

## Summary Of Comparable Properties

### Single Family Residential

Address	City	Beds	Bath	DOM	CDOM	LOE	SqFt	\$/SqFt	Lot(SqFt)	List Price	Age	Sale Price
<b>SOLD</b>												
3414 17 Mile Dr	Pebble Beach	6+	4+	706	706	51	6,450	\$2,519.38	101,930	\$22,000,000	99	\$16,250,000
3371 Del Ciervo Rd	Pebble Beach	5	4+	124	852	39	9,630	\$1,116.3	40,902	\$11,995,000	14	\$10,750,000
24324 Monterra Woods Rd	Salinas Monterey Highway	6+	4+	173	173		10,000	\$940	261,360	\$14,000,000	4	\$9,400,000
26320 Scenic Rd	Carmel	3	4+	281	281		2,690	\$3,457.25		\$11,995,000	55	\$9,300,000
3430 Carmel Wy	Pebble Beach	5	4+	22	22	54	4,725	\$1,460.32	65,340	\$6,900,000	33	\$6,900,000
1008 Rodeo Rd	Pebble Beach	4	4+	295	295	30	4,000	\$1,712.5	9,100	\$6,995,000	2	\$6,850,000
2 Ne Dolores /Santa Lucia St	Carmel	3	4+			5	2,900	\$2,163.79	9,600	\$6,950,000		\$6,275,000
Nw Cor San Antonio	Carmel	3	3	427	427	34	2,475	\$2,416.16	7,000	\$6,950,000	88	\$5,980,000
1103 Portola Rd	Pebble Beach	6+	4+	1	1	23	7,000	\$844	55,582	\$6,450,000	35	\$5,908,000
3310 Kingsley Ct	Pebble Beach	6+	4+	521	521	17	7,450	\$765.1	126,324	\$6,750,000		\$5,700,000
292 Highland Dr	Carmel Highlands	4	4+	224	224	10	3,273	\$1,527.65	64,468	\$5,950,000	81	\$5,000,000
2 Sw San Antonio/ 10Th Av	Carmel	3	2 1/2	11	11	21	1,800	\$2,722.22	4,000	\$5,495,000	12	\$4,900,000
4 Rumsen Tc	Carmel Valley	3	3 1/2	343	343	7	4,285	\$1,120.19	130,680	\$5,395,000	2	\$4,800,000
930 Coral Dr	Pebble Beach	3	4+	35	35	46	3,813	\$1,239.18	9,100	\$4,995,000	30	\$4,725,000
2943 17 Mile Dr	Pebble Beach	4	4+	309	309	30	5,000	\$932.5	15,000	\$4,995,000	88	\$4,662,500
26243 Ocean View Av	Carmel	4	4+	23	23	29	3,350	\$1,373.13	4,140	\$4,995,000	7	\$4,600,000
3 Sw San Antonio & 11Th Av	Carmel	5	3	360	463	22	2,210	\$2,013.57	4,468	\$4,950,000	88	\$4,450,000
7591 Paseo Vista	Salinas Monterey Highway	4	4+	168	168	42	5,630	\$790.41		\$4,900,000	1	\$4,450,000
6 San Clemente TI #86	Carmel Valley	4	4+	87	87	40	5,000	\$853.2	193,842	\$4,800,000		\$4,266,000
26192 Paseo Del Sur	Salinas Monterey Highway	6+	4+	45	45	39	6,948	\$564.03	112,384	\$4,495,000	17	\$3,918,860
24319 Monterra Woods Rd	Salinas Monterey Highway	5	4+	246	246	96	5,600	\$678.57	124,581	\$3,975,000	8	\$3,800,000
7564 Paseo Vista Pl	Salinas Monterey Highway	4	4+	318	318	49	6,900	\$543.48	126,324	\$3,950,000	3	\$3,750,000
1034 Rodeo Rd	Pebble Beach	4	4+	8	8	29	2,850	\$1,300.7	9,200	\$3,150,000	43	\$3,707,000
2959 Cormorant Rd	Pebble Beach	4	3 1/2	89	89	17	3,610	\$1,022.16	11,049	\$3,750,000		\$3,690,000
12 Sleepy Hollow Dr	Carmel Valley	6+	4+	69	69	16	8,100	\$450.62	239,580	\$4,200,000	15	\$3,650,000
Ne Crn Dolores/ Santa Lucia St	Carmel	3	3 1/2	392	392	34	2,420	\$1,466.94	6,776	\$3,995,000	88	\$3,550,000
1501 Sunset Dr	Pacific Grove	4	3	283	283	74	3,447	\$1,029.88	20,000	\$4,250,000	18	\$3,550,000
2465 Bay View Av	Carmel	3	3 1/2	290	290	25	1,915	\$1,827.68	4,300	\$3,750,000	10	\$3,500,000
Swc San Antonio Av	Carmel	3	2	68	68	9	2,159	\$1,606.07	4,000	\$4,250,000	35	\$3,467,500
419 Estrella Doro	Salinas Monterey Highway	5	4+	58	58	55	5,348	\$635.75	26,571	\$3,995,313	3	\$3,400,000
7 Se Santa Rita/Ocean Av	Carmel	3	3	125	125	22	2,580	\$1,298.45	8,712	\$3,950,000	2	\$3,350,000
1277 Padre Ln	Pebble Beach	5	4+	279	653	47	4,100	\$817.07	41,033	\$3,595,000	28	\$3,350,000
117 Via Del Milagro Rd	Salinas Monterey Highway	4	4+	10	10	191	6,300	\$519.84	30,400	\$3,495,000		\$3,275,000
26255 Ocean View	Carmel	3	2	260	260	47	2,600	\$1,234.62	4,500	\$3,895,000	4	\$3,210,000

Presented by David G. Heinrich, Coldwell Banker Del Monte Rancho, 831-521-4486, Grant@TheHeinrichTeam.com

\*\* Information contained on this report is designed for accuracy but is not guaranteed \*\*

Av			1/2									
4 Ne Lincoln St	Carmel	3	2	64	64	22	1,905	\$1,679.79	4,800	\$3,295,000	20	\$3,200,000
			1/2									
5 Se San Antonio/Ocean Av	Carmel	3	2	390	390	25	1,970	\$1,624.37	4,000	\$3,450,000	25	\$3,200,000
			1/2									
27350 Upper Forty Dr	Carmel Valley	5	4+	415	588	56	5,200	\$615.38	435,600	\$3,994,000		\$3,200,000
14 Acropolis St	Pacific Grove	3	2	38	38	30	2,900	\$1,103.45	6,557	\$3,500,000	6	\$3,200,000
			1/2									
3173 Bird Rock Rd	Pebble Beach	3	2	58	58	30	2,980	\$1,073.83	9,300	\$3,495,000	40	\$3,200,000
			1/2									
4 Sw San Antonio/11Th Av	Carmel	3	2	7	7	34	2,000	\$1,575	4,475	\$2,975,000	53	\$3,150,000
3301 17 Mile Drive #17	Pebble Beach	4	4+	119	119	39	4,290	\$734.27	4,500	\$3,450,000	30	\$3,150,000
4051 Mora Ln	Pebble Beach	4	3	215	215	34	4,200	\$750	12,632	\$3,775,000		\$3,150,000
			1/2									
4 Se Carmelo/10Th St	Carmel	4	3	139	139	41	2,175	\$1,425.29	7,500	\$3,295,000	67	\$3,100,000
3017 Cormorant Rd	Pebble Beach	4	4+	256	256	27	4,500	\$688.89	10,890	\$3,490,000	15	\$3,100,000
5 Oak Meadow Ln	Carmel Valley	3	4+	685	685	53	4,000	\$750	653,400	\$3,295,000	22	\$3,000,000
3145 Fergusson Ln	Pebble Beach	5	4+	500	500	7	4,300	\$697.67	66,211	\$3,600,000	20	\$3,000,000
14550 Castlerock Rd	Salinas Monterey Highway	4	4+	872	1145	47	6,000	\$500	93,654	\$3,555,000	14	\$3,000,000
1515 Riata Rd	Pebble Beach	4	3	238	238	3	3,740	\$800.8	54,450	\$3,395,000	45	\$2,995,000
133 Boyd Wy	Carmel Highlands	3	2	14	14	46	2,360	\$1,260.38	43,560	\$3,295,000	17	\$2,974,500
			1/2									
Ne Corner Casanova / 12Th	Carmel	3	2	93	93	26	2,180	\$1,330.28	5,500	\$2,998,000	19	\$2,900,000
			1/2									
27479 Schulte Rd	Carmel Valley	5	4+	42	42	30	3,700	\$782.43	304,920	\$2,995,000	8	\$2,895,000
24300 San Juan Rd	Carmel	3	3	19	19	50	3,800	\$750	17,800	\$2,995,000		\$2,850,000
			1/2									
110 Yankee Point Dr	Carmel Highlands	3	3	185	185	42	3,000	\$950	19,400	\$3,000,000	25	\$2,850,000
			1/2									
2 Red Tail Tc #F2	Carmel Valley	3	3	189	189	20	3,420	\$833.33	81,892	\$3,280,000	3	\$2,850,000
			1/2									
1508 Bonifacio Rd	Pebble Beach	2	2	259	259	32	1,315	\$2,167.3	30,753	\$3,200,000	99	\$2,850,000
4031 Sunridge Rd	Pebble Beach	2	3	64	64	14	1,970	\$1,446.7	21,780	\$2,950,000	57	\$2,850,000
1062 Rodeo Rd	Pebble Beach	3	3	316	510	15	3,240	\$864.2	10,890	\$3,250,000		\$2,800,000
			1/2									
2 Se 8Th/ Casanova Av	Carmel	6+	4+	80	80	36	3,220	\$858.39	8,500	\$3,295,000	102	\$2,764,000
1451 Riata Rd	Pebble Beach	5	4+	373	373	43	3,000	\$906.67	34,848	\$3,100,000	49	\$2,720,000
26276 Camino Real	Carmel	4	3	29	29	49	2,676	\$1,008.97	5,500	\$2,995,000	5	\$2,700,000
			1/2									
26394 Carmelo St	Carmel	4	3	242	242	28	2,100	\$1,261.9	5,000	\$2,725,000	38	\$2,650,000
4 Sw Mission/13Th	Carmel	3	2	146	307	8	2,800	\$939.29	8,000	\$2,695,000	2	\$2,630,000
			1/2									
2508 16Th Av	Carmel	3	2	5	5	45	2,275	\$1,153.85	6,000	\$2,750,000	61	\$2,625,000
			1/2									
0 Nw Lincoln St	Carmel	5	4+	2	2		3,090	\$841.42	8,100	\$2,785,000	75	\$2,600,000
11682 Saddle Rd	Salinas Monterey Highway	5	4+	206	206	11	6,044	\$421.91	93,218	\$2,750,000	5	\$2,550,000
2417 Nw San Antonio Av	Carmel	3	3	102	102	18	1,850	\$1,351.35	4,000	\$2,850,000	54	\$2,500,000
4Th Nw Monte Verde St	Carmel	3	3	302	302	10	2,448	\$959.97	6,975	\$2,595,000	59	\$2,350,000
			1/2									
26350 Camino Real	Carmel	5	4+	196	196	30	2,694	\$853.75	10,200	\$2,395,000	55	\$2,300,000
5 Sw Casanova/ 12Th St	Carmel	3	2	225	225	11	1,600	\$1,437.5	4,000	\$2,499,000	3	\$2,300,000
			1/2									
3 Sw Casanova And 12Th St	Carmel	3	2	138	138	18	1,540	\$1,490.26	4,000	\$2,395,000	2	\$2,295,000
110 7Th St	Pacific Grove	3	3	51	51	29	2,460	\$932.42	3,600	\$2,495,000	118	\$2,293,750

0 Dolores St	Carmel	2	1	66	66	6	731	\$3,009.58	4,000	\$2,600,000	85	\$2,200,000
12Th St Se Dolores St	Carmel	3	3	66	66	6	1,495	\$1,471.57	4,000	\$2,600,000	55	\$2,200,000
26290 Valley View Av	Carmel	4	4+	97	97	28	2,900	\$758.62	8,000	\$2,495,000	49	\$2,200,000
23 Gamble Hill Rd	Carmel Valley	5	4+	90	90	60	3,324	\$661.85	348,480	\$2,495,000	4	\$2,200,000
3081 Bird Rock Rd	Pebble Beach	3	3	281	281	43	2,400	\$914.58	8,000	\$2,395,000		\$2,195,000
			1/2									
2 Nw Carmelo St	Carmel	2	2	168	168	27	1,271	\$1,715.18	6,000	\$2,495,000	88	\$2,180,000
6 Ne Camino Real/Ocean	Carmel	2	2	18	18	31	1,775	\$1,223.42	4,000	\$2,395,000	20	\$2,171,575
			1/2									
27990 Mercurio Rd	Carmel Valley	4	3	260	260	38	4,420	\$486.43	48,351	\$2,499,000	20	\$2,150,000
			1/2									
325 Estrella Doro	Salinas Monterey Highway	4	4+	88	88	39	4,492	\$478.63	21,780	\$2,695,000		\$2,150,000
11106 Saddle Rd	Salinas Monterey Highway	4	3	26	26	43	4,200	\$511.9	122,839	\$2,200,000	4	\$2,150,000
			1/2									
19350 Cachagua Rd	Carmel Valley	2	2	173	173	30	2,866	\$732.73	2,874,960	\$2,495,000	51	\$2,100,000
1405 Oleada Rd	Pebble Beach	3	4+	200	200	13	5,550	\$378.38	52,533	\$2,450,000	40	\$2,100,000
2947 Old 17 Mile Dr	Pebble Beach	3	2	174	309	6	1,486	\$1,362.72	13,500	\$2,500,000	59	\$2,025,000
46325 Pfeiffer Ridge Rd	Big Sur Coast	2	2	556	556	30	1,561	\$1,281.23	217,800	\$3,100,000	18	\$2,000,000
3137 Stevenson Dr	Pebble Beach	4	2	120	120	78	2,987	\$669.57	13,500	\$1,999,000	55	\$2,000,000
			1/2									

AVERAGE VALUES				193	218	34	3,598	\$1,155.31	90,969	\$4,148,440	36	\$3,647,686
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AVERAGE VALUES FOR ALL				193	218	34	3,598	\$1,155.31	90,969	\$4,148,440	36	\$3,647,686
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Quick Statistics ( 87 Listings Total)												
	Min			Max			Median					
List Price	\$1,999,000			\$22,000,000			\$3,295,000					
Sale Price	\$2,000,000			\$16,250,000			\$3,100,000					

**S** 3414 17 MILE DR, Pebble Beach 93953 (Pebble Beach) **\$16,250,000 MLS: 80605986**  
 Beds: 6+ bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 706 CDOM: 706**



Property Overview				Pricing/Dates	
Area:	Lodge (Area 178)			List :	\$22,000,000 02/02/2006
Bed/Bath:	6+ / 4+	Age:	99 years	Original :	\$25,000,000 02/02/2006
SqFt:	6,450	Lot:	101,930 sq ft	OffMktDate:	
				Sold	\$16,250,000 01/09/2008
				(Closed Sale)	
Remarks					
"EDGEWOOD PINES". A WONDERFUL OLD LADY BUILT WHEN P.B. WAS AN INFANT. SPACE FOR ALL YOUR FAMILY, FRIENDS, INVITED GUESTS & UNINVITED. NINE BATHS AND WILL SLEEP FIFTEEN PLUS. BEST OF ALL THERE ARE TWO RECORDED PARCELS ON THE 12TH					

#### Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Separate Family Room	Breakfast Nook	Separate Dining Room	- -	3 or More Car Garage

**S** 3371 DEL CIERVO RD, Pebble Beach 93953 (Pebble Beach) **\$10,750,000 MLS: 80772443**  
 Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 124 CDOM: 852**



Property Overview				Pricing/Dates	
Area:	Lodge (Area 178)			List :	\$11,995,000 01/16/2008
Bed/Bath:	5 / 4+	Age:	14 years	Original :	\$11,995,000 01/18/2006
SqFt:	9,630	Lot:	40,902 sq ft	OffMktDate:	
				Sold	\$10,750,000 05/19/2008
				(Closed	
				Sale)	
Remarks					
Perched above the 14th hole of the famed Pebble Beach Golf Links, this stunning residence offers sweeping ocean and golf views from Pt Lobos to Pescadero Point. Nearly 10,000 square feet of living space: ocean views from all public rooms and bedrooms suites, media room, exercise room and office or billiard room. Ideally located in the heart of Pebble Beach minutes to both The Lodge and Carmel.					

#### Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	Separate Dining Room	- -	3 or More Car Garage

**S** 24324 MONTERRA WOODS RD, Monterey 93940 (Salinas Monterey Highway) **\$9,400,000 MLS: 80819466**  
 Beds: 6+ bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 173 CDOM: 173**



Property Overview				Pricing/Dates	
Area:	Monterra (Area 139)			List :	\$14,000,000 07/03/2008
Bed/Bath:	6+ / 4+	Age:	4 years	Original :	\$14,000,000 07/03/2008
SqFt:	10,000	Lot:	6.00 ac	OffMktDate:	
				Sold	\$9,400,000 12/23/2008
				(Closed Sale)	
Remarks					
Located in the exclusive gated community of Monterra Ranch is this 6 bedroom country manor with 10,000 square feet of quality & livability set on the premier 6 acre site with breathtaking ocean & golf course views. With location quality, sun and views, this is truly an estate for someone who wants the very best.					

#### Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Separate Family Room	Breakfast Room	Separate Dining Room	- -	3 or More Car Garage

**S** 26320 SCENIC RD, Carmel 93923 (Carmel) **\$9,300,000 MLS: 80739303**  
**Beds: 3 bed(s) Baths Full/Partial: 4+ bath(s)** **DOM: 281 CDOM: 281**



#### Property Overview

Area: Carmel Point (Area 145)  
 Bed/Bath: 3 / 4+ Age: 55 years  
 SqFt: 2,690 Lot: --

#### Pricing/Dates

List : \$11,995,000 07/16/2007  
 Original : \$19,995,000 07/16/2007  
 OffMktDate:  
 Sold \$9,300,000 04/22/2008  
 (Closed Sale)

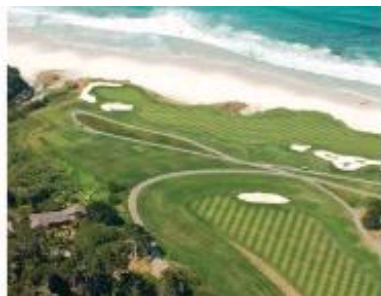
#### Remarks

The Butterfly House: One of only 5 homes available along the ocean side of Scenic Road. Panoramic ocean views from Point Lobos to Carmel Beach, two lots (also includes APN 009-443-002), private beach - a truly unique opportunity.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
No Family Room	No Informal Dining Area	No Formal Dining Area	--	2 Car Garage

**S** 3430 CARMEL WY, Pebble Beach 93953 (Pebble Beach) **\$6,900,000 MLS: 80830151**  
**Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s)** **DOM: 22 CDOM: 22**



#### Property Overview

Area: Lodge (Area 178)  
 Bed/Bath: 5 / 4+ Age: 33 years  
 SqFt: 4,725 Lot: 1.50 ac

#### Pricing/Dates

List : \$6,900,000 08/26/2008  
 Original : \$6,900,000 08/26/2008  
 OffMktDate:  
 Sold \$6,900,000 09/17/2008  
 (Closed Sale)

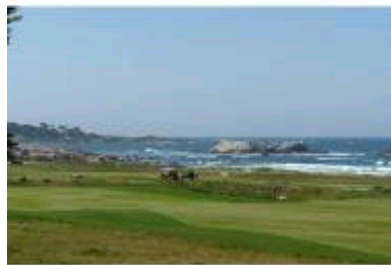
#### Remarks

A rare opportunity to develop on the 11th Fairway of the PB Golf Links. A beautiful horizon ocean view. 4725 sq. ft., 4+ BA/ 4.5BA, "mid-century modern" home with fantastic potential as is, or build one of Pebble's finest ocean and golf front properties. Location and Private Drive are unparalleled. Yes, you can buy water for development (it's Pebble Beach) and still walk to Carmel for dinner.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	No Informal Dining Area	Separate Dining Room	--	2 Car Garage

**S** 1008 RODEO RD, Pebble Beach 93953 (Pebble Beach) **\$6,850,000 MLS: 80732430**  
**Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s)** **DOM: 295 CDOM: 295**



#### Property Overview

Area: Country Club West (Area 175)  
 Bed/Bath: 4 / 4+ Age: 2 years  
 SqFt: 4,000 Lot: 9,100 sq ft

#### Pricing/Dates

List : \$6,995,000 06/12/2007  
 Original : \$9,499,000 06/12/2007  
 OffMktDate:  
 Sold \$6,850,000 04/02/2008  
 (Closed Sale)

#### Remarks

When only the best will do for views, quality and design this frontline home is for you. Being on the frontline is great but where you are on the frontline matters too. This location offers the broadest, most unobstructed views possible. Amazing quality and detail in this new construction home, offered below replacement cost. 4 suites, library, theater, wine cellar. No expense spared in building.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Eat in Kitchen	Separate Dining Room	--	2 Car Garage



**S** 2 NE DOLORES /Santa Lucia ST, Carmel by the Sea 93921 (Carmel) \$6,275,000 MLS: 80817773  
 Beds: 3 bed(s) Baths Full/Partial: 4+ bath(s) DOM: 0 CDOM: 0



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 4+ Age: --  
 SqFt: 2,900 Lot: 9,600 sq ft

#### Pricing/Dates

List : \$6,950,000 06/25/2008  
 Original : \$6,950,000 06/25/2008  
 OffMktDate:  
 Sold \$6,275,000 06/25/2008  
 (Closed Sale)

#### Remarks

Beautifully built Tuscan home south of Ocean on large sunny & useable lot w/ views of Pt. Lobos & River State Beach. Artfully crafted & built by Roger Jolley & Tim Allen. Extensive use of stone, glass, antique French tiles, open beamed ceilings, hardwood floors, wonderful interior courtyard w/ fire pit & Bocce Ball, front ocean view patio. Old world charm & character w/ all the modern amenities.

#### Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Breakfast Nook	Separate Dining Room	--	2 Car Garage

**S** NW COR SAN ANTONIO, Carmel 93921 (Carmel) \$5,980,000 MLS: 80709626  
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) DOM: 427 CDOM: 427



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 3 Age: 88 years  
 SqFt: 2,475 Lot: 7,000 sq ft

#### Pricing/Dates

List : \$6,950,000 02/27/2007  
 Original : \$6,950,000 02/27/2007  
 OffMktDate:  
 Sold \$5,980,000 04/29/2008  
 (Closed Sale)

#### Remarks

OVERSIZE CORNER LOT. VERDANT LANDSCAPING, PVT PATIOS. 3 BED SUITES W/3BATH. OCEAN VIEWS FROM MASTER & PVT SUN DECK. 2 FIREPLACES, SOUND SYSTEM, WET BAR, CUSTOM LIGHTING, CHEFS KIT, MARBLE,STONE,PECAN FLOORS THRU-OUT. CONVERTED GRG.

#### Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Family Room Kitchen	Eat in Kitchen	Separate Dining Room	--	Garage - Converted

**S** 1103 PORTOLA RD, Pebble Beach 93953 (Pebble Beach) \$5,908,000 MLS: 80817188  
 Beds: 6+ bed(s) Baths Full/Partial: 4+ bath(s) DOM: 1 CDOM: 1



#### Property Overview

Area: Lodge (Area 178)  
 Bed/Bath: 6+ / 4+ Age: 35 years  
 SqFt: 7,000 Lot: 55,582 sq ft

#### Pricing/Dates

List : \$6,450,000 06/23/2008  
 Original : \$6,450,000 06/23/2008  
 OffMktDate:  
 Sold \$5,908,000 06/24/2008  
 (Closed Sale)

#### Remarks

Located across from one of the most exclusive private golf clubs in the world-the Cypress Point Club & the old Crocker Cypress Grove-sits a meticulously remodeled 7,000 sq. ft., 6+BR, 4 full & 2 half BA, 3 car garage English Manor w/attached caretaker quarters on 1.3 acres w/ocean and golf course views. This estate includes a separate 2 BR/1 BA guest house w/kitchen & family room & 2 car garage.

#### Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Family Room Kitchen	Breakfast Room	Separate Dining Room	--	3 or More Car Garage

**S** 3310 KINGSLEY CT, Pebble Beach 93953 (Pebble Beach) **\$5,700,000 MLS: 80673198**  
 Beds: 6+ bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 521 CDOM: 521**



#### Property Overview

Area: Central Pebble Beach (Area 177)  
 Bed/Bath: 6+ / 4+ Age: --  
 SqFt: 7,450 Lot: 2.90 ac

#### Pricing/Dates

List : \$6,750,000 12/29/2006  
 Original : \$6,750,000 12/29/2006  
 OffMktDate:  
 Sold \$5,700,000 06/02/2008  
 (Closed Sale)

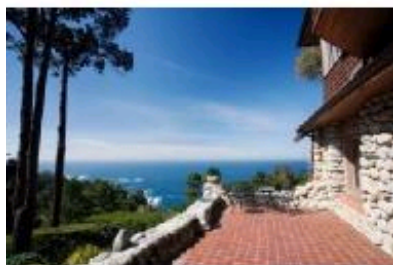
#### Remarks

LOCATED IN PRESTIGIOUS MACOMBER ESTATES, THIS NEWLY COMPLETED 7,500 SF STUNNING TUSCAN VILLA IS LOCATED ON 2.9 ACRE W/FOREST & MOUNTAIN VIEWS. WITH 6 BR SUITES INCLUDING G SUITE, THIS HM HAS THE QUALITY TO SATISFY THE MOST DEMANDING TASTE.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Family Room Kitchen	Eat in Kitchen	Separate Dining Room	--	3 or More Car Garage

**S** 292 HIGHLAND DR, South Coast 93923 (Carmel Highlands) **\$5,000,000 MLS: 80783438**  
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 224 CDOM: 224**



#### Property Overview

Area: Highlands Inn (Area 154)  
 Bed/Bath: 4 / 4+ Age: 81 years  
 SqFt: 3,273 Lot: 64,468 sq ft

#### Pricing/Dates

List : \$5,950,000 03/10/2008  
 Original : \$5,950,000 03/10/2008  
 OffMktDate:  
 Sold \$5,000,000 10/20/2008  
 (Closed Sale)

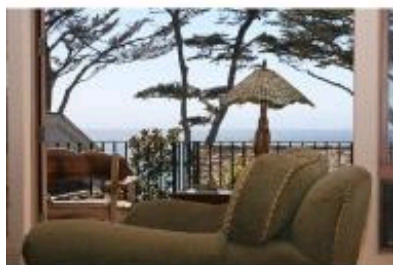
#### Remarks

Feels like oceanfront. Landmark estate convenient to Pebble Beach's golf courses and Carmel-by-the-Sea. The 3 bd, 3.5 ba 2490 sq. ft. granite stone Manor House and separate 783 sq. ft. guest house with 2 bathrooms are surrounded by lushly landscaped English-style gardens and offer white-water ocean views from most main rooms, decks and patios. Lower level of main house adds almost 1000 sq. ft.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
No Family Room	No Informal Dining Area	Separate Dining Room	--	2 Car Garage

**S** 2 SW SAN ANTONIO/ 10th AV, Carmel 93921 (Carmel) **\$4,900,000 MLS: 80801639**  
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 11 CDOM: 11**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 2 1/2 Age: 12 years  
 SqFt: 1,800 Lot: 4,000 sq ft

#### Pricing/Dates

List : \$5,495,000 04/14/2008  
 Original : \$5,495,000 04/14/2008  
 OffMktDate:  
 Sold \$4,900,000 04/25/2008  
 (Closed Sale)

#### Remarks

The ocean-view Carmel cottage where you can leave the window open just to hear the gentle lapping surf gently lull you to sleep. This wonderful home is just 50 yards off beautiful Carmel beach. Views from Pt. Lobos, to the Lodge.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
No Family Room	No Informal Dining Area	Separate Dining Room	--	1 Car Garage

**S** 4 RUMSEN TC, Carmel 93923 (Carmel Valley) **\$4,800,000 MLS: 80757750**  
 Beds: 3 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 343 CDOM: 343**



#### Property Overview

Area: Quail Meadows/The Preserve (Area 164)  
 Bed/Bath: 3 / 3 1/2 Age: 2 years  
 SqFt: 4,285 Lot: 3.00 ac

#### Pricing/Dates

List : \$5,395,000 10/15/2007  
 Original : \$5,395,000 10/15/2007  
 OffMktDate:  
 Sold \$4,800,000 09/22/2008  
 (Closed Sale)

#### Remarks

Highly desired location min from all the Preserve amenities. Newly built with 3/bed 3.5 baths, character abounds w/ vaulted ceilings, alderwood floors, Colorado stone throughout, expansive gourmet kitchen, outdoor entertaining bbq, ect. Home is a must see for those considering the unique community of The Preserve!

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
No Family Room	No Informal Dining Area	No Formal Dining Area	- -	3 or More Car Garage

**S** 930 CORAL DR, Pebble Beach 93953 (Pebble Beach) **\$4,725,000 MLS: 80826172**  
 Beds: 3 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 35 CDOM: 35**



#### Property Overview

Area: Country Club West (Area 175)  
 Bed/Bath: 3 / 4+ Age: 30 years  
 SqFt: 3,813 Lot: 9,100 sq ft

#### Pricing/Dates

List : \$4,995,000 08/04/2008  
 Original : \$4,995,000 08/04/2008  
 OffMktDate:  
 Sold \$4,725,000 09/08/2008  
 (Closed Sale)

#### Remarks

A timeless Spanish style hacienda is perfectly positioned across from the 12th & 13th holes of the Monterey Peninsula Shore course with 180° unobstructed views of the ocean and Spanish Bay. The quintessential setting for the Pebble Beach experience, spacious rooms, seclude courtyard, elevated front patio and picturesque balcony to enjoy after a round of golf or while entertaining family & friends.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	No Informal Dining Area	Separate Dining Room	- -	2 Car Garage

**S** 2943 17 MILE DR, Pebble Beach 93953 (Pebble Beach) **\$4,662,500 MLS: 80736615**  
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 309 CDOM: 309**



#### Property Overview

Area: Country Club West (Area 175)  
 Bed/Bath: 4 / 4+ Age: 88 years  
 SqFt: 5,000 Lot: 15,000 sq ft

#### Pricing/Dates

List : \$4,995,000 07/02/2007  
 Original : \$5,600,000 07/02/2007  
 OffMktDate:  
 Sold \$4,662,500 05/06/2008  
 (Closed Sale)

#### Remarks

"Fairdunes". Great ocean and golf course views. An exceptional example of early Pebble Beach Spanish mediterranean architecture that has been extensively remodeled, restored and expanded keeping all that was glorious while bringing in all new luxuries. 2 master suites one up, one down plus 2 other suites, 5000 SF, wine cellar, fountain courtyard with fireplace, private motor court. Spectacular.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Dining Area in Family Room	Breakfast Room	Separate Dining Room	- -	2 Car Garage



**S** 26243 OCEAN VIEW AV, Carmel 93923 (Carmel) \$4,600,000 MLS: 80770738  
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) DOM: 23 CDOM: 23



#### Property Overview

Area: Carmel Point (Area 145)  
 Bed/Bath: 4 / 4+ Age: 7 years  
 SqFt: 3,350 Lot: 4,140 sq ft

#### Pricing/Dates

List : \$4,995,000 01/08/2008  
 Original : \$4,995,000 01/08/2008  
 OffMktDate:  
 Sold \$4,600,000 01/31/2008  
 (Closed Sale)

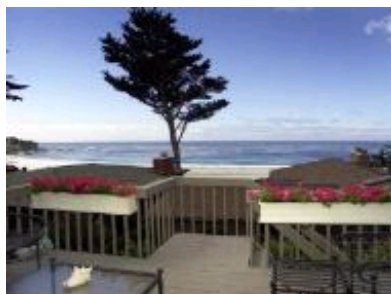
#### Remarks

ARCHITECTURALLY WOW!\*WHITE WATER VIEW FRAMED BY PT. LOBOS/STILLWATER COVE\*STATE-OF-THE-ART ELECTRONICS\*FOODIE KIT\*MAPLE/STONE FLOORS\*4 FPS\*ELEVATOR\*MAGICAL SUNSETS  
 \*UNDERGROUND UTILITY LINES \*TO-THE-STUD-REDO 2002\*OBSESSIVELY MAINTAINED.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> Dining "L"	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo	<b>Pool Options</b> - -	<b>Garage/Parking</b> 2 Car Garage
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**S** 3 SW SAN ANTONIO & 11TH AV, Carmel by the Sea 93921 (Carmel) \$4,450,000 MLS: 80752029  
 Beds: 5 bed(s) Baths Full/Partial: 3 bath(s) DOM: 360 CDOM: 463



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 5 / 3 Age: 88 years  
 SqFt: 2,210 Lot: 4,468 sq ft

#### Pricing/Dates

List : \$4,950,000 09/15/2007  
 Original : \$5,750,000 06/04/2007  
 OffMktDate:  
 Sold \$4,450,000 09/09/2008  
 (Closed Sale)

#### Remarks

HUGE panoramic Ocean Views. "Bella Vista" has it all. This 5 bed/3bath home is just steps away from the ocean. 2 fireplaces, sunny decks, great patio and a hot tub are just a few of its amenities. Master on main floor. Great floorplan.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> No Informal Dining Area	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> - -	<b>Garage/Parking</b> 1 Car Garage
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**S** 7591 PASEO VISTA, Salinas Monterey Highway 93940 (Salinas Monterey Highway)\$4,450,000 MLS: 80762644  
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) DOM: 168 CDOM: 168



#### Property Overview

Area: Monterra (Area 139)  
 Bed/Bath: 4 / 4+ Age: 1 years  
 SqFt: 5,630 Lot: --

#### Pricing/Dates

List : \$4,900,000 11/12/2007  
 Original : \$4,900,000 11/12/2007  
 OffMktDate:  
 Sold \$4,450,000 04/28/2008  
 (Closed Sale)

#### Remarks

Another South Valley Developer masterpiece has just been completed, adding to the prestigious Paseo Vista neighborhood within the private gates of Monterra perhaps its best to date. This 5630 sqft extraordinary residence boasts beautiful custom stonework and wrought iron throughout the comfortable floor plan. Walls of glass let in lovely natural light and maximize the incredible views to the bay.

#### Property Features

<b>Familyroom</b> Separate Family Room	<b>Informal Dining Area</b> Breakfast Nook	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> Association Pool	<b>Garage/Parking</b> 3 or More Car Garage
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**S** 6 SAN CLEMENTE TL #86, Carmel 93923 (Carmel Valley) \$4,266,000 MLS: 80788119  
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) DOM: 87 CDOM: 87



#### Property Overview

Area: Quail Meadows/The Preserve (Area 164)  
 Bed/Bath: 4 / 4+ Age: --  
 SqFt: 5,000 Lot: 4.45 ac

#### Pricing/Dates

List : \$4,800,000 03/31/2008  
 Original : \$4,800,000 03/31/2008  
 OffMktDate:  
 Sold \$4,266,000 06/26/2008  
 (Closed Sale)

#### Remarks

Located directly across from the 4th green of the Preserve Golf Course, This Monterey Colonial Style home is situated in the beautiful San Clemente neighborhood of the Santa Lucia Preserve. Spacious master bedroom suite creates a private oasis with an adjacent retreat for a lounge or study. Three bedrooms upstairs, each with their own bathroom.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Family Room Kitchen	Breakfast Room	Separate Dining Room	--	3 or More Car Garage

**S** 26192 PASEO DEL SUR, Monterey 93940 (Salinas Monterey Highway) \$3,918,860 MLS: 80784952  
 Beds: 6+ bed(s) Baths Full/Partial: 4+ bath(s) DOM: 45 CDOM: 45



#### Property Overview

Area: Pasadera, Laguna Seca, Bay Ridge, Hidden Hills (Area 75)  
 Bed/Bath: 6+ / 4+ Age: 17 years  
 SqFt: 6,948 Lot: 2.58 ac

#### Pricing/Dates

List : \$4,495,000 03/17/2008  
 Original : \$4,495,000 03/17/2008  
 OffMktDate:  
 Sold \$3,918,860 05/01/2008  
 (Closed Sale)

#### Remarks

CROWN JEWEL OF BAY RIDGE, Premium Grand Estate home at the pinnacle view site with incredible ocean and carmel valley views, 1200 feet above sea level, most prestigious home in the neighborhood, pool- spa- cabana with sauna, guest house, library, superior finishes, Au-pair suite, 6 bedroom main house, 2 bedroom guest house, motor court, 6 car garage, loads of add'l finished storage. INCREDIBLE

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Breakfast Room	Separate Dining Room	Black Bottom Pool	3 or More Car Garage

**S** 24319 MONTERRA WOODS RD, Monterey 93940 (Salinas Monterey Highway) \$3,800,000 MLS: 80755797  
 Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s) DOM: 246 CDOM: 246



#### Property Overview

Area: Monterra (Area 139)  
 Bed/Bath: 5 / 4+ Age: 8 years  
 SqFt: 5,600 Lot: 124,581 sq ft

#### Pricing/Dates

List : \$3,975,000 10/04/2007  
 Original : \$4,700,000 10/04/2007  
 OffMktDate:  
 Sold \$3,800,000 06/06/2008  
 (Closed Sale)

#### Remarks

Flawless 5600 sqft estate within the private and desirable gates of Monterra. Set among oaks and pines rests this gorgeous home with manicured gardens and peaceful surroundings. Walls of glass maximize the spectacular views from the Monterey Bay to the Santa Cruz Mountains. Elegant, lightfilled spaces throughout give this traditional home an inviting feel.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Breakfast Room	Separate Dining Room	Association Pool	3 or More Car Garage

**S** 7564 Paseo Vista PL, Monterey 93940 (Salinas Monterey Highway) **\$3,750,000 MLS: 80753886**  
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 318 CDOM: 318**



#### Property Overview

Area: Monterra (Area 139)  
 Bed/Bath: 4 / 4+ Age: 3 years  
 SqFt: 6,900 Lot: 2.90 ac

#### Pricing/Dates

List : \$3,950,000 09/25/2007  
 Original : \$5,200,000 09/25/2007  
 OffMktDate:  
 Sold \$3,750,000 08/08/2008  
 (Closed Sale)

#### Remarks

SITUATED IN MONTERRA ON 2.9 ACRES IS THIS BEAUTIFULLY APPOINTED EUROPEAN MANOR WITH 4 BEDROOMS & 5 BATHS IN 6,900 SQ FT OF LIVING AREA. MAGNIFICENT VALLEY VIEWS, VAULTED CEILINGS, A LUXURIOUS MASTER SUITE, GOURMET KITCHEN AND SPACIOUS OUTSIDE COVERED TERRACE WITH FIREPLACE AND GRILL.

#### Property Features

<b>Familyroom</b> Dining Area in Family Room	<b>Informal Dining Area</b> Eat in Kitchen	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> --	<b>Garage/Parking</b> 3 or More Car Garage
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**S** 1034 RODEO RD, Pebble Beach 93953 (Pebble Beach) **\$3,707,000 MLS: 80775161**  
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 8 CDOM: 8**



#### Property Overview

Area: Country Club West (Area 175)  
 Bed/Bath: 4 / 4+ Age: 43 years  
 SqFt: 2,850 Lot: 9,200 sq ft

#### Pricing/Dates

List : \$3,150,000 01/30/2008  
 Original : \$3,150,000 01/30/2008  
 OffMktDate:  
 Sold \$3,707,000 02/07/2008  
 (Closed Sale)

#### Remarks

Spectacular front-line property. Stunning Pacific Ocean views across MPCC shore course. Remodeled kitchen, 4 bedrooms, 4 baths, formal dining room and a large wrap-around patio for outside entertaining.

#### Property Features

<b>Familyroom</b> Separate Family Room	<b>Informal Dining Area</b> Breakfast Bar	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> --	<b>Garage/Parking</b> 2 Car Garage
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**S** 2959 CORMORANT RD, Pebble Beach 93953 (Pebble Beach) **\$3,690,000 MLS: 80802497**  
 Beds: 4 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 89 CDOM: 89**



#### Property Overview

Area: Country Club West (Area 175)  
 Bed/Bath: 4 / 3 1/2 Age: --  
 SqFt: 3,610 Lot: 11,049 sq ft

#### Pricing/Dates

List : \$3,750,000 04/17/2008  
 Original : \$3,995,000 04/17/2008  
 OffMktDate: 08/02/2008  
 Sold \$3,690,000 07/15/2008  
 (Closed Sale)

#### Remarks

CASAMAR is truly special. Inspired by Andalusian design motifs from Southern Spain, the new home masterfully blends Old World elegance into the exterior and spacious interior. This is a home you will never forget. Single level floorplan w/ great privacy. Come enjoy 10ft tall French doors, a private backyard, unbelievable shaped ceilings, and artfully designed spaces steeped in Old World charm.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> Breakfast Bar	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> --	<b>Garage/Parking</b> 2 Car Garage
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**S** 12 SLEEPY HOLLOW DR, Carmel Valley 93924 (Carmel Valley) **\$3,650,000 MLS: 80780617**  
 Beds: 6+ bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 69 CDOM: 69**



#### Property Overview

Area: Upper Valley, Cachagua (Area 172)  
 Bed/Bath: 6+ / 4+ Age: 15 years  
 SqFt: 8,100 Lot: 5.50 ac

#### Pricing/Dates

List : \$4,200,000 02/26/2008  
 Original : \$4,200,000 02/26/2008  
 OffMktDate:  
 Sold \$3,650,000 05/05/2008  
 (Closed Sale)

#### Remarks

Fabulous Carmel Valley estate situated upon 5 gorgeous acres. Beautiful mahogany windows and wide planked walnut floors. Top of the line everything! The perfect home for entertaining. In-law quarters, pool house, private well & pond. Selling well below replacement cost, this is a huge value. Must see to appreciate!!

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Breakfast Room	Separate Dining Room	- -	3 or More Car Garage

**S** NE CRN DOLORES/ Santa Lucia ST, Carmel by the Sea 93921 (Carmel) **\$3,550,000 MLS: 80740025**  
 Beds: 3 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 392 CDOM: 392**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 3 1/2 Age: 88 years  
 SqFt: 2,420 Lot: 6,776 sq ft

#### Pricing/Dates

List : \$3,995,000 07/18/2007  
 Original : \$4,295,000 07/18/2007  
 OffMktDate:  
 Sold \$3,550,000 08/13/2008  
 (Closed Sale)

#### Remarks

SPECTACULAR HOME LOCATED IN CARMEL'S GOLDEN RECTANGLE. JUST COMPLETED. PANORAMIC & BREATHTAKING VIEWS OF POINT LOBOS, CARMEL BAY AND SANTA LUCIA RANGE FROM ALMOST EVERY WINDOW. FINEST WOODS, STONES & MATERIALS. CHEF'S KITCHEN, FOUR BEDROOMS, THREE AND ONE-HALF BATHS, RADIANT HEAT, TWO-CAR GARAGE, STEREO THRUOUT & WONDERFUL DECKS AND TERRACES FOR INDOOR/OUTDOOR ENTERTAINING.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
No Family Room	Breakfast Bar	Separate Dining Room	- -	2 Car Garage

**S** 1501 SUNSET DR, Pacific Grove 93950 (Pacific Grove) **\$3,550,000 MLS: 80738020**  
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 283 CDOM: 283**



#### Property Overview

Area: Asilomar/Grove Acre/Crocker (Area 127)  
 Bed/Bath: 4 / 3 Age: 18 years  
 SqFt: 3,447 Lot: 20,000 sq ft

#### Pricing/Dates

List : \$4,250,000 07/10/2007  
 Original : \$4,250,000 07/10/2007  
 OffMktDate:  
 Sold \$3,550,000 04/18/2008  
 (Closed Sale)

#### Remarks

This stately "Hampton's" beach house is on the dunes overlooking the rocky shores & waves at Pt. Pinos, a stone's throw from the famous Pt. Pinos light- house & across fr/the 12th hole of the Pacific Grove golf course.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Eat in Kitchen	Separate Dining Room	- -	3 or More Car Garage

**S** 2465 BAY VIEW AV, Carmel 93923 (Carmel) **\$3,500,000 MLS: 80746428**  
 Beds: 3 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 290 CDOM: 290**



#### Property Overview

Area: Carmel Point (Area 145)  
 Bed/Bath: 3 / 3 1/2 Age: 10 years  
 SqFt: 1,915 Lot: 4,300 sq ft

#### Pricing/Dates

List : \$3,750,000 08/17/2007  
 Original : \$4,900,000 08/17/2007  
 OffMktDate:  
 Sold \$3,500,000 06/02/2008  
 (Closed Sale)

#### Remarks

Stylish Tuscan villa on Carmel Point w/spectacular water views of Carmel Beach &Pescadero Point.Impeccably appointed throughout.3 bedroom,3.5baths.Chic Chic European feel inside&out.French doors open to ocean view terrace/patios.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> Breakfast Bar	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo	<b>Pool Options</b> - -	<b>Garage/Parking</b> 1 Car Garage
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**S** SWC SAN ANTONIO AV, Carmel 93921 (Carmel) **\$3,467,500 MLS: 80777106**  
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 68 CDOM: 68**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 2 Age: 35 years  
 SqFt: 2,159 Lot: 4,000 sq ft

#### Pricing/Dates

List : \$4,250,000 02/08/2008  
 Original : \$5,120,000 02/08/2008  
 OffMktDate:  
 Sold \$3,467,500 04/16/2008  
 (Closed Sale)

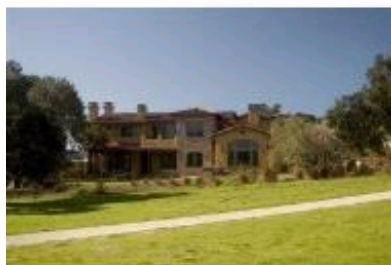
#### Remarks

Views of ocean horizon, white water of beach & Carmel Pt., Pt. Lobos & Pebble Beach. Vaulted ceilings, 2 fireplaces, main level ocean view master suite, lower level 2 bedrooms & baths with private brick patio. Big 2-car garage with dark room & office / hobby room. One block to beach.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> No Informal Dining Area	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> - -	<b>Garage/Parking</b> 2 Car Garage
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**S** 419 ESTRELLA DORO, Monterey 93940 (Salinas Monterey Highway) **\$3,400,000 MLS: 80778261**  
 Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 58 CDOM: 58**



#### Property Overview

Area: Pasadera, Laguna Seca, Bay Ridge, Hidden Hills (Area 75)  
 Bed/Bath: 5 / 4+ Age: 3 years  
 SqFt: 5,348 Lot: 0.61 ac

#### Pricing/Dates

List : \$3,995,313 02/14/2008  
 Original : \$3,995,000 02/14/2008  
 OffMktDate:  
 Sold \$3,400,000 04/12/2008  
 (Closed Sale)

#### Remarks

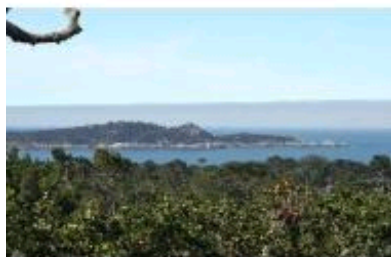
Incredible Tuscan estate on 17th fairway of Jack Nicklaus designed golf course. This 5 bedroom home boasts a den/play rm, billiard rm, formal LV & DN rms, radiant flr heating & in/outdoor surround sound. Kitchen is masterpiece w/2 islands & "the works." Courtyards abound w/fountains, fireplaces & built-in BBQ. Master ste has exercise rm & balcony while ea rm is a ste w/prvt bath & walk in closet.

#### Property Features

<b>Familyroom</b> Separate Family Room	<b>Informal Dining Area</b> Eat in Kitchen	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> Association Pool	<b>Garage/Parking</b> 3 or More Car Garage
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**S** 7 SE SANTA RITA/Ocean AV, Carmel 93921 (Carmel) **\$3,350,000 MLS: 80817730**  
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 125 CDOM: 125**



#### Property Overview

Area: Southeast Carmel (Area 144)  
 Bed/Bath: 3 / 3 Age: 2 years  
 SqFt: 2,580 Lot: 0.20 ac

#### Pricing/Dates

List : \$3,950,000 06/25/2008  
 Original : \$3,950,000 06/25/2008  
 OffMktDate:  
 Sold \$3,350,000 10/28/2008  
 (Closed Sale)

#### Remarks

As alluring as the curb-appeal of this Ocean View, Carmel home is ...it pales in comparison to the spectacular interior with its solid cherry wood floors & hand-finished plaster walls. Offering not only a rare 1/3 acre lot but also a full, 2-car garage & charming guest house. All this within an easy stroll to downtown Carmel offering shopping and restaurants you could only dream of.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Breakfast Nook	Separate Dining Room	- -	2 Car Garage

**S** 1277 PADRE LN, Pebble Beach 93953 (Pebble Beach) **\$3,350,000 MLS: 80726007**  
 Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 279 CDOM: 653**



#### Property Overview

Area: Lodge (Area 178)  
 Bed/Bath: 5 / 4+ Age: 28 years  
 SqFt: 4,100 Lot: 41,033 sq ft

#### Pricing/Dates

List : \$3,595,000 05/14/2007  
 Original : \$4,650,000 05/05/2006  
 OffMktDate:  
 Sold \$3,350,000 02/17/2008  
 (Closed Sale)

#### Remarks

Ocean views and walk to the Lodge, this English Tudor estate is picture perfect from the pillared gated entrance with sweeping lawn and garden areas to the long stately drive to the top of the hill. Grand living room and large yet cozy library family, formal dining, eat in kitchen. Marvelous patio and entertaining area with spa, pizza oven, grill. 5 bedrooms, 4 baths, 4100 SF on 1 acre.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Breakfast Nook	Separate Dining Room	- -	2 Car Garage

**S** 117 VIA DEL MILAGRO RD, Del Rey Oaks 93940 (Salinas Monterey Highway) **\$3,275,000 MLS: 80801716**  
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 10 CDOM: 10**



#### Property Overview

Area: Pasadera, Laguna Seca, Bay Ridge, Hidden Hills (Area 75)  
 Bed/Bath: 4 / 4+ Age: --  
 SqFt: 6,300 Lot: 30,400 sq ft

#### Pricing/Dates

List : \$3,495,000 04/13/2008  
 Original : \$3,495,000 04/13/2008  
 OffMktDate:  
 Sold \$3,275,000 04/23/2008  
 (Closed Sale)

#### Remarks

Come to the Monterey sunshine belt to enjoy new construction of a 6300 sq. ft luxurious Mediterranean John Mattham's designed custom home--still time to pick all of your finishes. This home is built with many "green" components--truly a home of the future. Stunning views overlooking the golfcourse and mountains beyond. Walk to the Clubhouse, pool, fitness center and tennis...resort like living!

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Eat in Kitchen	Separate Dining Room	- -	3 or More Car Garage

**S** 26255 OCEAN VIEW AV, Carmel 93923 (Carmel) **\$3,210,000 MLS: 80799756**  
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 260 CDOM: 260**



#### Property Overview

Area: Carmel Point (Area 145)  
 Bed/Bath: 3 / 2 1/2 Age: 4 years  
 SqFt: 2,600 Lot: 4,500 sq ft

#### Pricing/Dates

List : \$3,895,000 02/01/2008  
 Original : \$4,395,000 02/01/2008  
 OffMktDate:  
 Sold \$3,210,000 10/18/2008  
 (Closed Sale)

#### Remarks

Sand Castle, An Ocean view Frank Bruno Built home on Carmel Point offering extraordinary quality & design with the extra space to be a full time home or a spacious, luxurious vacation place. High vaulted ceilings with handcarved beams in most rooms, spacious living and dining areas, breakfast room kitchen media rm, wine cellar, 2 powder rms, stone patios with fireplace, 2 car garage and much more.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Breakfast Room	Separate Dining Room	- -	2 Car Garage

**S** 4 NE LINCOLN ST, Carmel 93921 (Carmel) **\$3,200,000 MLS: 80772664**  
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 64 CDOM: 64**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 2 1/2 Age: 20 years  
 SqFt: 1,905 Lot: 4,800 sq ft

#### Pricing/Dates

List : \$3,295,000 01/16/2008  
 Original : \$3,295,000 01/16/2008  
 OffMktDate:  
 Sold \$3,200,000 03/20/2008  
 (Closed Sale)

#### Remarks

Located in an historic neighborhood of Carmel's coveted "Golden Rectangle" resides a beautifully remodeled Craftsman home. No expense was spared in its remodel... a well designed floor plan allows for relaxed entertaining from the Gourmet Kitchen w/Pizza oven. Livingroom's floor to ceiling fireplace & windows with lovely Bay views... A masterpiece in design awaits the very fortunate new owners...!

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
No Family Room	Breakfast Room	Living Rm/Dining Rm Combo	- -	1 Car Garage

**S** 5 SE SAN ANTONIO/Ocean AV, Carmel 93921 (Carmel) **\$3,200,000 MLS: 80672741**  
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 390 CDOM: 390**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 2 1/2 Age: 25 years  
 SqFt: 1,970 Lot: 4,000 sq ft

#### Pricing/Dates

List : \$3,450,000 12/20/2006  
 Original : \$4,850,000 12/20/2006  
 OffMktDate:  
 Sold \$3,200,000 01/14/2008  
 (Closed Sale)

#### Remarks

LOCATED SOUTH OF OCEAN & ONLY ONE BLOCK TO THE BEACH THIS STORY BOOK COTTAGE EPITOMIZES THE ESSENCE OF CARMEL CHARM.WITH 3 BEDROOMS / 2.5 BATHS & 1970 SF THE HOME FEATURES OCTAGONAL LR, W/FP, GOURMET KITCHEN & OUTDOOR PATIO W/FP.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Breakfast Bar	Separate Dining Room	- -	1 Car Garage

**S** 27350 UPPER FORTY DR, Carmel Valley 93924 (Carmel Valley) **\$3,200,000 MLS: 80715232**  
**Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s) DOM: 415 CDOM: 588**



#### Property Overview

Area: Miramonte (Area 168)  
 Bed/Bath: 5 / 4+ Age: --  
 SqFt: 5,200 Lot: 10.00 ac

#### Pricing/Dates

List : \$3,994,000 03/26/2007  
 Original : \$4,485,000 10/04/2006  
 OffMktDate:  
 Sold \$3,200,000 05/14/2008  
 (Closed Sale)

#### Remarks

This exquisite estate, gloriously staged by Poppleton's in the sunbelt of CV boasts unsurpassed ocean, city and valley views. Everything exudes quality and elegance.

#### Property Features

<b>Familyroom</b> Family Room Kitchen	<b>Informal Dining Area</b> Breakfast Bar	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> --	<b>Garage/Parking</b> 3 or More Car Garage
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**S** 14 ACROPOLIS ST, Pacific Grove 93950 (Pacific Grove) **\$3,200,000 MLS: 80768110**  
**Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) DOM: 38 CDOM: 38**



#### Property Overview

Area: Beach Tract/Fairway Homes (Area 126)  
 Bed/Bath: 3 / 2 1/2 Age: 6 years  
 SqFt: 2,900 Lot: 6,557 sq ft

#### Pricing/Dates

List : \$3,500,000 12/13/2007  
 Original : \$3,500,000 12/13/2007  
 OffMktDate:  
 Sold \$3,200,000 01/20/2008  
 (Closed Sale)

#### Remarks

This rare, contemporary, 2,900 sqft, 4 year old, 3bd/2.5ba home was meticulously created by the best professional designers of kitchens, baths, lighting and every aspect of building. No expense was spared in obtaining perfection. The Locals cherish their Bay View even more than open ocean views because of the sea life, watercraft, dazzling night lights across the Bay and whitewater.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> Breakfast Bar	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> --	<b>Garage/Parking</b> 2 Car Garage
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**S** 3173 BIRD ROCK RD, Pebble Beach 93953 (Pebble Beach) **\$3,200,000 MLS: 80770332**  
**Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) DOM: 58 CDOM: 58**



#### Property Overview

Area: Central Pebble Beach (Area 177)  
 Bed/Bath: 3 / 2 1/2 Age: 40 years  
 SqFt: 2,980 Lot: 9,300 sq ft

#### Pricing/Dates

List : \$3,495,000 01/07/2008  
 Original : \$3,495,000 01/07/2008  
 OffMktDate:  
 Sold \$3,200,000 03/05/2008  
 (Closed Sale)

#### Remarks

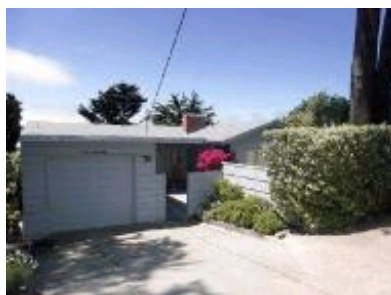
Ocean view villa adjacent to Monterey Peninsula Country Club. John Matthams remodel with attention to every designer detail. 3 bedroom plus office, 2.5 baths and 2980 sq. ft. Courtyard entrance with security gates. Park-like backyard adjoining Indian Village. Two car garage. Generator with automatic transfer switch.

#### Property Features

<b>Familyroom</b> Family Room Kitchen	<b>Informal Dining Area</b> Breakfast Room	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo	<b>Pool Options</b> --	<b>Garage/Parking</b> 2 Car Garage
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**S** 4 SW SAN ANTONIO/11th AV, Carmel 93921 (Carmel) **\$3,150,000 MLS: 80823955**  
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 7 CDOM: 7**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 2 Age: 53 years  
 SqFt: 2,000 Lot: 4,475 sq ft

#### Pricing/Dates

List : \$2,975,000 07/24/2008  
 Original : \$2,975,000 07/24/2008  
 OffMktDate:  
 Sold \$3,150,000 07/31/2008  
 (Closed Sale)

#### Remarks

"Sea Breeze" is the Carmel By The Sea Bay view cottage of your dreams. Built in the 50's with hardwood floors, Carmel Stone fireplace & wonderful windows offering never ending water views. This is Carmel Beach lifestyle at its best!

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> Breakfast Bar	<b>Formal Dining Area</b> No Formal Dining Area	<b>Pool Options</b> - -	<b>Garage/Parking</b> 1 Car Garage
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**S** 3301 17 MILE DRIVE #17, Pebble Beach 93953 (Pebble Beach) **\$3,150,000 MLS: 80771772**  
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 119 CDOM: 119**



#### Property Overview

Area: Lodge (Area 178)  
 Bed/Bath: 4 / 4+ Age: 30 years  
 SqFt: 4,290 Lot: 4,500 sq ft

#### Pricing/Dates

List : \$3,450,000 01/14/2008  
 Original : \$3,950,000 01/14/2008  
 OffMktDate:06/06/2008  
 Sold \$3,150,000 05/12/2008  
 (Closed Sale)

#### Remarks

Beautiful, freestanding townhome just steps away from the Lodge. 1st time on market, meticulously maintained by original owners. Privately set on a corner knoll, adjacent to a large, naturally landscaped common area. Spacious, open floor plan is a golfers dream and entertainers delight.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> Breakfast Nook	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> - -	<b>Garage/Parking</b> 2 Car Garage
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**S** 4051 MORA LN, Pebble Beach 93953 (Pebble Beach) **\$3,150,000 MLS: 80802734**  
 Beds: 4 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 215 CDOM: 215**



#### Property Overview

Area: Central Pebble Beach (Area 177)  
 Bed/Bath: 4 / 3 1/2 Age: --  
 SqFt: 4,200 Lot: 0.29 ac

#### Pricing/Dates

List : \$3,775,000 04/18/2008  
 Original : \$4,200,000 04/18/2008  
 OffMktDate:  
 Sold \$3,150,000 11/19/2008  
 (Closed Sale)

#### Remarks

New Mediterranean home in the upper portion of Pebble Beach. 4,200 SF of elegant design and construction quality. Light and bright, fabulous kitchen, lots of storage with breakfast area and open to family room. Master suite on main floor with office/sitting room too! Convenient to all parts of the Peninsula. SELLER WILL LEASE OPTION \$4,700/month

#### Property Features

<b>Familyroom</b> Family Room Kitchen	<b>Informal Dining Area</b> Breakfast Room	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> - -	<b>Garage/Parking</b> 2 Car Garage
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**S** 4 SE CARMELO/10th ST, Carmel 93921 (Carmel) **\$3,100,000 MLS: 80776905**  
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 139 CDOM: 139**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 4 / 3 Age: 67 years  
 SqFt: 2,175 Lot: 7,500 sq ft

#### Pricing/Dates

List : \$3,295,000 02/07/2008  
 Original : \$3,495,000 02/07/2008  
 OffMktDate: 08/07/2008  
 Sold \$3,100,000 06/25/2008  
 (Closed Sale)

#### Remarks

"Seahorse Cottage" Enjoy this restored Carmel classic, a Michael Bolton design, on a near double lot with spacious private patios, a mesmerizing water fountain and a separate guest house. Just a short stroll to the beach & town, this home features a master bedroom with open beams and a gas fireplace, 2 guest rooms & 2 full bathrooms. The living room also has open beams & a Carmel stone fireplace.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
No Family Room	No Informal Dining Area	Separate Dining Room	- -	2 Car Garage

**S** 3017 CORMORANT RD, Pebble Beach 93953 (Pebble Beach) **\$3,100,000 MLS: 80733575**  
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 256 CDOM: 256**



#### Property Overview

Area: Country Club West (Area 175)  
 Bed/Bath: 4 / 4+ Age: 15 years  
 SqFt: 4,500 Lot: 0.25 ac

#### Pricing/Dates

List : \$3,490,000 06/18/2007  
 Original : \$3,680,000 06/18/2007  
 OffMktDate:  
 Sold \$3,100,000 02/29/2008  
 (Closed Sale)

#### Remarks

Gracious living at its finest\*Wonderful ocean views from the second floor\* Spacious Master Retreat with large separate sitting room\*8 fireplaces\* 5 car garage\*Beautifully designed for entertaining\*

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	No Informal Dining Area	Separate Dining Room	- -	3 or More Car Garage

**S** 5 OAK MEADOW LN, Carmel Valley 93924 (Carmel Valley) **\$3,000,000 MLS: 80635906**  
 Beds: 3 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 685 CDOM: 685**



#### Property Overview

Area: Garland Ranch (Area 169)  
 Bed/Bath: 3 / 4+ Age: 22 years  
 SqFt: 4,000 Lot: 15.00 ac

#### Pricing/Dates

List : \$3,295,000 06/13/2006  
 Original : \$5,000,000 06/13/2006  
 OffMktDate: 06/13/2008  
 Sold \$3,000,000 04/28/2008  
 (Closed Sale)

#### Remarks

SITUATED IN CARMEL VALLEY'S ESTEEMED MIRAMONTE AREA, THIS PRIVATE RETREAT FEATURES A SPECTACULAR MAIN RESIDENCE WITH POOL, SEPERATE GUEST AND CARE- TAKER'S HOUSE ON 15 OAK STUDDED ACRES WITH VINEYARD & VALLEY VIEWS.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
No Family Room	No Informal Dining Area	Separate Dining Room	Black Bottom Pool	3 or More Car Garage



**S** 3145 FERGUSON LN, Pebble Beach 93953 (Pebble Beach) **\$3,000,000 MLS: 80729050**  
**Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s) DOM: 500 CDOM: 500**



#### Property Overview

Area: Central Pebble Beach (Area 177)  
 Bed/Bath: 5 / 4+ Age: 20 years  
 SqFt: 4,300 Lot: 1.52 ac

#### Pricing/Dates

List : \$3,600,000 05/29/2007  
 Original : \$3,900,000 05/29/2007  
 OffMktDate:  
 Sold \$3,000,000 10/10/2008  
 (Closed Sale)

#### Remarks

JUST MINUTES FROM THE LODGE, THIS 20 YEAR OLD HOME WAS DESIGNED BY ARCHITECT DAVID ALLEN SMITH. IT HAS OVER 4300SF WITH 21FT CEILINGS & THE COMFORT OF THE MASTER BEDROOM ON THE FIRST FLR. CENTRAL AIR CONDITIONING IS A UNIQUE FEATURE.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Breakfast Room	Separate Dining Room	- -	2 Car Garage

**S** 14550 CASTLEROCK RD, Salinas Monterey Highway 93908 (Salinas Monterey Highway) **\$3,000,000**  
**Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) MLS: 80604251**  
**DOM: 872 CDOM: 1145**



#### Property Overview

Area: San Benancio, Harper Cyn, Corral De Tierra, Rim Rock (Area 98)  
 Bed/Bath: 4 / 4+ Age: 14 years  
 SqFt: 6,000 Lot: 93,654 sq ft

#### Pricing/Dates

List : \$3,555,000 01/23/2006  
 Original : \$4,100,000 04/25/2005  
 OffMktDate:  
 Sold \$3,000,000 06/13/2008  
 (Closed Sale)

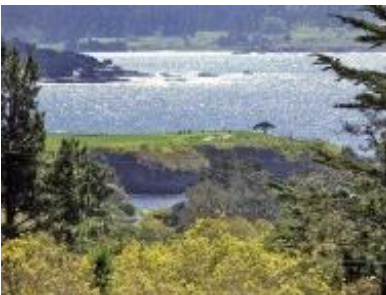
#### Remarks

NEWLY PRICED! IF CONSIDERING PASADERA OR BAY RIDGE, MUST SEE THIS ONE!- RICHARD RHODES AIA. SEPERATE MASTER WING, NEW ROOF. 5 FIREPLACES! RADIANT HEAT, VIEW OF CASTLEROCK, ONE STORY, 4 CAR GARAGE & WORKSHOP & SO MUCH MORE! REDUCED 240 K!!!!-SELLERS MOTIVATED!

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Dining Area in Family Room	Breakfast Bar	Separate Dining Room	Association Pool	3 or More Car Garage

**S** 1515 RIATA RD, Pebble Beach 93953 (Pebble Beach) **\$2,995,000 MLS: 80786509**  
**Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) DOM: 238 CDOM: 238**



#### Property Overview

Area: Central Pebble Beach (Area 177)  
 Bed/Bath: 4 / 3 Age: 45 years  
 SqFt: 3,740 Lot: 1.25 ac

#### Pricing/Dates

List : \$3,395,000 03/24/2008  
 Original : \$4,995,000 03/24/2008  
 OffMktDate:  
 Sold \$2,995,000 11/17/2008  
 (Closed Sale)

#### Remarks

Incredible Ocean view estate on 1.25 acres above The Lodge with commanding views of the ocean, Carmel, Pt. Lobos and 6th green of PB Golf Links. 3,700 SF attractive home that has been tastefully updated. Vaulted ceilings, granite kitchen counters, marble floors, French doors and wainscoting. Sellers motivated. Bring offers.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
No Family Room	Breakfast Nook	Separate Dining Room	- -	2 Car Garage

**S** 133 BOYD WY, Carmel 93923 (Carmel Highlands) **\$2,974,500 MLS: 80779903**  
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 14 CDOM: 14**



#### Property Overview

Area: Highlands Inn (Area 154)  
 Bed/Bath: 3 / 2 1/2 Age: 17 years  
 SqFt: 2,360 Lot: 1.00 ac

#### Pricing/Dates

List : \$3,295,000 02/22/2008  
 Original : \$3,295,000 02/22/2008  
 OffMktDate:  
 Sold \$2,974,500 03/07/2008  
 (Closed Sale)

#### Remarks

Casa Pacifica - an elegant, modern 3 BR, 2.5 Bath, Sante Fe style home in the heart of the gorgeous coastal pine forest directly above Carmel Highlands' world famous Wildcat Cove. With stunning views of Pt. Lobos to the north, and Big Sur's majestic meeting of land and sea to the south, this is the ultimate nature lover's dream home in one of the most exclusive coastal neighborhoods in the world.

#### Property Features

<b>Familyroom</b> Separate Family Room	<b>Informal Dining Area</b> Breakfast Bar	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo	<b>Pool Options</b> - -	<b>Garage/Parking</b> 2 Car Garage
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**S** NE CORNER CASANOVA / 12TH, Carmel 93921 (Carmel) **\$2,900,000 MLS: 80805210**  
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 93 CDOM: 93**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 2 1/2 Age: 19 years  
 SqFt: 2,180 Lot: 5,500 sq ft

#### Pricing/Dates

List : \$2,998,000 04/29/2008  
 Original : \$3,250,000 04/29/2008  
 OffMktDate:  
 Sold \$2,900,000 07/31/2008  
 (Closed Sale)

#### Remarks

Constructed in the Carmel Tradition by master builder Fred Slabaugh in 1989. Amazing detail work and old world touches. Lots of stone work, leaded windows, wrought iron, plasters walls, hardwood floors and massive Carmel stone fireplace. Just 4 blocks to the beach and town!

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> No Informal Dining Area	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> - -	<b>Garage/Parking</b> 1 Car Garage
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**S** 27479 SCHULTE RD, Carmel Valley 93923 (Carmel Valley) **\$2,895,000 MLS: 80767648**  
 Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 42 CDOM: 42**



#### Property Overview

Area: Mid Valley (Area 165)  
 Bed/Bath: 5 / 4+ Age: 8 years  
 SqFt: 3,700 Lot: 7.00 ac

#### Pricing/Dates

List : \$2,995,000 12/11/2007  
 Original : \$2,995,000 12/11/2007  
 OffMktDate:  
 Sold \$2,895,000 01/22/2008  
 (Closed Sale)

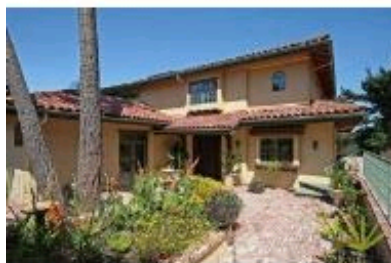
#### Remarks

Solar powered !!! Beautiful Four bedroom 3 1/2 bath single story home with a European flair and views forever. Framed by vaulted ceilings, pecan floors, 3 fireplaces, gourmet kitchen, pond, 3 stall barn, olive bushes... Situated alongside this spectacular home is an equally beautiful detached guest house. All of this on a 7 acre parcel with features and ammenities impossible to list. Must see!!

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> Breakfast Nook	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> - -	<b>Garage/Parking</b> 3 or More Car Garage
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**S** 24300 SAN JUAN RD, Carmel 93923 (Carmel) **\$2,850,000 MLS: 80832217**  
 Beds: 3 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 19 CDOM: 19**



#### Property Overview

Area: Carmel Woods (Area 140)  
 Bed/Bath: 3 / 3 1/2 Age: --  
 SqFt: 3,800 Lot: 17,800 sq ft

#### Pricing/Dates

List : \$2,995,000 09/05/2008  
 Original : \$2,995,000 09/05/2008  
 OffMktDate:  
 Sold \$2,850,000 09/24/2008  
 (Closed Sale)

#### Remarks

This superbly built brand new 3 bed, 3.5 bath home is perfectly located on a huge sunny lot overlooking Pescadero Canyon, Pt.Lobos & the Pacific. Features include a fabulous kitchen w/ granite counters, a luxurious ocean view master suite & a large family room that also makes perfect guest quarters. Numerous sun decks & patios, a tile roof, high ceilings, private well, & much more waiting for you.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	No Informal Dining Area	Separate Dining Room	--	2 Car Garage

**S** 110 YANKEE POINT DR, South Coast 93923 (Carmel Highlands) **\$2,850,000 MLS: 80739767**  
 Beds: 3 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 185 CDOM: 185**



#### Property Overview

Area: Otter Cove / Yankee Point (Area 156)  
 Bed/Bath: 3 / 3 1/2 Age: 25 years  
 SqFt: 3,000 Lot: 19,400 sq ft

#### Pricing/Dates

List : \$3,000,000 07/17/2007  
 Original : \$3,499,000 07/17/2007  
 OffMktDate:  
 Sold \$2,850,000 01/18/2008  
 (Closed Sale)

#### Remarks

Ocean Front residential or investment property w/virtually unlimited potential Architect designed & custom built in 1984. Spacious, vaulted ceilings, natural cedar interior. Views of coastline, Santa Lucia Mtns & Pacific Ocean abound.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Breakfast Room	Separate Dining Room	--	2 Car Garage

**S** 2 RED TAIL TC #F2, Carmel 93923 (Carmel Valley) **\$2,850,000 MLS: 80778104**  
 Beds: 3 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 189 CDOM: 189**



#### Property Overview

Area: Quail Meadows/The Preserve (Area 164)  
 Bed/Bath: 3 / 3 1/2 Age: 3 years  
 SqFt: 3,420 Lot: 1.88 ac

#### Pricing/Dates

List : \$3,280,000 02/13/2008  
 Original : \$3,280,000 02/13/2008  
 OffMktDate:  
 Sold \$2,850,000 08/20/2008  
 (Closed Sale)

#### Remarks

This elegant and well appointed two-story home has spectacular views of the forested San Jose Canyon along Rancho San Carlos Road through the Preserve. Ideally located only 7 miles from the gatehouse and within 1 mile of the Hacienda, equestrian center, Moore's Lake and the sports and swimming complex. New Construction. Hart and Howerton architecture.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
No Family Room	Breakfast Nook	Living Rm/Dining Rm Combo	--	Attached



**S** 1508 BONIFACIO RD, Pebble Beach 93953 (Pebble Beach) **\$2,850,000 MLS: 80736522**  
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 259 CDOM: 259**



#### Property Overview

Area: Central Pebble Beach (Area 177)  
 Bed/Bath: 2 / 2 Age: 99 years  
 SqFt: 1,315 Lot: 30,753 sq ft

#### Pricing/Dates

List : \$3,200,000 07/02/2007  
 Original : \$3,500,000 07/02/2007  
 OffMktDate: 04/01/2008  
 Sold \$2,850,000 03/17/2008  
 (Closed Sale)

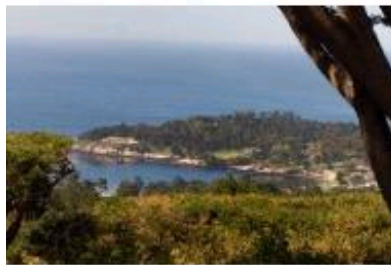
#### Remarks

Rare opportunity in the prestigious estates section of Pebble Beach! Located in serene and private setting on a gated, fenced .7 acre parcel, minutes away from the Pebble Beach Lodge and Golf Links and all the amenities offered by a world-class resort. Current two bedroom home is small/charming, current zoning regulations would allow a two-level, 5,000+ sq. ft. home to maximize the ocean vistas.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> No Informal Dining Area	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo	<b>Pool Options</b> - -	<b>Garage/Parking</b> Electric Door or Gate Opener
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**S** 4031 SUNRIDGE RD, Pebble Beach 93953 (Pebble Beach) **\$2,850,000 MLS: 80789723**  
 Beds: 2 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 64 CDOM: 64**



#### Property Overview

Area: Central Pebble Beach (Area 177)  
 Bed/Bath: 2 / 3 Age: 57 years  
 SqFt: 1,970 Lot: 0.50 ac

#### Pricing/Dates

List : \$2,950,000 04/07/2008  
 Original : \$3,595,000 04/07/2008  
 OffMktDate:  
 Sold \$2,850,000 06/10/2008  
 (Closed Sale)

#### Remarks

Perched high on a hill with breathtaking views of Stillwater Cove, The Lodge, Pescadero Point, Carmel Beach, Pt. Lobos & the Santa Lucia Mountains is this 2 bedroom, 3 bath Pebble Beach charmer in an estate setting on .5 acres. Carmel charm in Pebble Beach behind automatic security gates and equipped with generator to run the entire house.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> Breakfast Nook	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo	<b>Pool Options</b> - -	<b>Garage/Parking</b> 2 Car Garage
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**S** 1062 RODEO RD, Pebble Beach 93953 (Pebble Beach) **\$2,800,000 MLS: 80742802**  
 Beds: 3 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 316 CDOM: 510**



#### Property Overview

Area: Country Club West (Area 175)  
 Bed/Bath: 3 / 3 1/2 Age: --  
 SqFt: 3,240 Lot: 0.25 ac

#### Pricing/Dates

List : \$3,250,000 08/01/2007  
 Original : \$3,395,000 01/19/2007  
 OffMktDate:  
 Sold \$2,800,000 06/12/2008  
 (Closed Sale)

#### Remarks

NEW CONSTRUCTION ON THE 17TH GREEN OF THE MPCC SHORE COURSE, W/GREAT VOLUME, QUALITY & OLD MEDITERRANEAN STYLE FEATURING 3 BEDROOMS ENSUITE. MASTER BEDROOM WITH ADJOINING STUDY, 3.5 BATHS, LIMESTONE COUNTERS & AN INVITING TERRACE.

#### Property Features

<b>Familyroom</b> Family Room Kitchen	<b>Informal Dining Area</b> No Informal Dining Area	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> - -	<b>Garage/Parking</b> 2 Car Garage
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**S** 2 SE 8TH/ Casanova AV, Carmel by the Sea 93921 (Carmel) **\$2,764,000 MLS: 80759859**  
 Beds: 6+ bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 80 CDOM: 80**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 6+ / 4+ Age: 102 years  
 SqFt: 3,220 Lot: 8,500 sq ft

#### Pricing/Dates

List : \$3,295,000 10/26/2007  
 Original : \$3,295,000 10/26/2007  
 OffMktDate:  
 Sold \$2,764,000 01/14/2008  
 (Closed Sale)

#### Remarks

Built of stone, ancient timbers and beamed ceilings! The home is just a short walk to the Carmel beach and Ocean Ave. This 100-year-old home virtually drips with charm and is truly what we call...the very heart of Carmel.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> No Informal Dining Area	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> - -	<b>Garage/Parking</b> No Garage/Parking
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**S** 1451 RIATA RD, Pebble Beach 93953 (Pebble Beach) **\$2,720,000 MLS: 80705956**  
 Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 373 CDOM: 373**



#### Property Overview

Area: Central Pebble Beach (Area 177)  
 Bed/Bath: 5 / 4+ Age: 49 years  
 SqFt: 3,000 Lot: 0.80 ac

#### Pricing/Dates

List : \$3,100,000 02/06/2007  
 Original : \$3,800,000 02/06/2007  
 OffMktDate:  
 Sold \$2,720,000 02/14/2008  
 (Closed Sale)

#### Remarks

PREMIER PEBBLE BEACH LOCATION WITHIN WALKING DISTANCE OF THE LODGE,THIS 5BR- 5BTH RESIDENCE IS SITUATED ON ALMOST ONE ACRE.SPECTACULAR VIEWS OF THE CARMEL BAY,POINT LOBOS & SANTA LUCIA MTS.A RARE OPPORTUNITY TO FIND IN THIS LOCATION!

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> No Informal Dining Area	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> - -	<b>Garage/Parking</b> 2 or More Car Carport
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**S** 26276 CAMINO REAL, Carmel 93923 (Carmel) **\$2,700,000 MLS: 80825937**  
 Beds: 4 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 29 CDOM: 29**



#### Property Overview

Area: Carmel Point (Area 145)  
 Bed/Bath: 4 / 3 1/2 Age: 5 years  
 SqFt: 2,676 Lot: 5,500 sq ft

#### Pricing/Dates

List : \$2,995,000 08/04/2008  
 Original : \$2,995,000 08/04/2008  
 OffMktDate:  
 Sold \$2,700,000 09/02/2008  
 (Closed Sale)

#### Remarks

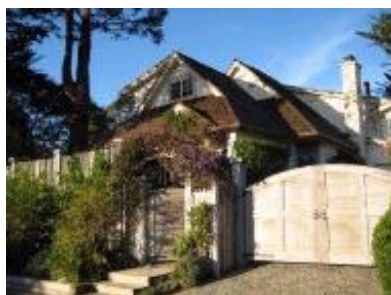
Exquisite roses surround this charming newly constructed 2600 sq ft 4 bedroom 3 1/2 bath home on Carmel Point. A sky-lit entry opens up to the cozy living room with beamed ceilings and stone fireplace. The spacious gourmet kitchen/family room has all the extras. The ground floor Master suite and upstairs office are only some of the wonderful features of this captivating & unassuming home

#### Property Features

<b>Familyroom</b> Family Room Kitchen	<b>Informal Dining Area</b> Eat in Kitchen	<b>Formal Dining Area</b> No Formal Dining Area	<b>Pool Options</b> - -	<b>Garage/Parking</b> 1 Car Garage
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**S** 26394 CARMELO ST, Carmel 93923 (Carmel) \$2,650,000 MLS: 80770309  
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) DOM: 242 CDOM: 242



#### Property Overview

Area: Carmel Point (Area 145)  
 Bed/Bath: 4 / 3 Age: 38 years  
 SqFt: 2,100 Lot: 5,000 sq ft

#### Pricing/Dates

List : \$2,725,000 01/07/2008  
 Original : \$3,450,000 01/07/2008  
 OffMktDate:  
 Sold \$2,650,000 09/05/2008  
 (Closed Sale)

#### Remarks

Just a block and a half from the Beach on coveted Carmel Point! Bright and airy with a charming new wood shake 'Carmel Wave' roof, this remodeled 4 bed / 3 bath 2100 +/- sf gated home is ideal as a primary residence, rental or delightful retreat!

#### Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Separate Family Room	Breakfast Nook	Separate Dining Room	- -	1 Car Garage

**S** 4 SW MISSION/13th, Carmel 93921 (Carmel) \$2,630,000 MLS: 80755543  
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) DOM: 146 CDOM: 307



#### Property Overview

Area: Southeast Carmel (Area 144)  
 Bed/Bath: 3 / 2 1/2 Age: 2 years  
 SqFt: 2,800 Lot: 8,000 sq ft

#### Pricing/Dates

List : \$2,695,000 10/03/2007  
 Original : \$3,195,000 04/25/2007  
 OffMktDate:  
 Sold \$2,630,000 02/26/2008  
 (Closed Sale)

#### Remarks

Located on a quiet double lot in Carmel's finest South of Ocean neighborhood, this newly constructed beautiful Tuscan style home offers finest in design, materials and old world craftsmanship. The main living area includes a large chef's kitchen/family room, separate living and dining rooms, formal entry and sweeping limestone staircase leads to 2nd level master suite. Radiant heat & 2-car garage.

#### Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Family Room Kitchen	Breakfast Bar	Separate Dining Room	- -	2 Car Garage

**S** 2508 16TH AV, Carmel 93923 (Carmel) \$2,625,000 MLS: 80769715  
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) DOM: 5 CDOM: 5



#### Property Overview

Area: Carmel Point (Area 145)  
 Bed/Bath: 3 / 2 1/2 Age: 61 years  
 SqFt: 2,275 Lot: 6,000 sq ft

#### Pricing/Dates

List : \$2,750,000 01/02/2008  
 Original : \$2,750,000 01/02/2008  
 OffMktDate:  
 Sold \$2,625,000 01/07/2008  
 (Closed Sale)

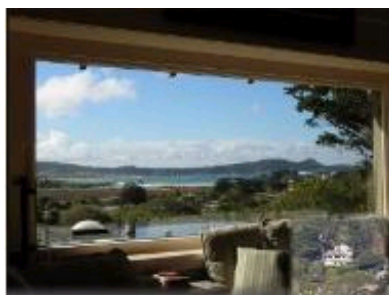
#### Remarks

Great Carmel Point location, just short distance to beach. Beautiful gardens surround the home, which exudes the charm of the English Countryside. The living room has high open beam ceilings and opens to the private dining alcove and kitchen. The rear deck opens from two separate living room French doors for entertaining. Separate private master suite and two car garage.

#### Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Breakfast Bar	Living Rm/Dining Rm Combo	- -	2 Car Garage

**S** 0 NW LINCOLN ST, Carmel 93921 (Carmel) \$2,600,000 MLS: 80818961  
 Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s) DOM: 2 CDOM: 2



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 5 / 4+ Age: 75 years  
 SqFt: 3,090 Lot: 8,100 sq ft

#### Pricing/Dates

List : \$2,785,000 06/30/2008  
 Original : \$2,785,000 06/30/2008  
 OffMktDate:  
 Sold \$2,600,000 07/02/2008  
 (Closed Sale)

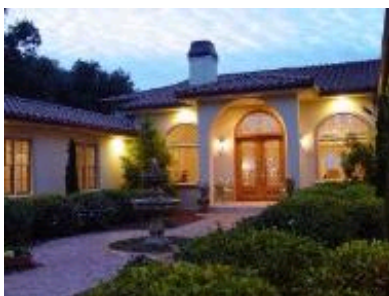
#### Remarks

CARMEL BEACH CLASSIC ON DOUBLE LOT. OCEAN VIEWS.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Family Room Kitchen	Eat in Kitchen	Living Rm/Dining Rm Combo	- -	2 Car Garage

**S** 11682 SADDLE RD, Monterey 93940 (Salinas Monterey Highway) \$2,550,000 MLS: 80774465  
 Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s) DOM: 206 CDOM: 206



#### Property Overview

Area: Pasadera, Laguna Seca, Bay Ridge, Hidden Hills (Area 75)  
 Bed/Bath: 5 / 4+ Age: 5 years  
 SqFt: 6,044 Lot: 2.14 ac

#### Pricing/Dates

List : \$2,750,000 01/25/2008  
 Original : \$2,995,000 01/25/2008  
 OffMktDate:  
 Sold \$2,550,000 08/18/2008  
 (Closed Sale)

#### Remarks

Active Lifestyle ocean view estate filled with endless entertaining possibilities. Tennis court, lap pool, spa, gym with locker room/bath plus an outdoor kitchen to take advantage of the sun. 6000+ sqft with impressive Great Room that overlooks Monterey Bay, travertine floors, Rumford fireplace, gathering room, second family room/library, 2400 bottle subterranean wine cellar, elevator and more...

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Dining Area in Family Room	Eat in Kitchen	Living Rm/Dining Rm Combo	Cabana/Dressing Room	3 or More Car Garage

**S** 2417 NW SAN ANTONIO AV, Carmel 93923 (Carmel) \$2,500,000 MLS: 80789291  
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) DOM: 102 CDOM: 102



#### Property Overview

Area: Carmel Point (Area 145)  
 Bed/Bath: 3 / 3 Age: 54 years  
 SqFt: 1,850 Lot: 4,000 sq ft

#### Pricing/Dates

List : \$2,850,000 04/03/2008  
 Original : \$3,200,000 04/03/2008  
 OffMktDate:  
 Sold \$2,500,000 07/14/2008  
 (Closed Sale)

#### Remarks

Leave your shoes at home when you walk out the door, because the soft white sand of Carmel beach is just a block away. This bright and spacious Carmel Point home has ocean and golf course views. It has been completely and tastefully remodeled, its finishing touches completed early this year. With Patios encircling this home, its hard not to find a sunny, private spot to relax and enjoy.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Dining "L"	Separate Dining Room	- -	1 Car Garage

**S** 4th NW MONTE VERDE ST, Carmel 93921 (Carmel) **\$2,350,000 MLS: 80761298**  
 Beds: 3 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 302 CDOM: 302**



#### Property Overview

Area: Northwest Carmel (Area 141)  
 Bed/Bath: 3 / 3 1/2 Age: 59 years  
 SqFt: 2,448 Lot: 6,975 sq ft

#### Pricing/Dates

List : \$2,595,000 11/05/2007  
 Original : \$2,795,000 11/05/2007  
 OffMktDate:  
 Sold \$2,350,000 09/02/2008  
 (Closed Sale)

#### Remarks

Maison du Soleil, House of the Sun, Carmel-by-the Sea's first solar home, is located just 4 blocks to the beach and 2 blocks to town. Harmoniously inviting the outside in, this architectural gem features 2 living units, 2 full kitchens, 2 laundry rooms, 2 fireplaces & wine cellar. Ocean & Point Lobos views from the rooftop garden. First EPA Certified Energy Star Home in Monterey County.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Dining Area in Family Room	Breakfast Nook	Living Rm/Dining Rm Combo	- -	1 Car Garage

**S** 26350 CAMINO REAL, Carmel 93923 (Carmel) **\$2,300,000 MLS: 80743773**  
 Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 196 CDOM: 196**



#### Property Overview

Area: Carmel Point (Area 145)  
 Bed/Bath: 5 / 4+ Age: 55 years  
 SqFt: 2,694 Lot: 10,200 sq ft

#### Pricing/Dates

List : \$2,395,000 08/06/2007  
 Original : \$2,995,000 08/06/2007  
 OffMktDate:  
 Sold \$2,300,000 02/18/2008  
 (Closed Sale)

#### Remarks

Privacy, tucked away on a quiet cul-de-sac, steps from the Carmel River Beach and Bird Sanctuary, this single level custom residence of nearly 2700 SF is situated on virtually a quarter acre of beautifully landscaped gardens, brick patios and walkways. Depending on your needs, the home's configuration will accommodate up to five bedrooms with four full bathrooms or use as attach

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Dining Area in Family Room	Eat in Kitchen	Separate Dining Room	- -	1 Car Garage

**S** 5 SW CASANOVA/ 12th ST, Carmel 93921 (Carmel) **\$2,300,000 MLS: 80759408**  
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 225 CDOM: 225**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 2 1/2 Age: 3 years  
 SqFt: 1,600 Lot: 4,000 sq ft

#### Pricing/Dates

List : \$2,499,000 10/24/2007  
 Original : \$2,795,000 10/24/2007  
 OffMktDate:  
 Sold \$2,300,000 06/05/2008  
 (Closed Sale)

#### Remarks

It's a Carmel fairy tale cottage. Soft warm colors wrapped around vaulted ceilings, hardwood floors, patio access through French doors and a gourmet kitchen. A generous sized main floor MBR. Gently lit staircase to BR's upstairs.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
No Family Room	No Informal Dining Area	Living Rm/Dining Rm Combo	- -	1 Car Garage



**S** 3 SW CASANOVA and 12th ST, Carmel 93921 (Carmel) \$2,295,000 MLS: 80760535  
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) DOM: 138 CDOM: 138



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 2 Age: 2 years  
 SqFt: 1,540 Lot: 4,000 sq ft

#### Pricing/Dates

List : \$2,395,000 10/31/2007  
 Original : \$2,395,000 10/31/2007  
 OffMktDate:  
 Sold \$2,295,000 03/17/2008  
 (Closed Sale)

#### Remarks

Classic Carmel cottage built by Frank Bruno in a great Golden Rectangle location. Nice privacy with an entry through a charming garden gate into a sunny stone patio. Terrific interior space with a high vaulted living room, Dining and then kitchen that feels like one big room but yet has separate spaces all with double French doors out to the stone patio. Large ground floor masterbed. Very Carmel!

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Family Room Kitchen	No Informal Dining Area	Living Rm/Dining Rm Combo	- -	1 Car Garage

**S** 110 7TH ST, Pacific Grove 93950 (Pacific Grove) \$2,293,750 MLS: 80800262  
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) DOM: 51 CDOM: 51



#### Property Overview

Area: Central Ave/Downtown (Area 128)  
 Bed/Bath: 3 / 3 Age: 118 years  
 SqFt: 2,460 Lot: 3,600 sq ft

#### Pricing/Dates

List : \$2,495,000 04/07/2008  
 Original : \$2,495,000 04/07/2008  
 OffMktDate:  
 Sold \$2,293,750 05/28/2008  
 (Closed Sale)

#### Remarks

Classic Victorian built around 1890 & remodeled in approximately 2002. Offering the perfect mixture of old with new. Fabulous and very functional kitchen, White water ocean views from many of the rooms, across from Prospect Park, 2 car garage, office/guest quarters with bath & separate entrance & a workshop/wine cellar. Make an appointment and see it for yourself! Be prepared to write an offer!

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Eat in Kitchen	Separate Dining Room	- -	2 Car Garage

**S** 26138 CAMINO REAL, Carmel 93923 (Carmel) \$2,250,000 MLS: 80744865  
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) DOM: 269 CDOM: 269



#### Property Overview

Area: Carmel Point (Area 145)  
 Bed/Bath: 3 / 3 Age: 99 years  
 SqFt: 2,100 Lot: 6,000 sq ft

#### Pricing/Dates

List : \$2,495,000 08/10/2007  
 Original : \$2,595,000 08/10/2007  
 OffMktDate: 06/09/2008  
 Sold \$2,250,000 05/05/2008  
 (Closed Sale)

#### Remarks

Charming Carmel home, walking distance to beach & downtown, Beautiful front & back courtyards, 3 bedroom & 3 full baths, modern kitchen w/ large pantry & laundry area, outdoor jacuzzi, peaceful mountain views, attached over sized 1 car garage.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Family Room Kitchen	No Informal Dining Area	No Formal Dining Area	- -	1 Car Garage

**S** 0 DOLORES ST, Carmel 93921 (Carmel) **\$2,200,000 MLS: 80770536**  
 Beds: 2 bed(s) Baths Full/Partial: 1 bath(s) **DOM: 66 CDOM: 66**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 2 / 1 Age: 85 years  
 SqFt: 731 Lot: 4,000 sq ft

#### Pricing/Dates

List : \$2,600,000 01/07/2008  
 Original : \$2,600,000 01/07/2008  
 OffMktDate:  
 Sold \$2,200,000 03/13/2008  
 (Closed Sale)

#### Remarks

The sale of this property includes the adjacent property. See details on the MLS listing #770542, Dolores 5th SE of 12th. Great investment opportunity in the Golden Triangle to build one large home or 2 separate homes. These non-historic homes have a total of 4 full baths. The two 4000 sf lots are irregular. Escrow with 1st American Title. The property to be sold in it's present condition.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> No Informal Dining Area	<b>Formal Dining Area</b> No Formal Dining Area	<b>Pool Options</b> - -	<b>Garage/Parking</b> No Garage/Parking
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**S** 12th St SE DOLORES ST, Carmel by the Sea 93921 (Carmel) **\$2,200,000 MLS: 80770542**  
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 66 CDOM: 66**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 3 Age: 55 years  
 SqFt: 1,495 Lot: 4,000 sq ft

#### Pricing/Dates

List : \$2,600,000 01/07/2008  
 Original : \$2,600,000 01/07/2008  
 OffMktDate:  
 Sold \$2,200,000 03/13/2008  
 (Closed Sale)

#### Remarks

See remarks on listing #770536. This property to be sold with adjacent property located on Dolores 4th SE 12th St. Great opportunity in the golden triangle to build one large home or 2 separate homes. Both homes sit on two 4000 sf lots and have a total of 4 full baths. Escrow to be with First American Title in Carmel. The property to be sold in it's present condition.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> Breakfast Bar	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo	<b>Pool Options</b> - -	<b>Garage/Parking</b> Off Street Parking
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**S** 26290 VALLEY VIEW AV, Carmel 93923 (Carmel) **\$2,200,000 MLS: 80814874**  
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 97 CDOM: 97**



#### Property Overview

Area: Carmel Point (Area 145)  
 Bed/Bath: 4 / 4+ Age: 49 years  
 SqFt: 2,900 Lot: 8,000 sq ft

#### Pricing/Dates

List : \$2,495,000 06/12/2008  
 Original : \$2,625,000 06/12/2008  
 OffMktDate:  
 Sold \$2,200,000 09/17/2008  
 (Closed Sale)

#### Remarks

This property is a spacious 2,900 sq. ft. 4 bed / 4 bath home with endless possibilities. It is situated on an 8,000 sq. ft. lot with gorgeous gardens, hardwood floors and an abundance of privacy. This is a very well located and well maintained Carmel Point opportunity!

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> Eat in Kitchen	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> - -	<b>Garage/Parking</b> 2 Car Garage
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**S** 23 GAMBLE HILL RD, Carmel Valley 93924 (Carmel Valley) **\$2,200,000 MLS: 80765862**  
**Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s)** **DOM: 90 CDOM: 90**



#### Property Overview

Area: Upper Valley, Cachagua (Area 172)  
 Bed/Bath: 5 / 4+ Age: 4 years  
 SqFt: 3,324 Lot: 8.00 ac

#### Pricing/Dates

List : \$2,495,000 11/30/2007  
 Original : \$2,495,000 11/30/2007  
 OffMktDate:  
 Sold \$2,200,000 02/28/2008  
 (Closed Sale)

#### Remarks

Beautiful, Sunny, gated "Sleepy Hollow Estate" with magnificent views. 1st time for sale, built in 2004, has 5 bdrs, 3 plus bths on 8 private acres. Features open floor plan, soaring ceilings & hwd floors. Lots of room to expand and water for a pool. Convenient to Carmel Valley Village.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> Breakfast Bar	<b>Formal Dining Area</b> No Formal Dining Area	<b>Pool Options</b> - -	<b>Garage/Parking</b> 2 Car Garage
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**S** 3081 BIRD ROCK RD, Pebble Beach 93953 (Pebble Beach) **\$2,195,000 MLS: 80736583**  
**Beds: 3 bed(s) Baths Full/Partial: 3 1/2 bath(s)** **DOM: 281 CDOM: 281**



#### Property Overview

Area: Country Club West (Area 175)  
 Bed/Bath: 3 / 3 1/2 Age: --  
 SqFt: 2,400 Lot: 8,000 sq ft

#### Pricing/Dates

List : \$2,395,000 07/02/2007  
 Original : \$2,395,000 07/02/2007  
 OffMktDate:  
 Sold \$2,195,000 04/08/2008  
 (Closed Sale)

#### Remarks

Lower Bird Rock road, new construction. Single level French Country style with designer flair. Grand living rm, cozy kitchen and dining, private master suite, intimate courtyards & patios. Private courtyard entrance with peaceful waterfall. Huge storage areas. Hear the ocean, feel the sea and walk to the shore. This new home has quality, design and location better than all in its price range.

#### Property Features

<b>Familyroom</b> Family Room Kitchen	<b>Informal Dining Area</b> Breakfast Bar	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> - -	<b>Garage/Parking</b> 2 Car Garage
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**S** 2 NW CARMELO ST, Carmel 93921 (Carmel) **\$2,180,000 MLS: 80768549**  
**Beds: 2 bed(s) Baths Full/Partial: 2 bath(s)** **DOM: 168 CDOM: 168**



#### Property Overview

Area: Northwest Carmel (Area 141)  
 Bed/Bath: 2 / 2 Age: 88 years  
 SqFt: 1,271 Lot: 6,000 sq ft

#### Pricing/Dates

List : \$2,495,000 12/18/2007  
 Original : \$2,850,000 12/18/2007  
 OffMktDate:06/04/2008  
 Sold \$2,180,000 06/03/2008  
 (Closed Sale)

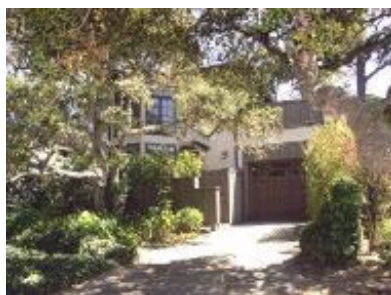
#### Remarks

North of Ocean Avenue, this two bedroom, two bath cottage boasts privacy, ocean and distant views of Pebble Beach Lodge and the 18th fairway. On a lot and a half, there is room to expand.

#### Property Features

<b>Familyroom</b> Separate Family Room	<b>Informal Dining Area</b> No Informal Dining Area	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> - -	<b>Garage/Parking</b> Street Parking Only
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**S** 6 NE CAMINO REAL/OCEAN, Carmel 93921 (Carmel) **\$2,171,575 MLS: 80830920**  
 Beds: 2 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 18 CDOM: 18**



#### Property Overview

Area: Northwest Carmel (Area 141)  
 Bed/Bath: 2 / 2 1/2 Age: 20 years  
 SqFt: 1,775 Lot: 4,000 sq ft

#### Pricing/Dates

List : \$2,395,000 08/29/2008  
 Original : \$2,395,000 08/29/2008  
 OffMktDate:  
 Sold \$2,171,575 09/16/2008  
 (Closed Sale)

#### Remarks

A fabulous home in a great location. Close to the beach and downtown. Wonderful contemporary design with high ceilings, lots of glass, hardwood floors. All beautifully remodeled.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> No Informal Dining Area	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo	<b>Pool Options</b> - -	<b>Garage/Parking</b> 1 Car Garage
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**S** 27990 MERCURIO RD, Carmel 93923 (Carmel Valley) **\$2,150,000 MLS: 80736567**  
 Beds: 4 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 260 CDOM: 260**



#### Property Overview

Area: Tierra Granda, Tehama (Area 166)  
 Bed/Bath: 4 / 3 1/2 Age: 20 years  
 SqFt: 4,420 Lot: 1.11 ac

#### Pricing/Dates

List : \$2,499,000 07/02/2007  
 Original : \$2,695,000 07/02/2007  
 OffMktDate:  
 Sold \$2,150,000 03/18/2008  
 (Closed Sale)

#### Remarks

CUSTOM FEATURES ABOUND IN THIS 4 BD, 3.5 BATH HOME. A MASTER BR WITH EXPANSIVE WALK-IN CLOSET AND CUSTOM TILE & HEATED FLOORS IN THE MASTER BATH. CUSTOM CABINETRY & GRANITE COUNTERTOPS IN KT. WHITE OAK FLOORING AND 2 FIREPLACES!

#### Property Features

<b>Familyroom</b> Separate Family Room	<b>Informal Dining Area</b> Breakfast Room	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo	<b>Pool Options</b> - -	<b>Garage/Parking</b> 2 Car Garage
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**S** 325 ESTRELLA DORO, Monterey 93940 (Salinas Monterey Highway) **\$2,150,000 MLS: 80817527**  
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 88 CDOM: 88**



#### Property Overview

Area: Pasadera, Laguna Seca, Bay Ridge, Hidden Hills (Area 75)  
 Bed/Bath: 4 / 4+ Age: --  
 SqFt: 4,492 Lot: 0.50 ac

#### Pricing/Dates

List : \$2,695,000 06/24/2008  
 Original : \$2,795,000 06/24/2008  
 OffMktDate:  
 Sold \$2,150,000 09/20/2008  
 (Closed Sale)

#### Remarks

Welcome to a one-of-a-kind custom estate at Pasadera Country Club! For golf lovers, this home has views of both Pasadera golf course & Laguna Seca. For the entertainer, this home has patios galore & every kitchen gadget & upgrade imaginable. For everyone else, how about 2 master suites on the 1st floor, study, upstairs bonus rm, 3 car garage, travertine flooring thruout & tons of charm & appeal!?!

#### Property Features

<b>Familyroom</b> Separate Family Room	<b>Informal Dining Area</b> No Informal Dining Area	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> Association Pool	<b>Garage/Parking</b> 3 or More Car Garage
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**S** 11106 SADDLE RD, Monterey 93940 (Salinas Monterey Highway) **\$2,150,000 MLS: 80819256**  
 Beds: 4 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 26 CDOM: 26**



#### Property Overview

Area: Pasadera, Laguna Seca, Bay Ridge, Hidden Hills (Area 75)  
 Bed/Bath: 4 / 3 1/2 Age: 4 years  
 SqFt: 4,200 Lot: 122,839 sq ft

#### Pricing/Dates

List : \$2,200,000 07/02/2008  
 Original : \$2,200,000 07/02/2008  
 OffMktDate:  
 Sold \$2,150,000 07/28/2008  
 (Closed Sale)

#### Remarks

Sunrise to sunset views from gated home. Barrel roll ceiled entry, rock fireplace, natural cherry mantle. Dramatic arched windows surround the fireplace & open to expansive mountain & valley views. Versatile, well appointed kitchen, custom cabinets & granite counters. Four Bedrooms, consisting of 2 Masters & 2 more bedrooms. Incredible outdoor spaces. 4200 sf finished, +1100 permitted to complete

#### Property Features

<b>Familyroom</b> Separate Family Room	<b>Informal Dining Area</b> Breakfast Room	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> - -	<b>Garage/Parking</b> 3 or More Car Garage
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**S** 19350 CACHAGUA RD, Carmel Valley 93924 (Carmel Valley) **\$2,100,000 MLS: 80800732**  
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 173 CDOM: 173**



#### Property Overview

Area: Bradley, San Ardo, San Lucas (Area 80)  
 Bed/Bath: 2 / 2 Age: 51 years  
 SqFt: 2,866 Lot: 66.00 ac

#### Pricing/Dates

List : \$2,495,000 04/09/2008  
 Original : \$2,495,000 04/09/2008  
 OffMktDate:  
 Sold \$2,100,000 09/29/2008  
 (Closed Sale)

#### Remarks

Hidden Valley 65+ acre historic ranchette-16 miles east of CV Village in the beautiful Cachagua wine region. A gorgeous property, gated and private, rolling pastures, sweeping views & ancient oaks. A true opportunity to grow vines or olives. Property is next to Heller Estates & close to Jouillien & Gallante Vineyards. Features include equestrian arena, barn, pond & ranch house.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> Eat in Kitchen	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo	<b>Pool Options</b> - -	<b>Garage/Parking</b> Guest Parking
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**S** 1405 OLEADA RD, Pebble Beach 93953 (Pebble Beach) **\$2,100,000 MLS: 80752336**  
 Beds: 3 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 200 CDOM: 200**



#### Property Overview

Area: Central Pebble Beach (Area 177)  
 Bed/Bath: 3 / 4+ Age: 40 years  
 SqFt: 5,550 Lot: 52,533 sq ft

#### Pricing/Dates

List : \$2,450,000 09/17/2007  
 Original : \$2,937,500 09/17/2007  
 OffMktDate:  
 Sold \$2,100,000 04/04/2008  
 (Closed Sale)

#### Remarks

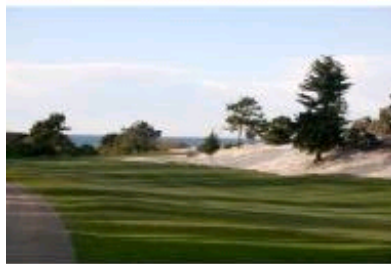
5550 SQUARE FOOT HOME ON 1.2 ACRES. 3 MASTER SUITES ON MAIN FLOOR W/SEPERATE DRESSING AREAS & WALK-IN CLOSETS. DOWNSTAIRS INCLUDE LARGE OFFICE, GAME ROOM, & MORE. WALKING DISTANCE TO STEVENSON SCHOOL, LODGE, EQUESTRIAN CENTER & GOLF. Adjoining parcel of 1.1 acres can be bought by the buyer of the home. With 80 water credits, the buyer could build a new home or create park like estate. Ask for info.

#### Property Features

<b>Familyroom</b> Separate Family Room	<b>Informal Dining Area</b> Eat in Kitchen	<b>Formal Dining Area</b> Separate Dining Room	<b>Pool Options</b> - -	<b>Garage/Parking</b> 3 or More Car Garage
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**S** 2947 OLD 17 MILE DR, Pebble Beach 93953 (Pebble Beach) **\$2,025,000 MLS: 80769151**  
**Beds: 3 bed(s) Baths Full/Partial: 2 bath(s)** **DOM: 174 CDOM: 309**



#### Property Overview

Area: Country Club West (Area 175)  
 Bed/Bath: 3 / 2 Age: 59 years  
 SqFt: 1,486 Lot: 13,500 sq ft

#### Pricing/Dates

List : \$2,500,000 12/26/2007  
 Original : \$2,500,000 08/13/2007  
 OffMktDate:  
 Sold \$2,025,000 06/17/2008  
 (Closed Sale)

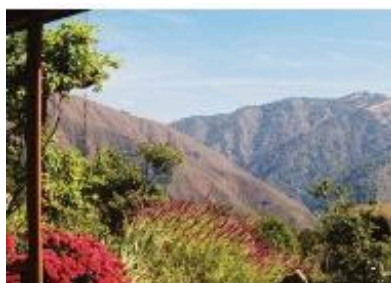
#### Remarks

LEASE OPTION AVAILABLE! Approved plans & permits in place for a spectacular 4,000 sq.ft. 4 Bed / 4.5 Bath ocean view home. Current site has 3 bedroom 2 bath original home. Located on the Old 17 Mile Drive, just a short distance to Spanish bay, beautiful ocean-side walking trails and some of the best golf courses in the world.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Breakfast Nook	No Formal Dining Area	- -	2 Car Garage

**S** 46325 PFEIFFER RIDGE RD, Big Sur Coast 93920 (Big Sur Coast) **\$2,000,000 MLS: 80657593**  
**Beds: 2 bed(s) Baths Full/Partial: 2 bath(s)** **DOM: 556 CDOM: 556**



#### Property Overview

Area: North Big Sur Coast (Area 157)  
 Bed/Bath: 2 / 2 Age: 18 years  
 SqFt: 1,561 Lot: 5.00 ac

#### Pricing/Dates

List : \$3,100,000 09/11/2006  
 Original : \$2,495,000 09/11/2006  
 OffMktDate:  
 Sold \$2,000,000 03/20/2008  
 (Closed Sale)

#### Remarks

Some of the most beautiful Ocean and Mountain Views in all of Big Sur. Guest house with fabulous views. Hardwood floors, unique 5-acre useable lot. Located on a gated private road. Home has all the comforts you need.... High Speed internet, HD TV, state of the art alarm. An amazing home in one of the most beautiful settings on earth!

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
No Family Room	Eat in Kitchen	Living Rm/Dining Rm Combo	- -	Off Street Parking

**S** 3137 STEVENSON DR, Pebble Beach 93953 (Pebble Beach) **\$2,000,000 MLS: 80800231**  
**Beds: 4 bed(s) Baths Full/Partial: 2 1/2 bath(s)** **DOM: 120 CDOM: 120**



#### Property Overview

Area: Country Club East (Area 176)  
 Bed/Bath: 4 / 2 1/2 Age: 55 years  
 SqFt: 2,987 Lot: 13,500 sq ft

#### Pricing/Dates

List : \$1,999,000 02/04/2008  
 Original : \$2,193,000 02/04/2008  
 OffMktDate:  
 Sold \$2,000,000 06/03/2008  
 (Closed Sale)

#### Remarks

In the heart of Pebble Beach sits this nearly new, 4/2.5, Craftsman style home built by one of the area's finest contractor for his own residence. Limestone, wireless set-up, top of line appliances, office and a 3 car garage, mature landscaping.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Eat in Kitchen	Separate Dining Room	- -	3 or More Car Garage





Summary Of Comparable Properties

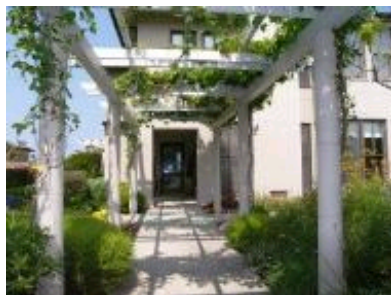
Common Interest Development

Address	City	Beds	Baths	DOM	CDOM	LOE	SqFt	\$/SqFt	HOA	List Price	Age	Sale Price
SOLD												
77 Spanish Bay Ci #77	Pebble Beach	3	3 1/2	168	168	46	4,200	\$809.52	\$960	\$3,795,000	17	\$3,400,000
72 Spanish Bay Ci	Pebble Beach	3	4+	20	20	50	4,000	\$806.25	\$970	\$3,375,000	18	\$3,225,000
35 Spanish Bay Ci	Pebble Beach	4	4+	29	29	44	3,500	\$800.71	\$970	\$3,299,000	9	\$2,802,500
37 Spanish Bay Ci	Pebble Beach	3	3 1/2	293	293	61	3,200	\$812.5	\$850	\$2,975,000	9	\$2,600,000
75 Spanish Bay Circle	Pebble Beach	3	3 1/2	134	134	17	3,400	\$676.47	\$970	\$2,495,000	18	\$2,300,000
60 Spanish Bay Ci	Pebble Beach	4	3 1/2	256	256	4	4,000	\$562.5	\$960	\$2,400,000	18	\$2,250,000
AVERAGE VALUES				150	150	37	3,717	\$744.66	\$947	\$3,056,500	15	\$2,762,917

AVERAGE VALUES FOR ALL				150	150	37	3,717	\$744.66	\$947	\$3,056,500	15	\$2,762,917
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Quick Statistics ( 6 Listings Total)			
	Min	Max	Median
List Price	\$2,400,000	\$3,795,000	\$3,137,000
Sale Price	\$2,250,000	\$3,400,000	\$2,701,250

**S 77 SPANISH BAY CI #77, Pebble Beach 93953 (Pebble Beach) \$3,400,000 MLS: 80750895**  
**DOM: 168 CDOM: 168**



Property Overview				Pricing/Dates	
Area:	Country Club West (Area 175)			List :	\$3,795,000 09/10/2007
Bed/Bath:	3 / 3 1/2	#Units:	80	Original :	\$3,795,000 09/10/2007
SqFt:	4,200	Lot:	--	OffMktDate:	
Assoc. Fee:	\$960	Age:	17 years	Sold	\$3,400,000 02/25/2008
				(Closed Sale)	

**Remarks**  
 THE LARGEST UNIT AVAILABLE, SUNNY END UNIT WITH FABULOUS OCEAN, WHITE WATER & GOLF COURSE VIEWS. ELEGANTLY APPOINTED WITH DECORATOR TOUCHES. NEW WINE CLOSET, CUSTOM WOODWORK & CABINETRY, WROUGHT IRON & BEAUTIFUL COURTYARD. FURNISHINGS NEGOTIABLE.

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Unit Description	Garage/Parking
No Family Room	Breakfast Room	Separate Dining Room	2 Levels	2 Car Garage

**S 72 SPANISH BAY CI, Pebble Beach 93953 (Pebble Beach) \$3,225,000 MLS: 80810396**  
**DOM: 20 CDOM: 20**



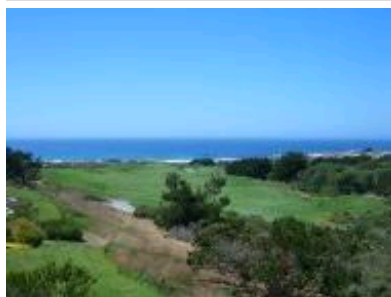
Property Overview				Pricing/Dates	
Area:	Country Club West (Area 175)			List :	\$3,375,000 05/22/2008
Bed/Bath:	3 / 4+	#Units:	80	Original :	\$3,375,000 05/22/2008
SqFt:	4,000	Lot:	--	OffMktDate:	
Assoc. Fee:	\$970	Age:	18 years	Sold	\$3,225,000 06/11/2008
				(Closed Sale)	

**Remarks**  
 This is the largest Plan built in the Residences at Spanish Bay. (Plan 100). Panoramic Ocean Views from both Floors. Beautifully maintained. Ready to move in condition. English Garden Entry with great privacy. Two Master Suites and third bedroom. Elevator and three fireplaces. Pest and Physical Inspections will be available on June 1st for review. This is a Trustee Sale & Must be AS IS.

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Unit Description	Garage/Parking
Separate Family Room	Breakfast Room	Living Rm/Dining Rm Combo	2 Levels	2 Car Garage

**S 35 SPANISH BAY CI, Pebble Beach 93953 (Pebble Beach) \$2,802,500 MLS: 80823908**  
**DOM: 29 CDOM: 29**



Property Overview				Pricing/Dates	
Area:	Country Club West (Area 175)			List :	\$3,299,000 07/25/2008
Bed/Bath:	4 / 4+	#Units:	--	Original :	\$3,299,000 07/25/2008
SqFt:	3,500	Lot:	--	OffMktDate:	
Assoc. Fee:	\$970	Age:	9 years	Sold	\$2,802,500 08/23/2008
				(Closed Sale)	

**Remarks**  
 Pebble Beach living at its finest! Exquisitely appointed with the finest materials, this 4 bed/4.5 bath townhome is just steps from the ocean, with golf at your doorstep. Ocean and golf course views of the 14th hole are seen from both view terraces. Garden courtyard and formal foyer create a private retreat, with the luxuries of the Spanish Bay resort nearby.

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Unit Description	Garage/Parking
No Family Room	Breakfast Room	Separate Dining Room	2 Levels	2 Car Garage

**S 37 SPANISH BAY CI, Pebble Beach 93953 (Pebble Beach) \$2,600,000 MLS: 80744961**  
**DOM: 293 CDOM: 293**



**Property Overview**

Area: Country Club West (Area 175)  
 Bed/Bath: 3 / 3 1/2 #Units: - -  
 SqFt: 3,200 Lot: --  
 Assoc. Fee: \$850 Age: 9 years

**Pricing/Dates**

List : \$2,975,000 08/10/2007  
 Original : \$3,295,000 08/10/2007  
 OffMktDate:  
 Sold \$2,600,000 05/29/2008  
 (Closed Sale)

**Remarks**

WITH A FAIRWAY & OCEAN VIEW TERRACE, A MAIN LEVEL MASTER SUITE & TOP QUALITY FINISHING TOUCHES FIT FOR THE MOST DISCRIMINATING OWNER, YOU WILL SEE THAT THIS RESIDENCE IS UNLIKE ANY OTHER. THIS SPANISH BAY RESIDENCE IS TRULY A HOME.

**Property Features**

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Unit Description</b>	<b>Garage/Parking</b>
No Family Room	Breakfast Room	Separate Dining Room	2 Levels	2 Car Garage

**S 75 Spanish Bay Circle, Pebble Beach 93953 (Pebble Beach) \$2,300,000 MLS: 80809980**  
**DOM: 134 CDOM: 134**



**Property Overview**

Area: Country Club West (Area 175)  
 Bed/Bath: 3 / 3 1/2 #Units: 80  
 SqFt: 3,400 Lot: --  
 Assoc. Fee: \$970 Age: 18 years

**Pricing/Dates**

List : \$2,495,000 05/19/2008  
 Original : \$2,695,000 05/19/2008  
 OffMktDate:  
 Sold \$2,300,000 09/30/2008  
 (Closed Sale)

**Remarks**

Private setting with ocean views from main and upper floors. Enter into a garden patio in front and see the ocean as you enter the house. There is a den/library that could be an extra BR when needed. There is a room off garage for exercise or office/retreat. Close to tennis, athletic club and amenities of Spanish Bay Resort.

**Property Features**

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Unit Description</b>	<b>Garage/Parking</b>
No Family Room	Eat in Kitchen	Separate Dining Room	2 Levels	2 Car Garage

**S 60 Spanish Bay CI, Pebble Beach 93953 (Pebble Beach) \$2,250,000 MLS: 80759650**  
**DOM: 256 CDOM: 256**



**Property Overview**

Area: Country Club West (Area 175)  
 Bed/Bath: 4 / 3 1/2 #Units: 80  
 SqFt: 4,000 Lot: --  
 Assoc. Fee: \$960 Age: 18 years

**Pricing/Dates**

List : \$2,400,000 10/25/2007  
 Original : \$2,875,000 10/25/2007  
 OffMktDate:  
 Sold \$2,250,000 07/07/2008  
 (Closed Sale)

**Remarks**

Beautifully remodeled 4,000 sq ft end-unit overlooking the 12th hole, with 3 master suites, 4th bedroom and 3.5 baths. The large courtyard and rear yard are very private with white-water peeks of the ocean.

**Property Features**

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Unit Description</b>	<b>Garage/Parking</b>
Separate Family Room	No Informal Dining Area	Separate Dining Room	2 Levels	2 Car Garage