, Do Not Disturb Occupants, Do Not Go Direct-		
Elem:	/ Carmel Unified		
High:	Carmel High / Carmel Unified		
LA/LO:	Randi Greene (831) 869-8325 / Coldwell Banker		

Remarks: Sun- Filled Jewel on the Point. Ocean view cottage with easy single story living in exclusive Carmel Point This home has a bright sunny interior with lots of glass and easy access to the beautiful outdoor gardens. A guest unit provides privacy from the main house. This home is updated, and has open floor plan and huge master bedroom w/office and dining alcove with bay window. Just steps to Stewart's beach. Sheltered and sunny patio.

Agent Remarks: Escrow open with Gisela Welch, Chicago Title.



137 Cypress Way , Carmel Highlands 93923

Class: Res. Single Family List Price: \$2,550,000 Status: Sold
 Beds: 3 Sale Price: \$2,200,000 MLS#: ML81465559
 Baths (F/P): 3 (3/0) List Date: 05/15/2015 DOM: 122
 SqFt: 3,074 SqFt (Other) Sale Date: 09/14/2015 HOA Fee:
 Lot Size: 1.14 Acres (Tax) COE Date: 10/14/2015 X St: Oak Way
 Showing: Appointment Only, Do Not Disturb Occupants, Lockbox - Supra iBox Bluetooth- Ryan- (860) 906-6059
 Elem: / Carmel Unified
 High: Carmel High / Carmel Unified
 LA/LO: Kim DiBenedetto (831) 601-9559 / Coldwell Banker
 Remarks: "Our Treehouse" boasts 180 degree views that stretch from the Santa Cruz mountains to the whitewater views of the coastline below. Presenting a rare opportunity to own a piece of the Carmel Highlands designed by David Allen Smith a highly desired street with grand views and warm spacious living areas. Settle up to the fireplace and let the sound of crashing waves fill the air or relax on one of the decks surrounding the house to watch countless sunsets. Located a 5 minute drive to Carmel!

Agent Remarks: Easy to show but is occupied so requires appointment. Plenty of room to park and turn around at top of driveway but if you want to park on the lower parking pad use steps to the right of the driveway. Dumbwaiter on first level goes directly to kitchen. Red exterior sculptures and interior mobiles not included in sale. Very special home, be sure to show it!



26255 Dolores Street , Carmel 93923

Class: Res. Single Family List Price: \$2,150,000 Status: Sold
 Beds: 2 Sale Price: \$2,150,000 MLS#: ML81450541
 Baths (F/P): 2 (2/0) List Date: 02/12/2015 DOM: 167
 SqFt: 1,300 SqFt (Other) Sale Date: 07/29/2015 HOA Fee:
 Lot Size: 0.24 Acres (Tax) COE Date: 10/09/2015 X St: 15th Avenue
 Showing: Go Directly, Lockbox - Supra iBox-
 Elem: Carmel River Elementary / Carmel Unified
 High: Carmel High / Carmel Unified
 LA/LO: Jeremy Barrett (831) 601-9131 / Monterey Coast Realty
 Remarks: Attention to detail at its best! On a landscaped 10,300 sqft lot with ocean & Point Lobos views on a knoll above Mission Ranch sits this splendidly remodeled Carmel home. Short strolls to beaches, downtown Carmel, Mission trails and renowned Carmel River School. Remodel includes extensive earthquake safety retrofit, furnace & ducting, whole house water filtration system, tankless hot water heater, American Clay Plaster walls, wiring, plumbing, floors, roof & cedar siding. Turn key ready, happy, sunny home!

Agent Remarks: Go direct, show and sell. Call Jeremy with questions. 831.601.9131



0 Dolores 2 NW of 11th Street , Carmel 93921

Class: Res. Single Family List Price: \$1,895,000 Status: Sold
 Beds: 3 Sale Price: \$1,875,000 MLS#: ML81452645
 Baths (F/P): 3 (3/0) List Date: 02/26/2015 DOM: 193
 SqFt: 1,772 SqFt (Other) Sale Date: 09/07/2015 HOA Fee:
 Lot Size: 0.09 Acres (Tax) COE Date: 10/08/2015 X St: 11th Avenue
 Showing: Go Directly, Lockbox-
 Elem: / Carmel Unified
 High: / Carmel Unified
 LA/LO: Christopher Pryor (831) 622-1000 / Carmel Realty Company
 Remarks: Ideally located in the prized Golden Rectangle of Carmel-by-the-Sea. Walk to town and Carmel Beach. This Home is in impeccable condition complete with 3 beds 3 baths and open floor plan allowing for entertaining or relaxing. Updated finishes and beautiful hardwood floors. French doors open up to a private outdoor patio. One car garage and ample off street parking.

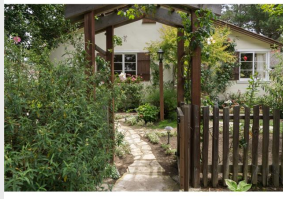
Agent Remarks:



0 Lobos & 1st SW Corner , Carmel by the Sea 93921

Class: Res. Single Family List Price: \$1,795,000 Status: Sold
 Beds: 3 Sale Price: \$1,700,000 MLS#: ML81469941
 Baths (F/P): 3 (2/1) List Date: 06/11/2015 DOM: 97
 SqFt: 1,826 SqFt (Other) Sale Date: 09/16/2015 HOA Fee:
 Lot Size: 0.16 Acres (Tax) COE Date: 10/10/2015 X St: Lobos and First
 Showing: 24-Hour Notice Required, Appointment Only, Call Listing Agent, Do Not Disturb Occupants, LA Must Be Present, No Sign- Please do not disturb owners. 24 hour notice requested, LA appt only
 Elem: / Carmel Unified
 High: / Carmel Unified
 LA/LO: Marta Karpel (831) 402-6189 / Alain Pinel Realtors
 Remarks: Short walk to shops and beach, meticulously renovated to new, stunning single level 1,800+ SF designer home on huge 7000+ sf corner lot. 3 Bed/2 Bath open floor plan w/tastefully chosen custom finishes including Carmel stone fireplace, vaulted beamed ceilings, enormous stone master bath, gourmet kitchen with breakfast bar, private guest studio with separate entrance, new hardwood floors, patio with fountain, separate pantry, and large garden. Properties of this quality and lot size seldom become available!

Agent Remarks: Please call Brooke Mallory 831.920.7666 to arrange an appointment. 24 hour notice requested. Please do not disturb owners.



3rd Avenue SE Lobos Street , Carmel by the Sea 93921

Class: Res. Single Family List Price: \$1,575,000 Status: Sold
 Beds: 3 Sale Price: \$1,550,000 MLS#: ML81483758
 Baths (F/P): 3 (3/0) List Date: 07/07/2015 DOM: 57
 SqFt: 1,692 SqFt (Other) Sale Date: 09/02/2015 HOA Fee:
 Lot Size: 0.09 Acres (Other) COE Date: 10/28/2015 X St: Lobos Street
 Showing: 24-Hour Notice Required, Appointment Only, Call Listing Agent-
 Elem: / Carmel Unified
 High: / Carmel Unified
 LA/LO: Sam J Piffero (831) 236-5389 / Sotheby's Int'l Realty-Rancho

Remarks: Carmel character abounds! Beautifully upgraded single level garden home featuring a true gourmet kitchen w/ 6 burner Wolf & salamandre. Adjoining hearth room w/ Dutch doors to garden. Random oak plank floors, light filled dining & living rooms w/ high beamed ceiling & large fireplace create a cozy, charming setting throughout. French doors open to sunny patio leading to a two room guest suite complete w/bath and storage. Perfect Carmel get-a-way with a total of 3 beds, 3 baths & a pet friendly fenced yard!

Agent Remarks: Newer medium shake roof, new fence, new garage doors, new carpet, new door shutters, new double ovens, new refrigerator, new dishwasher, all 3 baths remodeled. Call or text Sam Piffero at 831-236-5389 or Aisha at 831-595-9291 to show with 24 hour notice.



24452 Portola Avenue , Carmel 93923

Class: Res. Single Family List Price: \$1,495,000 Status: Sold
 Beds: 3 Sale Price: \$1,430,000 MLS#: ML81458435
 Baths (F/P): 2 (2/0) List Date: 04/06/2015 DOM: 139
 SqFt: 2,304 SqFt (Other) Sale Date: 08/23/2015 HOA Fee:
 Lot Size: 0.13 Acres (Tax) COE Date: 10/07/2015 X St: San Lucas
 Showing: Call Listing Agent, Do Not Go Direct, See Remarks- 1 hr Short Notice OK after 10 a.m.
 Escrow open with ORT-Lisa Connally
 Elem: Carmel River Elementary / Carmel Unified
 High: Carmel High / Carmel Unified
 LA/LO: Monika Campbell (831) 917-8208 / Alain Pinel Realtors

Remarks: Remodeled home in the beautiful neighborhood of Carmel Woods! High ceilings with exceptional tall windows make for a wonderful light and bright home. Upstairs master suite has large sitting area with an en suite featuring a claw tub and separate steam shower. Lower level features 2 bedrooms, spacious living room area w/ open dining areas & gourmet kitchen with separate pantry. Large outdoor decks both in front & back with a peak of the ocean and a privacy fence that surrounds the entire property.

Agent Remarks: 1 HR notice after 10 am preferred. Large sculpture in front of house does not convey/Pest Report available/Owner has 2 cats that stay outside during the day/Automatic blinds in the living room/water softener system in garage and water purifier drinking system in kitchen/additional storage sheds on side of the house behind garage.



25850 N Mesa Drive , Carmel 93923

Class: Res. Single Family List Price: \$1,450,000 Status: Sold
 Beds: 4 Sale Price: \$1,368,000 MLS#: ML81472405
 Baths (F/P): 5 (4/1) List Date: 06/26/2015 DOM: 66
 SqFt: 4,064 SqFt (Tax) Sale Date: 08/31/2015 HOA Fee:
 Lot Size: 0.83 Acres (Tax) COE Date: 10/13/2015 X St: Hatton Road
 Showing: Appointment Only, Call Listing Agent, Lockbox - Supra iBox-
 Elem: / Carmel Unified
 High: Carmel High / Carmel Unified
 LA/LO: Patricia J Ross (831) 236-4513 / Sotheby's Int'l Realty-Rancho

Remarks: Opportunity awaits in this sunny 4200 sq. ft home in the desirable Carmel School District. Huge master bedroom, designed by an artist, with greenhouse windows and 2 master bathrooms plus a powder room on the main floor. Another 3 bedrooms, with French doors leading out to patio, 2 more bathrooms and laundry rooms on the lower level. Formal dining area and large living/family room. Sunny breakfast room overlooks the immaculately maintained 3/4 acre parcel. Bring your imaginations.

Agent Remarks: Wonderful opportunity for large house & lot \$356 per sq. ft.



27173 Prado Del Sol , Carmel 93923

Class: Res. Single Family List Price: \$1,395,000 Status: Sold
 Beds: 4 Sale Price: \$1,350,000 MLS#: ML81466256
 Baths (F/P): 3 (2/1) List Date: 05/20/2015 DOM: 106
 SqFt: 2,681 SqFt (Other) Sale Date: 09/03/2015 HOA Fee: \$83
 Lot Size: 1.30 Acres (Tax) COE Date: 10/19/2015 X St: Carmel Valley Rd.
 Showing: Lockbox-
 Elem: / Carmel Unified
 High: / Carmel Unified
 LA/LO: Doug Steiny (831) 236-7363 / Carmel Realty Company

Remarks: Don't miss this rare opportunity to own a single level 4 bedroom, 2.5 bath family home on coveted Prado del Sol. Underground utilities. Over 1.3 acres of flat, usable space. Convenient, sunny mid-valley location.

Agent Remarks: See website for reports and inspections: www.27173PradoDelSol.com Huge price reduction! Cleaned up and easy to show!



24925 Pine Hills Drive , Carmel 93923

Class: Res. Single Family List Price: \$1,399,000 Status: Sold
 Beds: 4 Sale Price: \$1,315,000 MLS#: ML81499225
 Baths (F/P): 4 (3/1) List Date: 08/10/2015 DOM: 39
 SqFt: 3,286 SqFt (Other) Sale Date: 09/18/2015 HOA Fee: \$120
 Lot Size: 0.58 Acres (Tax) COE Date: 10/30/2015 X St: Outlook Dr.
 Showing: Appointment Only, Lockbox - Supra iBox- Call agent. Owner out of town 50 of time.
 Elem: / Carmel Unified
 High: / Carmel Unified
 LA/LO: Linda Miller (831) 402-4108 / Carmel Realty Company
 Remarks: Located in coveted Carmel school district, this home has been remarkably transformed. Enter into a dramatic living rm w/walls of windows & views of natural open spaces. Main floor boasts 3 bdrm/2.5 baths, surrounded by 1800sf of Trexx decking for basking in the sun. Downstairs is technically finished basement area of almost 900sf including large family rm, full bdrm & bath & 220sf enclosed deck workout rm. All makes for the perfect combination of beauty and function for family, entertainment & room to room

Agent Remarks: Call Linda for showings. Owner out of town 50% of time. Large downstairs area with family room, bedroom and full bath, and workout area, technically finished basement area, beautifully redone/250 square foot permitted as living space. All water/baths approved by MCWMD! Lots of great storage under house. Fabulous family floorplan! This owner has made great changes! Show your pickiest clients!



0 Casanova 5 SE of 4th Street , Carmel 93921

Class: Res. Single Family List Price: \$1,295,000 Status: Sold
 Beds: 2 Sale Price: \$1,284,000 MLS#: ML81467151
 Baths (F/P): 2 (2/0) List Date: 05/27/2015 DOM: 91
 SqFt: 1,360 SqFt (Tax) Sale Date: 08/26/2015 HOA Fee:
 Lot Size: 0.09 Acres (Tax) COE Date: 10/14/2015 X St:
 Showing: Go Directly, Lockbox-
 Elem: / Carmel Unified
 High: / Carmel Unified
 LA/LO: Doug Steiny (831) 236-7363 / Carmel Realty Company
 Remarks: Just a short walk to town from this 2 bedroom 2 bath home in Carmel-by-the-Sea. This lovely home features open beam ceilings in the living room with cozy fireplace and an abundance of natural light. There is a bonus office or hobby room just off the garage. Enjoy lovely ocean views from the kitchen, living room and outdoor deck!

Agent Remarks: This is an estate sale that requires the approval of beneficiaries. There may be a delay in seller response to an offer; please call Doug for details before writing. Use CAR form CCA (court confirmation) w/ all offers.



10435 Fairway Lane , Carmel 93923

Class: Res. Single Family List Price: \$1,325,000 Status: Sold
 Beds: 3 Sale Price: \$1,260,000 MLS#: ML81461702
 Baths (F/P): 3 (2/1) List Date: 04/24/2015 DOM: 141
 SqFt: 2,746 SqFt (Other) Sale Date: 09/12/2015 HOA Fee: \$270
 Lot Size: 0.11 Acres (Tax) COE Date: 10/09/2015 X St: Old Ranch Road
 Showing: Call Listing Agent, Lockbox Location - See Remarks-
 Elem: Tularcitos Elementary / Carmel Unified
 High: Carmel High / Carmel Unified
 LA/LO: Thomas Herlihy (831) 601-6712 / Alain Pinel Realtors
 Remarks: Overlooks the 12th fairway at the Summit, Carmel Valley Ranch. Views of valley and to the sunny mountains in the distance. Three bedrooms, one a main floor Master Suite. Two remodeled bathrooms, two fireplaces, two decks plus extra storage. Bright open floor plan with high ceilings and an updated kitchen, perfect for entertaining or just enjoying an evening by the fire. Come & enjoy the Carmel Valley Ranch lifestyle!

Agent Remarks:



26282 Atherton Drive , Carmel 93923

Class: Res. Single Family List Price: \$1,195,000 Status: Sold
 Beds: 4 Sale Price: \$1,190,000 MLS#: ML81450276
 Baths (F/P): 3 (2/1) List Date: 02/11/2015 DOM: 156
 SqFt: 2,022 SqFt (Tax) Sale Date: 07/17/2015 HOA Fee:
 Lot Size: 0.50 Acres (Tax) COE Date: 10/15/2015 X St: Rio Road
 Showing: Call 1st , Call Owner, Lockbox - Supra iBox Bluetooth- Call first, leave message, go
 Elem: Carmel River Elementary / Carmel Unified
 High: Carmel High / Carmel Unified
 LA/LO: Christina Danley (831) 601-5355 / Sotheby's Int'l Realty-Rancho
 Remarks: Perched up the hill is this private Carmel Hatton Fields home on a half acre lot with 30+ oaks. Views of white water ocean, a southern exposure to the Fish Ranch and the campanile of the Carmel Mission may be seen from the living/dining areas and master bedroom. Natural wood vaulted ceilings plus lots of light in the upstairs open floor plan living space. Sit and bask on the two balconies or relax and enjoy two tiers of outdoor patios. Interior laundry, attached two car garage.

Agent Remarks: Pending Release status with a 72 hour clause. Sellers welcome showings and back-up offers. Other features of this Monterey Colonial include hardwood and tile floors. Miele oven and dishwasher plus butcher block countertop. Wine storage closet. Jetted tub and separate shower in the master bath. Separate water closet. Walk-in master closet. Bullnose interior plaster walls. Two wood burning fireplaces with gas starters located in living room and master bedroom. Two car guest parking pad. A fun treehouse, too! Property is located within Carmel-by-the-Sea city limits and in the Carmel Unified School District. Rear retaining wall was recently engineered and dug 3 feet down with french drain addition. New cement walkway along back of home. Termite inspection by Steve Howell Termite available. Please use Old Republic Title, Maryann DeLaFlor. To show, call James at 831-566-3322, leave a message, and go.



0 Torres 5SE 1st , Carmel 93921

Class:	Res. Single Family	List Price:\$1,099,000	Status: Sold
Beds:	2	Sale Price\$990,000	MLS#: ML81500371
Baths (F/P):	2 (1/1)	List Date:08/17/2015	DOM: 56
SqFt:	1,526 SqFt (Other)	Sale Date:10/12/2015	HOA Fee:
Lot Size:	0.09 Acres	COE Date:10/23/2015	X St: 1st
Showing:	Go Directly, Lockbox-		
Elem:	/ Carmel Unified		
High:	/ Carmel Unified		
LA/LO:	Olga Menendez (831) 277-4214 / Alain Pinel Realtors		

Remarks: Charming, single level, home. Great curb appeal & location! Tranquil setting, w/ short stroll to town, for shopping, dining or going to the beach. Quick access to Highway 1. Remodeled around 2001, this home boasts a cozy living room with a window seat & spacious family room, both w/ gas fireplaces. The family room opens up to the kitchen, for easy entertaining. Huge master bed with large walk-in closet. Skylights. Newly landscaped, freshly painted interior, & new carpet. Great property! Sold "As Is".

Agent Remarks: Water damage/intrusion in master bedroom, due to leaking skylight, as per appropriate tradespeople. Wallboard opened up and left open for inspection, as needed. Repairs required. Reports and estimates available. Great opportunity for right Buyer! Ideal for cash Buyer, but also know of a Lender who has a loan option available. Ask Listing Agent if interested. Property shows very well otherwise. Put this one on your list to show! Use CAR Probate RPA. Escrow with Lori Aiello - FATCO. Home being sold "AS IS".



5855 Junipero Avenue , Carmel 93923

Class:	Res. Single Family	List Price:\$990,000	Status: Sold
Beds:	3	Sale Price\$970,000	MLS#: ML81512875
Baths (F/P):	2 (2/0)	List Date:09/02/2015	DOM: 9
SqFt:	1,264 SqFt (Tax)	Sale Date:09/11/2015	HOA Fee:
Lot Size:	0.09 Acres (Tax)	COE Date:10/15/2015	X St: 12th
Showing:	Go Directly, Lockbox - Supra iBox- Supra on front door.		
Elem:	/ Carmel Unified		
High:	Carmel High / Carmel Unified		
LA/LO:	William Smith (831) 626-2400 / Coldwell Banker		

Remarks: A lovely home w/ curb appeal situated in a prime location w/ a short walk to the beach, downtown Carmel, & the Mission. The level lot features beautiful drought tolerant landscaping with Carmel stone pathways and front patio. Enjoy sun-filled rooms with expansive windows and gleaming hardwood floors throughout. The kitchen features stainless appliances, solid wood cabinets & ample work space on custom tile counters. The living room has a floor to ceiling fireplace open beam ceiling, & double glass patio doors.

Agent Remarks:



0 Guadalupe 2 SW of 3rd Street , Carmel 93921

Class:	Res. Single Family	List Price:\$950,000	Status: Sold
Beds:	2	Sale Price\$925,000	MLS#: ML81514528
Baths (F/P):	2 (2/0)	List Date:09/14/2015	DOM: 1
SqFt:	931 SqFt (Other)	Sale Date:09/15/2015	HOA Fee:
Lot Size:	0.09 Acres	COE Date:10/26/2015	X St: 3rd St.
Showing:	Appointment Only, Call Listing Agent, Do Not Disturb Occupants-		
Elem:	/ Carmel Unified		
High:	Carmel High / Carmel Unified		
LA/LO:	Annette Boggs (831) 601-5800 / Sotheby's Int'l Realty-PG		

Remarks: This is the classic Carmel Cottage by the Sea! A warm and cozy two bedroom, two bathroom home with a fireplace, hardwood floors, French Doors that open to a peaceful deck, and a one car garage. Short stroll to downtown for shopping and dining. Perfect for a vacation get-a-way or second home.

Agent Remarks: Please call Listing Agent first to confirm showing. Home is occupied by relatives at time so please check the MLS before showing.



24694 Pescadero Road , Carmel 93923

Class:	Res. Single Family	List Price:\$969,000	Status: Sold
Beds:	3	Sale Price\$920,000	MLS#: ML81460889
Baths (F/P):	2 (2/0)	List Date:04/20/2015	DOM: 134
SqFt:	1,220 SqFt (Other)	Sale Date:09/01/2015	HOA Fee:
Lot Size:	0.22 Acres	COE Date:10/07/2015	X St: 1st Avenue
Showing:	Call Listing Agent, Go Directly, Lockbox- Please call Nicole to let her know when you'll be showing it.		
Elem:	/ Carmel Unified		
High:	/ Carmel Unified		
LA/LO:	Nicole Truszkowski (831) 238-7449 / Sotheby's Int'l Realty-Rancho		

Remarks: Quintessential Carmel Cottage on 9400 sq ft lot with stunning views of Pescadero Canyon, famous 17 Mile Drive and the Ocean. Quiet street w majestic trees & a peaceful setting. This charming home was remodeled and updated in 2001, it showcases 3 bdrms & 2 baths with 1,220 sq ft. This delightful cottage features an open floor plan, beam ceilings, hardwood and tile flooring, living room with adobe fireplace, claw foot bathtub, view decks, magnificent trees, detached 1-car garage and a relaxing forest setting

Agent Remarks: Part time tenant living at home starting May 23 (month to month contract.) Please call Nicole with 24 hours notice prior to showings 831-238-7449. Escrow with Christine Kelso at Chicago Title.



25410 Carmel Knolls Drive , Carmel 93923

Class:	Res. Single Family	List Price:	\$895,000	Status:	Sold
Beds:	3	Sale Price:	\$875,000	MLS#:	ML81450364
Baths (F/P):	4 (4/0)	List Date:	02/11/2015	DOM:	211
SqFt:	3,100 SqFt (Other)	Sale Date:	09/10/2015	HOA Fee:	
Lot Size:	0.54 Acres (Tax)	COE Date:	10/23/2015	X St:	
Showing:	Lockbox - Supra iBox-				
Elem:	/ Carmel Unified				
High:	/ Carmel Unified				
LA/LO:	Kathleen McCrystal (831) 915-6879 / David Lyng & Associates				

Remarks: Coveted Carmel Unified school district, this 4 bedroom, 4 bathroom home offers lots of space and great potential. 3 bedrooms each with their own full bathroom, eat in kitchen, large spacious living room/dining room and two fireplaces on the main floor. Downstairs has another bedroom with fireplace, living area, full bathroom. Feels like you are in the mountains of Big Sur, surrounded by lush gardens, lots of privacy yet close to everything!

Agent Remarks: Very easy to show...upstairs on lockbox GO DIRECT. Tenant occupies downstairs unit, Please agents, DO NOT DISTURB THE TENANT!!! DO NOT WALK DOWN TO THE SIDE OF THE PROPERTY WHERE THE TENANT RESIDES PEEKING INTO HIS WINDOWS. DO NOT GO PAST THE UPSTAIRS PART OF THE BACK YARD W/OUT AN APPOINTMENT! Downstairs appointment to serious buyers only. Escrow (#4834871) open with Natalie Bates, FATCO.



2960 Ribera Road , Carmel 93923

Class:	Res. Single Family	List Price:	\$939,000	Status:	Sold
Beds:	3	Sale Price:	\$864,000	MLS#:	ML81483110
Baths (F/P):	2 (2/0)	List Date:	07/02/2015	DOM:	60
SqFt:	1,950 SqFt (Tax)	Sale Date:	08/31/2015	HOA Fee:	\$0
Lot Size:	0.18 Acres (Tax)	COE Date:	10/30/2015	X St:	Hwy 1
Showing:	Go Directly, Lockbox - Supra iBox Bluetooth-				
Elem:	Carmel River Elementary / Carmel Unified				
High:	Carmel High / Carmel Unified				
LA/LO:	Connie Snowdon (831) 920-7023 / Monterey Coast Realty				

Remarks: Single story ranch home located in desirable Carmel Meadows where it is just a short stroll to the beach and scenic trails overlooking Point Lobos. Plus, Carmel schools & less than a mile to shopping centers. This affordable gem has wonderful sunny exposure with lovely views of meadows and surrounding hills. Open kitchen/family room plan, plus living and dining room. Two fireplaces, 2-car garage, new roof and freshly-painted. Ready for your personal touches.

Agent Remarks: Escrow open with Natalie at First American Title. Great remodel opportunity in a fabulous neighborhood.



0 Torres 2 SE of 1st Street , Carmel 93921

Class:	Res. Single Family	List Price:	\$945,000	Status:	Sold
Beds:	2	Sale Price:	\$838,500	MLS#:	ML81486419
Baths (F/P):	2 (2/0)	List Date:	07/22/2015	DOM:	46
SqFt:	1,409 SqFt (Other)	Sale Date:	09/06/2015	HOA Fee:	
Lot Size:	0.09 Acres (Tax)	COE Date:	10/13/2015	X St:	1st St.
Showing:	Go Directly, Lockbox - Supra iBox-				
Elem:	/ Carmel Unified				
High:	/ Carmel Unified				
LA/LO:	Connie Snowdon (831) 920-7023 / Monterey Coast Realty				

Remarks: Adorable post adobe home on a quiet street, walking distance to town. Main house has 2 beds, 1 bath, hardwood floors, wood burning fireplace in the living room, raised ceiling & skylights providing streams of natural light. Kitchen has eating area overlooking the charming front deck & garden area. Don't miss the bonus artist studio out back w/ full bath, sauna & loft. Sunny back deck w/ extra storage; inside laundry room. Home has great rental history & is ready for your creative touches or remodel ideas.

Agent Remarks: Non-conforming subordinate artist unit with restrictions. Property being sold as-is. Escrow open with First American Title. Co-listed with Shelly Lynch, Carmel Realty Co.



98 High Meadow Lane , Carmel 93923

Class:	Res. Condominium	List Price:	\$825,000	Status:	Sold
Beds:	2	Sale Price:	\$815,000	MLS#:	ML81498195
Baths (F/P):	2 (2/0)	List Date:	08/03/2015	DOM:	59
SqFt:	1,653 SqFt (Other)	Sale Date:	10/01/2015	HOA Fee:	\$606
Lot Size:	0.05 Acres (Tax)	COE Date:	10/21/2015	X St:	High Meadow Drive
Showing:	Go Directly, Leave Card-				
Elem:	Carmel River Elementary / Carmel Unified				
High:	Carmel High / Carmel Unified				
LA/LO:	Sharon Pelino (831) 277-7700 / Coldwell Banker				

Remarks: Nestled in a forest setting, with easy access to lovely Carmel-by-the-Sea and Pebble Beach, a completely remodeled town-home with detached 2 car garage is ready for your enjoyment. Spacious, open floor plan with gourmet kitchen, sub-zero refrigerator, custom cabinets, "tigerwood" hardwood floors. wood burning fireplace and two master bedroom suites with luxurious travertine and granite surfaces. Wired for latest technology; abundance of skylights; separate laundry; Carmel School District.

Agent Remarks: TFT no fault of property. Effective in 2015, HOA has adopted new rental guidelines in their CC&R's ... only 6 units can be rentals. If your buyer intends to owner occupy, show them this fantastic, upgraded townhome. Exterior of home has just been freshly painted. Escrow open with Lisa Connally at Old Republic.

**26641 Fisher Drive , Carmel 93923**

Class:	Res. Single Family	List Price:\$669,000	Status: Sold
Beds:	3	Sale Price\$630,000	MLS#: ML81485991
Baths (F/P):	2 (2/0)	List Date: 07/20/2015	DOM: 79
SqFt:	1,000 SqFt (Tax)	Sale Date:10/07/2015	HOA Fee:
Lot Size:	0.18 Acres	COE Date:10/30/2015	X St: Oliver Road

Showing: Lockbox-

Elem: Carmel River Elementary / Carmel Unified

High: Carmel High / Carmel Unified

LA/LO: Brad Towle (831) 224-3370 / Sotheby's Int'l Realty-Rancho

Remarks: Mission Fields home on large level corner lot. Very sunny, lots of fruit trees. Single story, manufactured home with carport and room to expand. High vaulted ceilings.

Agent Remarks: Trust sale- As is.

**281 Del Mesa Carmel , Carmel 93923**

Class:	Res. Condominium	List Price:\$599,000	Status: Sold
Beds:	2	Sale Price\$600,000	MLS#: ML81472937
Baths (F/P):	2 (2/0)	List Date: 07/01/2015	DOM: 110
SqFt:	1,469 SqFt (Tax)	Sale Date:10/19/2015	HOA Fee\$1,309
Lot Size:	0.04 Acres (Tax)	COE Date:10/19/2015	X St: Carmel Valley Rd.

Showing: Go Directly, Leave Card, Lockbox - Supra iBox-

Elem: / Carmel Unified

High: / Carmel Unified

LA/LO: Bud Larson (831) 596-7834 / Coldwell Banker

Remarks: Preferred B unit enjoys a quiet and peaceful location. The interior living space-kitchen, eating area, living room and den open to lovely forest views through expansive windows leading to large private deck. Del Mesa Carmel is a 55+ adult community w/ 24 hour security gate, a lawn bowling green, putting green, indoor swimming pool, exercise room, Club House with dining room. Delivery of meals to your unit is available. Weekday van service and guest units are available as well.

Agent Remarks: Property was withdrawn. For comp purposes only.

**3600 High Meadow Drive ,#41, Carmel 93923**

Class:	Res. Townhouse	List Price:\$499,000	Status: Sold
Beds:	2	Sale Price\$499,000	MLS#: ML81501463
Baths (F/P):	2 (2/0)	List Date: 08/24/2015	DOM: 21
SqFt:	1,200 SqFt (Other)	Sale Date:09/14/2015	HOA Fee\$425
Lot Size:	0.03 Acres (Other)	COE Date:10/16/2015	X St: Carpenter

Showing: 24-Hour Notice Required, Call 1st , Call Listing Agent, Lockbox- Tenant on Property. Need 24 hour notice. Please call Nicole at 831-238-7449.

Elem: / Carmel Unified

High: / Carmel Unified

LA/LO: Nicole Truskowski (831) 238-7449 / Sotheby's Int'l Realty-Rancho

Remarks: Enjoy elegant townhome living at an affordable price in a wonderful Carmel setting. Showcasing 1189 square feet with 2 beds & 2 baths. The floor plan maximizes usage of space, natural light and lives large. Upgraded bathrooms, storage room that could be converted to office, balcony, 1 car garage, and a private gated courtyard. Amenities include tennis & swimming pool, beautiful lush landscaped grounds. A perfect opportunity to enjoy Carmel living at an amazing price!

Agent Remarks: Tenant on Property. Need 24 hour notice please. Please call Listing Agent to set up a time. Call Nicole at 831-238-7449.

**3600 High Meadow Drive ,#32, Carmel 93923**

Class:	Res. Condominium	List Price:\$505,000	Status: Sold
Beds:	2	Sale Price\$490,000	MLS#: ML81471149
Baths (F/P):	2 (1/1)	List Date: 06/18/2015	DOM: 46
SqFt:	1,197 SqFt (Other)	Sale Date:08/03/2015	HOA Fee\$425
Lot Size:	0.03 Acres	COE Date:10/01/2015	X St: Via Mar Monte

Showing: Leave Card, Lockbox - Other- Go Direct. Combo Box Code is 5463.

Elem: Carmel River Elementary / Carmel Unified

High: Carmel High / Carmel Unified

LA/LO: Troy Kingshaven (831) 238-7804 / Avalon Realty

Remarks: Elegant two-story home in Carmel. This is a highly coveted end unit in popular High Meadow Terrace. Private gated courtyard and spacious sun deck with gorgeous views of trees and pool area. Significantly upgraded kitchen, living room and bathrooms. Soaring beam ceilings and an open floor plan. Large pool and tennis courts and beautifully landscaped walking paths. Very convenient location close to shopping, beaches and schools. Situated within the award-winning Carmel Unified School District.

Agent Remarks: Note: Refrigerator currently in unit is not included in sale.