

## 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>												
2585 Ribera Rd	Carmel	3	3	184	184	56	3,841	\$1,444.94	16,400	\$7,999,000	24	\$5,550,000
2 Nw San Antonio/8Th	Carmel	4	3	63	63	22	3,140	\$1,730.53	7,000	\$5,995,000	71	\$5,433,863
Se Cnr San Antonio & 10Th	Carmel	4	3 1/2	328	328	16	2,460	\$1,758.13	6,000	\$4,379,000	1	\$4,325,000
2600 Ribera Rd	Carmel	4	3	11	11	25	3,724	\$939.85	13,122	\$3,995,000	5	\$3,500,000
4 Ne Lincoln St	Carmel	3	2 1/2	155	155	24	1,905	\$1,574.8	4,791	\$3,495,000	22	\$3,000,000
0 San Antonio Av	Carmel	3	2 1/2	85	278	29	1,600	\$1,718.75	4,000	\$2,990,000	1	\$2,750,000
5 Sw Monte Verde St	Carmel	3	2	82	82	64	1,600	\$1,687.5	4,000	\$2,995,000	6	\$2,700,000
0 Ne Casanova St	Carmel	3	3 1/2	117	117	30	2,900	\$896.55	8,000	\$2,975,000	83	\$2,600,000
2 Se Carmelo St	Carmel	3	2 1/2	267	315	28	1,800	\$1,430.56	3,920	\$2,671,000	49	\$2,575,000
3Ne Monte Verde St	Carmel	2	2	197	508	46	2,280	\$1,030.7	4,000	\$2,700,000	1	\$2,350,000
2824 Santa Lucia Av	Carmel	4	3	45	45	46	2,190	\$1,027.4	6,300	\$2,695,000	59	\$2,250,000
3 Sw Lincoln & 11Th Av	Carmel	3	2	183	183	30	1,597	\$1,405.76	4,000	\$2,395,000	6	\$2,245,000
2Sw Camino Real/11Th	Carmel	2	2	67	67	32	1,410	\$1,111.7	4,000	\$1,749,000	78	\$1,567,500
0 Sw Santa Fe/5Th	Carmel	3	2 1/2	109	109	25	1,630	\$920.25	4,000	\$1,695,000	12	\$1,500,000
3382 Lazarro Dr	Carmel	4	4+	226	226	43	3,397	\$382.69	29,020	\$1,300,000	28	\$1,300,000
24760 Summit Field Rd	Carmel	3	3	7	7	12	2,621	\$457.84	15,246	\$1,149,900	35	\$1,200,000
3029 Lorca Ln	Carmel	3	3	8	8	30	2,725	\$394.5	14,800	\$1,190,000	61	\$1,075,000
4225 Segunda Dr	Carmel	3	2 1/2	187	187	79	2,800	\$377.86	43,560	\$1,395,000	41	\$1,058,000
3595 Eastfield Ct	Carmel	3	3	168	168	51	2,385	\$440.25		\$1,095,000	19	\$1,050,000
3 Nw Of 4Th Santa Rita St	Carmel	3	3	138	138	8	1,830	\$560.11	3,920	\$1,095,000	49	\$1,025,000
23830 Fairfield Pl	Carmel	4	3 1/2	289	289	39	2,473	\$404.37	43,560	\$1,049,000	26	\$1,000,000
Ne Cor 6Th/Santa Rita	Carmel	3	2	93	93	29	1,177	\$785.9	3,920	\$1,085,000	59	\$925,000
25473 Carmel Knolls Dr	Carmel	3	2	44	44	32	2,128	\$422.93	20,908	\$969,000	47	\$900,000
2 Ne Guadalupe St	Carmel	2	1	414	414	37	1,098	\$819.67	5,662	\$979,000	64	\$900,000
0 Sw Dolores St	Carmel	2	2	45	45	30	1,050	\$777.14	4,000	\$850,000	42	\$816,000
26448 Mission Fields Rd	Carmel	3	2			1	1,250	\$640	5,000	\$879,000	21	\$800,000
25726 Morse Dr	Carmel	3	2	151	151	35	1,435	\$498.26	13,503	\$759,000	53	\$715,000
25980 Dougherty Pl	Carmel	4	3 1/2	221	221	20	2,404	\$291.18	19,602	\$878,000	45	\$700,000
24800 Lower TI	Carmel	4	3	99	99	30	2,076	\$337.19		\$699,000	29	\$700,000
24820 Torres St	Carmel	4	3	42	42	28	1,666	\$396.16	7,600	\$669,900	78	\$660,000
2 Sw 6Th Av	Carmel	1	1	93	93	19	686	\$874.64	2,600	\$690,000	77	\$600,000
0 Lopez Av	Carmel	1	1	40	40	62			8,200	\$799,900	60	\$587,500
3512 Ocean Av	Carmel	3	2	73	295	34	1,268	\$453.47	6,534	\$574,900	49	\$575,000
<b>AVERAGE VALUES</b>				<b>132</b>	<b>156</b>	<b>33</b>	<b>2,080</b>	<b>\$874.74</b>	<b>10,876</b>	<b>\$2,025,291</b>	<b>39</b>	<b>\$1,785,844</b>

Quick Statistics ( 33 Listings Total)			
	Min	Max	Median
List Price	\$574,900	\$7,999,000	\$1,190,000
Sale Price	\$575,000	\$5,550,000	\$1,075,000

**S** 2585 RIBERA RD, Carmel 93923 (Carmel) **\$5,550,000 MLS: 80825679**  
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 184 CDOM: 184**



#### Property Overview

Area: Carmel Meadows (Area 151)  
 Bed/Bath: 3 / 3 Age: 24 years  
 SqFt: 3,841 Lot: 16,400 sq ft

#### Pricing/Dates

List : \$7,999,000 08/03/2008  
 Original : \$9,000,000 08/03/2008  
 OffMktDate:  
 Sold \$5,550,000 02/03/2009  
 (Closed Sale)

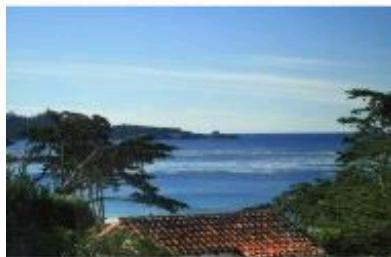
#### Remarks

ONE OF VERY FEW AVAILABLE PROPERTIES IN CARMEL THAT HAVE .38 ACRE LOT OF PRIVATE, SANDY BEACHFRONT AT YOUR DOORSTEP! THIS HOME IS A ONE OF A KIND POLYNESIAN ADVENTURE WITH TRAM FROM THE GARAGE LEVEL. MAIN HOME 3841 SQ FT 3BR/3BA BOASTS 20 FT CEILINGS & FULL WALL OF WINDOWS OVERLOOKING PT. LOBOS & MONASTERY BEACH. GUEST COTTAGE & MAIDS QUARTERS 1107 SQ FT 3BR/2BA OFFERS THE SAME BREATHTAKING VIEWS

#### 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	- -	2 Car Garage

**S** 2 NW SAN ANTONIO/8th, Carmel 93921 (Carmel) **\$5,433,863 MLS: 80844536**  
 Beds: 4 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 63 CDOM: 63**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 4 / 3 1/2 Age: 71 years  
 SqFt: 3,140 Lot: 7,000 sq ft

#### Pricing/Dates

List : \$5,995,000 11/10/2008  
 Original : \$5,995,000 11/10/2008  
 OffMktDate:  
 Sold \$5,433,863 01/12/2009  
 (Closed Sale)

#### Remarks

Just when you thought you had seen the most enchanting of them all... "Ivy By The Sea" becomes available. A gracious 3140 square feet with formal dining, master suite, stone terraces and all sited on an oversized ocean-view lot. Add crown moldings, French doors, spacious kitchen and best of all, this spacious home is located just steps from Carmel Beach. Come, have a look and see...Ivy By The Sea.

#### 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	- -	1 Car Garage

**S** SE CNR SAN ANTONIO & 10th, Carmel by the Sea 93921 (Carmel) **\$4,325,000 MLS: 80784080**  
 Beds: 4 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 328 CDOM: 328**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 4 / 3 1/2 Age: 1 years  
 SqFt: 2,460 Lot: 6,000 sq ft

#### Pricing/Dates

List : \$4,379,000 03/12/2008  
 Original : \$5,800,000 03/12/2008  
 OffMktDate:  
 Sold \$4,325,000 02/03/2009  
 (Closed Sale)

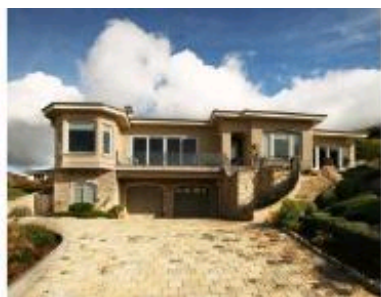
#### Remarks

OCEAN & CARMEL POINT VIEWS, one block to beach, construction just completed, a beautifully finished cottage-style home. RARE FIND on oversized corner lot with 4 bedrooms / 3.5 baths. Spacious master suite, living room, dining & kitchen areas. Private courtyard with fireplace and outdoor shower. Other amenities: Oak plank floors, purified water, built-in custom cabinetry, pantry/laundry room, more.

#### 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	- -	1 Car Garage

**S** 2600 RIBERA RD, Carmel 93923 (Carmel) **\$3,500,000 MLS: 80901648**  
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 11 CDOM: 11**



#### Property Overview

Area: Carmel Meadows (Area 151)  
 Bed/Bath: 4 / 3 Age: 5 years  
 SqFt: 3,724 Lot: 13,122 sq ft

#### Pricing/Dates

List : \$3,995,000 01/12/2009  
 Original : \$3,995,000 01/12/2009  
 OffMktDate:  
 Sold \$3,500,000 01/23/2009  
 (Closed Sale)

#### Remarks

This Carmel Meadows home only a mile south of Carmel sold approximately two years ago for 2 million dollars more than the current asking price. Absolutely the best Peninsula buy for a home on a beachfront street. Enjoy unobstructed ocean and Pt. Lobos views, only steps to the most beautiful, wild beach on the Peninsula, framed by the Carmel River to the north and Pt. Lobos State Park to the south

#### 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** 4 NE LINCOLN ST, Carmel 93921 (Carmel) **\$3,000,000 MLS: 80827263**  
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 155 CDOM: 155**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 2 1/2 Age: 22 years  
 SqFt: 1,905 Lot: 4,791 sq ft

#### Pricing/Dates

List : \$3,495,000 08/11/2008  
 Original : \$3,495,000 08/11/2008  
 OffMktDate:  
 Sold \$3,000,000 01/13/2009  
 (Closed Sale)

#### Remarks

In an historic neighborhood of Carmel's coveted "Golden Rectangle" a beautifully remodeled gated Craftsman of abundant privacy resides! No expense was spared in its renovations. A well designed floor plan allows for relaxed entertaining from the Gourmets Kitchen w/ Pizza Oven to the Living room floor to ceiling stone fireplace & windows exposing Carmel Bay views~ A masterpiece in design awaits!

#### Property Features

<b>Familyroom</b> No 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> 1 Car Garage
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**S** 0 SAN ANTONIO AV, Carmel 93921 (Carmel) **\$2,750,000 MLS: 80841208**  
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 85 CDOM: 278**



#### Property Overview

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

#### Pricing/Dates

List : \$2,990,000 10/19/2008  
 Original : \$3,749,000 04/09/2008  
 OffMktDate:  
 Sold \$2,750,000 01/12/2009  
 (Closed Sale)

#### Remarks

Immerse yourself in the magical essence of 'Carmel-by-the-Sea' upon entering this elegant and enchanting Stone Cottage exquisitely designed by architect Stephen Wilmoth. This new quality home, white water ocean views just steps from beach & in desirable "Golden Rectangle" boasts luxurious finishes~Carrara marble countertops~golden limestone~pecan floors. Inspiring and serene Sanctuary by the Sea.

#### Property Features

<b>Familyroom</b> No Family Room	<b>Informal Dining Area</b> Dining "L"	<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** 5 SW MONTE VERDE ST, Carmel 93923 (Carmel) \$2,700,000 MLS: 80840518  
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) DOM: 82 CDOM: 82



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 2 Age: 6 years  
 SqFt: 1,600 Lot: 4,000 sq ft

#### Pricing/Dates

List : \$2,995,000 10/17/2008  
 Original : \$3,145,000 10/17/2008  
 OffMktDate:  
 Sold \$2,700,000 01/07/2009  
 (Closed Sale)

#### Remarks

A romantic and unique crafted Carmel cottage with artisan enhancements of incomparable Design and Quality. Award winning interior design. Antique architectural elements throughout the home. No quality has been spared. The discriminating buyer will delight in every imaginable amenity, including a home theater, lush gardens and meticulous attention to detail. Peek of the Ocean in the heart of Carmel.

#### 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	Dining "L"	Living Rm/Dining Rm Combo	- -	1 Car Garage

**S** 0 NE CASANOVA ST, Carmel 93921 (Carmel) \$2,600,000 MLS: 80827911  
 Beds: 3 bed(s) Baths Full/Partial: 3 1/2 bath(s) DOM: 117 CDOM: 117



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 3 1/2 Age: 83 years  
 SqFt: 2,900 Lot: 8,000 sq ft

#### Pricing/Dates

List : \$2,975,000 08/14/2008  
 Original : \$2,975,000 08/14/2008  
 OffMktDate:  
 Sold \$2,600,000 12/09/2008  
 (Closed Sale)

#### Remarks

Vintage Colonial on 2 lots. 3 beds, 3.5 baths, includes 460sf studio apt. Superb Craftsman, gardens, sunroom, office, and full basement with wine cellar all make this 1926 home special.

#### 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 SE CARMELO ST, Carmel 93921 (Carmel) \$2,575,000 MLS: 80811858  
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) DOM: 267 CDOM: 315



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 2 1/2 Age: 49 years  
 SqFt: 1,800 Lot: 3,920 sq ft

#### Pricing/Dates

List : \$2,671,000 05/29/2008  
 Original : \$2,995,000 04/11/2008  
 OffMktDate:  
 Sold \$2,575,000 02/20/2009  
 (Closed Sale)

#### Remarks

Location, Location, Location! Only 2 blocks to beach, close to town, but far enough away to avoid all the congestion. Total remodel with a European flair... the perfect Carmel get away! Gorgeous hand rubbed walnut floors, leaded glass windows, beautiful cabinetry, copper sink and stone all add to the warmth- makes you want to stay. Lots of windows and french doors open out to private gardens/patio

#### 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	- -	Attached



**S** **3NE MONTE VERDE ST, Carmel 93921 (Carmel)** **\$2,350,000 MLS: 80819333**  
**Beds: 2 bed(s) Baths Full/Partial: 2 bath(s)** **DOM: 197 CDOM: 508**



#### Property Overview

Area: Northwest Carmel (Area 141)  
 Bed/Bath: 2 / 2 Age: 1 years  
 SqFt: 2,280 Lot: 4,000 sq ft

#### Pricing/Dates

List : \$2,700,000 07/03/2008  
 Original : \$2,700,000 08/27/2007  
 OffMktDate: 03/04/2009  
 Sold \$2,350,000 01/16/2009  
 (Closed Sale)

#### Remarks

Gorgeous new luxurious quality construction w/ incredible attention to detail. Lavish use of woods & stone in the true craftsman sense. Very high ceilings and oversized doors and windows create a light open feeling. Stone patios off rooms and view of the ocean make this masterpiece the perfect place to relax. Two separate master suites, wine cellar, gorgeous kitchen. High end elevator to each floor

#### 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	- -	Attached

**S** **2824 SANTA LUCIA AV, Carmel 93923 (Carmel)** **\$2,250,000 MLS: 80850832**  
**Beds: 4 bed(s) Baths Full/Partial: 3 bath(s)** **DOM: 45 CDOM: 45**



#### Property Overview

Area: Carmel Point (Area 145)  
 Bed/Bath: 4 / 3 Age: 59 years  
 SqFt: 2,190 Lot: 6,300 sq ft

#### Pricing/Dates

List : \$2,695,000 12/30/2008  
 Original : \$2,695,000 12/30/2008  
 OffMktDate:  
 Sold \$2,250,000 02/13/2009  
 (Closed Sale)

#### Remarks

Located in Carmel's most desired neighborhood on Santa Lucia at the foot of Lincoln, this wonderful home is nestled perfectly into the hillside, creating a dramatic and private retreat, panoramic views of Carmel Bay, Point Lobos and the Santa Lucia mountains.

#### 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	Living Rm/Dining Rm Combo	- -	Off Street Parking

**S** **3 SW LINCOLN & 11th AV, Carmel by the Sea 93921 (Carmel)** **\$2,245,000 MLS: 80822892**  
**Beds: 3 bed(s) Baths Full/Partial: 2 bath(s)** **DOM: 183 CDOM: 183**



#### Property Overview

Area: Southwest Carmel (Area 143)  
 Bed/Bath: 3 / 2 Age: 6 years  
 SqFt: 1,597 Lot: 4,000 sq ft

#### Pricing/Dates

List : \$2,395,000 07/21/2008  
 Original : \$2,495,000 07/21/2008  
 OffMktDate:  
 Sold \$2,245,000 01/20/2009  
 (Closed Sale)

#### Remarks

South of Ocean near town & beach. A bright & cheerful craftsman-style home with lots of light. Living/dining room opens to spacious deck with southwest exposure. Gourmet kitchen. Architect designed & built with the finest quality materials & craftsmanship. Maple floors, granite countertops, marble & limestone baths. Only 5 yrs old with mature landscaping and beautiful gardens. Sound system

#### 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	- -	1 Car Garage

**S** 2SW CAMINO REAL/11th, Carmel 93921 (Carmel) \$1,567,500 MLS: 80841673  
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) DOM: 67 CDOM: 67



Property Overview		Pricing/Dates	
Area:	Southwest Carmel (Area 143)	List :	\$1,749,000 10/23/2008
Bed/Bath:	2 / 2 Age: 78 years	Original :	\$1,749,000 10/23/2008
SqFt:	1,410 Lot: 4,000 sq ft	OffMktDate:	
		Sold	\$1,567,500 12/29/2008
		(Closed Sale)	

**Remarks**  
 The epitome of a 1930's vintage Carmel Beach Cottage with every modern convenience woven into an artful replication of a bygone era - South of Ocean Ave near beach & town. 3 fireplaces, dormer, loft suite - award winning retro retreat to simpler times.

#### 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	Dining "L"	Living Rm/Dining Rm Combo	- -	1 Car Garage

**S** 0 SW Santa Fe/5th, Carmel 93921 (Carmel) \$1,500,000 MLS: 80840955  
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) DOM: 109 CDOM: 109



Property Overview		Pricing/Dates	
Area:	Northeast Carmel (Area 142)	List :	\$1,695,000 10/20/2008
Bed/Bath:	3 / 2 1/2 Age: 12 years	Original :	\$1,695,000 10/20/2008
SqFt:	1,630 Lot: 4,000 sq ft	OffMktDate:	
		Sold	\$1,500,000 02/06/2009
		(Closed Sale)	

**Remarks**  
 Steps to Carmel on a sunny lot- spacious, cozy pristine Cottage. Charm exudes from this well-built 3bd.2 1/2 bath home with gardens, large stone patio, soaring living rm. Ceilings & stone fireplace, gourmet kitchen, hardwd flrs, open rms, main flr master, convenient deck, lots of closets, off street & driveway parking & garage.

#### 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	Dining "L"	No Formal Dining Area	- -	1 Car Garage

**S** 3382 LAZARRO DR, Carmel 93923 (Carmel) \$1,300,000 MLS: 80822032  
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) DOM: 226 CDOM: 226



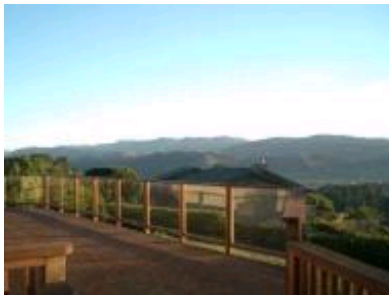
Property Overview		Pricing/Dates	
Area:	Hatton Fields (Area 147)	List :	\$1,300,000 07/15/2008
Bed/Bath:	4 / 4+ Age: 28 years	Original :	\$1,900,000 07/15/2008
SqFt:	3,397 Lot: 29,020 sq ft	OffMktDate:	
		Sold	\$1,300,000 02/26/2009
		(Closed Sale)	

**Remarks**  
 Great location, wonderful views, huge lot. House is a wreck. Design for beautiful new home approved by county. 4192 sq. ft. 4Bd/3BA. Must reapply for plan check. Ideal project for your contractor.

#### 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	- -	2 Car Garage

**S** 24760 SUMMIT FIELD RD, Carmel 93923 (Carmel) **\$1,200,000 MLS: 80906430**  
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 7 CDOM: 7**



#### Property Overview

Area: High Meadows (Area 149)  
 Bed/Bath: 3 / 3 Age: 35 years  
 SqFt: 2,621 Lot: 15,246 sq ft

#### Pricing/Dates

List : \$1,149,900 02/06/2009  
 Original : \$1,149,900 02/06/2009  
 OffMktDate:  
 Sold \$1,200,000 02/13/2009  
 (Closed Sale)

#### Remarks

BEATIFUL SUMMIT FIELD RETREAT HOME FULLY REMODELED W/ A EXCLUSIVE CARMEL VIEW OF THE OCEAN AND MOUNTAINS..HOUSE IS BANK OWNED.WONT LAST LONG ON THE MARKET,HOUSE INCLUDES 3BED&3BATH,LIVING AREA, TWO FIRE PLACES, NICE KITCHEN,2CAR GARAGE, WOOD FLOORS,WALL TO WALL CARPET AND TILE, GOOD SIZE BACK YARD AND MORE....PRICE TO SELL...SELLER WILL LOOK AT ALL OFFERS..HOUSE TO BE SOLD "AS IS" CONDITION..

#### 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> 2 Car Garage
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**S** 3029 LORCA LN, Carmel 93923 (Carmel) **\$1,075,000 MLS: 80847392**  
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 8 CDOM: 8**



#### Property Overview

Area: Northeast Carmel (Area 142)  
 Bed/Bath: 3 / 3 Age: 61 years  
 SqFt: 2,725 Lot: 14,800 sq ft

#### Pricing/Dates

List : \$1,190,000 11/29/2008  
 Original : \$1,190,000 11/29/2008  
 OffMktDate:  
 Sold \$1,075,000 12/07/2008  
 (Closed Sale)

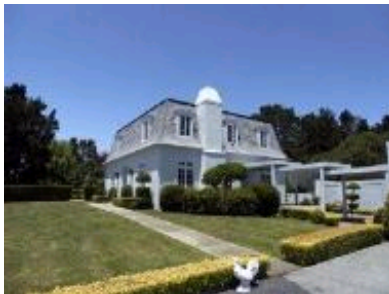
#### Remarks

A rarity for Carmel. Walk to town, solid home on a HUGE, level lot. Spacious bedrooms, mst suite has separate office/den. Abundant closets and storage. Very large family/dining/kitchen opens to sunny, private backyard. Detached 600+sq ft studio with full bath, closets, heating system, vaulted ceiling, bar sink can serve numerous purposes. Fully fenced, perfect for dogs, children, grandkids.

#### Property Features

<b>Familyroom</b> Dining Area in Family Room	<b>Informal Dining Area</b> No Informal Dining Area	<b>Formal Dining Area</b> Dining "L"	<b>Pool Options</b> --	<b>Garage/Parking</b> Garage - Converted
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**S** 4225 SEGUNDA DR, Carmel 93923 (Carmel) **\$1,058,000 MLS: 80815251**  
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 187 CDOM: 187**



#### Property Overview

Area: Carmel Views / Rancho Rio Vista (Area 160)  
 Bed/Bath: 3 / 2 1/2 Age: 41 years  
 SqFt: 2,800 Lot: 1.00 ac

#### Pricing/Dates

List : \$1,395,000 06/13/2008  
 Original : \$1,450,000 06/13/2008  
 OffMktDate:01/02/2009  
 Sold \$1,058,000 12/17/2008  
 (Closed Sale)

#### Remarks

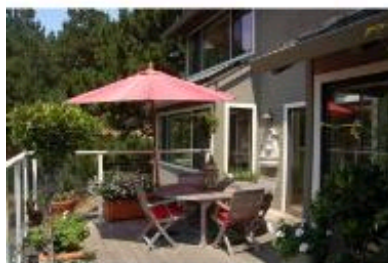
Go up Rancho Rio Vista and turn right on Segunda Dr. Classic French Architecture by famed Francis Palms, on a Quiet and very private cul de sac. View of C.V. and some ocean view from 2nd floor.

#### Property Features

<b>Familyroom</b> No 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> 2 Car Garage
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**S** 3595 EASTFIELD CT, Carmel 93923 (Carmel) **\$1,050,000 MLS: 80828329**  
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 168 CDOM: 168**



#### Property Overview

Area: High Meadows (Area 149)  
 Bed/Bath: 3 / 3 Age: 19 years  
 SqFt: 2,385 Lot: --

#### Pricing/Dates

List : \$1,095,000 08/13/2008  
 Original : \$1,225,000 08/13/2008  
 OffMktDate: 02/14/2009  
 Sold \$1,050,000 01/28/2009  
 (Closed Sale)

#### Remarks

Ocean and Point Lobos Views from this elegant 3 bed/3bath home in the gated estate area of Carmel High Meadow. Oriented towards a sunny southwest exposure to enhance privacy and to take full advantage of the views. This home was extensively remodeled and enlarged in 2003 and is conveniently located within minutes of the enchanting community of Carmel-by-the-Sea.

#### 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 NW of 4th Santa Rita ST, Carmel 93921 (Carmel) **\$1,025,000 MLS: 80828117**  
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 138 CDOM: 138**



#### Property Overview

Area: Northeast Carmel (Area 142)  
 Bed/Bath: 3 / 3 Age: 49 years  
 SqFt: 1,830 Lot: 3,920 sq ft

#### Pricing/Dates

List : \$1,095,000 08/14/2008  
 Original : \$1,279,000 08/14/2008  
 OffMktDate:  
 Sold \$1,025,000 12/30/2008  
 (Closed Sale)

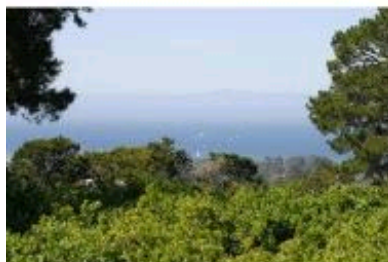
#### Remarks

MAJOR PRICE REDUCTION!!! Now best price per sqft. home in NE & SE Carmel!!! Wonderful home located just 3 blocks from downtown...4 month old Master Suite renovation with beautifully remodeled Master Bath. Three bedrooms and 3 full baths makes this home perfect for the family that needs that extra room for the occasional guest or family members. Quiet neighborhood, peeks of the ocean, inviting & warm

#### Property Features

<b>Familyroom</b> Dining Area in 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> Off Street Parking
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**S** 23830 FAIRFIELD PL, Carmel 93923 (Carmel) **\$1,000,000 MLS: 80800663**  
 Beds: 4 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 289 CDOM: 289**



#### Property Overview

Area: Jacks Peak (Area 150)  
 Bed/Bath: 4 / 3 1/2 Age: 26 years  
 SqFt: 2,473 Lot: 1.00 ac

#### Pricing/Dates

List : \$1,049,000 04/09/2008  
 Original : \$1,395,000 04/09/2008  
 OffMktDate:  
 Sold \$1,000,000 01/23/2009  
 (Closed Sale)

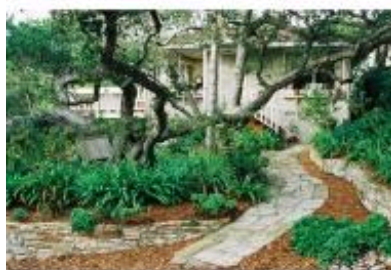
#### Remarks

HUGE PRICE REDUCTION OF \$300,000!!! Just 3 minutes downtown Carmel and 7 minutes to Del Monte shopping center makes this home one of the area's most desirable yet private properties. Impeccably maintained by its owners this home has SO MANY pluses! CLOSE TO DOWNTOWN CARMEL AND DEL MONTE SHOPPING CENTER, STUNNING OCEAN VIEWS, ONE FULL ACRE LOT, SEP. GUEST QUARTERS....BRIGHT AND INSPIRING INTERIOR!!

#### 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** NE Cor 6th/SANTA RITA, Carmel 93921 (Carmel) **\$925,000 MLS: 80846036**  
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 93 CDOM: 93**



#### Property Overview

Area: Northeast Carmel (Area 142)  
 Bed/Bath: 3 / 2 Age: 59 years  
 SqFt: 1,177 Lot: 3,920 sq ft

#### Pricing/Dates

List : \$1,085,000 11/18/2008  
 Original : \$1,125,000 11/18/2008  
 OffMktDate:  
 Sold \$925,000 02/19/2009  
 (Closed Sale)

#### Remarks

A rare find! Great location...two blocks to town, with mature oaks and lovely English gardens. Completely renovated, impeccable, unique & charming! Main level-2 BR, 1 BA, dining, laundry closet. Separate entrance quarters-1 BR, 1 BA, fridge, micro, bar sink & laundry room. Southern exposure, hardwoods, built-in bookcases, fireplace & more! Ample storage, carport & off-street parking! Ocean peeks!

#### 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	- -	Attached

**S** 25473 CARMEL KNOLLS DR, Carmel 93923 (Carmel) **\$900,000 MLS: 80901908**  
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 44 CDOM: 44**



#### Property Overview

Area: Carmel Views / Rancho Rio Vista (Area 160)  
 Bed/Bath: 3 / 2 Age: 47 years  
 SqFt: 2,128 Lot: 20,908 sq ft

#### Pricing/Dates

List : \$969,000 01/13/2009  
 Original : \$969,000 01/13/2009  
 OffMktDate:  
 Sold \$900,000 02/26/2009  
 (Closed Sale)

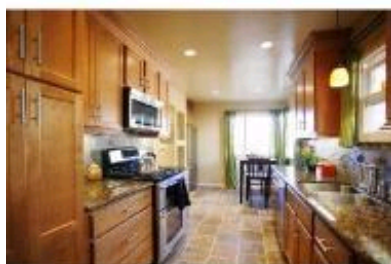
#### Remarks

Sunny Carmel Views.Single-level ranch style oversized level lot, mountain views.Totally remodeled..oak hardwood floors.Fireplace.Granite gourmet kitchen,stainless refrigerator,dishwasher,stove,new cabinets.Open kitchen/family room/living room.New decks,new copper plumbing,new furnace,new heating ducts.New double pane windows,doors.Bull nose plaster walls.Must see this super value.NOT a short sale.

#### 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	- -	2 Car Garage

**S** 2 NE GUADALUPE ST, Carmel 93923 (Carmel) **\$900,000 MLS: 80758928**  
 Beds: 2 bed(s) Baths Full/Partial: 1 bath(s) **DOM: 414 CDOM: 414**



#### Property Overview

Area: Northeast Carmel (Area 142)  
 Bed/Bath: 2 / 1 Age: 64 years  
 SqFt: 1,098 Lot: 5,662 sq ft

#### Pricing/Dates

List : \$979,000 10/22/2007  
 Original : \$1,195,000 10/22/2007  
 OffMktDate:  
 Sold \$900,000 12/09/2008  
 (Closed Sale)

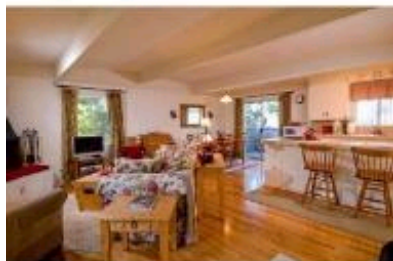
#### Remarks

BRING OFFERS! Extensively and tastefully remodeled 2 bed / 1 bath home, plus 2 car garage-on an oversized 60 x 100 level, sunny, pretty lot, just a few blocks from downtown Carmel.Stylish, new kitchen with slate floors and granite counters. Hardwood floors.New bath & deck/new plumbing & wiring.Check out possible expansion possibilities! Lots of expensive upgrades done.Live in now and add-on later!

#### 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	- -	2 Car Garage

**S** 0 SW DOLORES ST, Carmel 93921 (Carmel) **\$816,000 MLS: 80842064**  
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 45 CDOM: 45**



#### Property Overview

Area: Northwest Carmel (Area 141)  
 Bed/Bath: 2 / 2 Age: 42 years  
 SqFt: 1,050 Lot: 4,000 sq ft

#### Pricing/Dates

List : \$850,000 10/25/2008  
 Original : \$925,000 10/25/2008  
 OffMktDate:  
 Sold \$816,000 12/09/2008  
 (Closed Sale)

#### Remarks

A short walk to town and beach make this remodeled Carmel cutie the perfect retreat. 2/2 with hardwood floors, limestone counters in kitchen and baths, fireplace, luscious landscaping and ocean views complete the picture of peace and serenity.

#### 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** 26448 MISSION FIELDS RD, Carmel 93923 (Carmel) **\$800,000 MLS: 80909666**  
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 0 CDOM: 0**



#### Property Overview

Area: Mission (Area 146)  
 Bed/Bath: 3 / 2 Age: 21 years  
 SqFt: 1,250 Lot: 5,000 sq ft

#### Pricing/Dates

List : \$879,000 02/25/2009  
 Original : \$879,000 02/25/2009  
 OffMktDate:  
 Sold \$800,000 02/25/2009  
 (Closed Sale)

#### Remarks

Welcome Home! Ideally situated in Mission Fields w/ a short walk to shops and the beach you will find this 3 bedroom / 2 bath charming home. Upgrades includes Carmel stone fireplace, skylights and remodeled kitchen and baths. South facing private rear yard open to natural greenbelt.

#### 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	Separate Dining Room	- -	2 Car Garage

**S** 25726 MORSE DR, Carmel 93923 (Carmel) **\$715,000 MLS: 80830023**  
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 151 CDOM: 151**



#### Property Overview

Area: Carmel Hills (Area 148)  
 Bed/Bath: 3 / 2 Age: 53 years  
 SqFt: 1,435 Lot: 13,503 sq ft

#### Pricing/Dates

List : \$759,000 08/25/2008  
 Original : \$1,025,000 08/25/2008  
 OffMktDate:  
 Sold \$715,000 01/23/2009  
 (Closed Sale)

#### Remarks

This home enjoys a large, private and quiet lot. It offers an exceptionally tranquil, park-like, setting. The home is surrounded by patios, gardens and a walking trail through the lot. Access is through a power gated entrance with circular driveway. The home is built to enjoy the outdoors. There are beautiful windows, skylights and both French and Dutch Doors. Ready to live in or to update.

#### 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	- -	2 Car Garage



**S** 25980 DOUGHERTY PL, Carmel 93923 (Carmel) **\$700,000 MLS: 80819404**  
 Beds: 4 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 221 CDOM: 221**



#### Property Overview

Area: Carmel Views / Rancho Rio Vista (Area 160)  
 Bed/Bath: 4 / 3 1/2 Age: 45 years  
 SqFt: 2,404 Lot: 19,602 sq ft

#### Pricing/Dates

List : \$878,000 07/03/2008  
 Original : \$1,368,000 07/03/2008  
 OffMktDate:  
 Sold \$700,000 02/09/2009  
 (Closed Sale)

#### Remarks

Terrific location at the end of a cul-de-sac. Home sits back from the street on a very private, large parcel with a nice spacious backyard. All one level, freshly painted, new carpet and functional floorplan. Master suite has large spa room which opens to backyard. Guest studio has mini kitchen. Art studio & workshop. Great opportunity. MUST SEE INSIDE... house does not have good curb appeal.

#### 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 or More Car Carport

**S** 24800 LOWER TL, Carmel 93923 (Carmel) **\$700,000 MLS: 80847619**  
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 99 CDOM: 99**



#### Property Overview

Area: Carmel Woods (Area 140)  
 Bed/Bath: 4 / 3 Age: 29 years  
 SqFt: 2,076 Lot: --

#### Pricing/Dates

List : \$699,000 12/01/2008  
 Original : \$995,000 12/01/2008  
 OffMktDate:  
 Sold \$700,000 03/10/2009  
 (Closed Sale)

#### Remarks

Major Price Reduction! Best value in Carmel. Seller Motivated. Seller Financing Available, Bring all offers. This spacious 4 bedroom, 3 bathroom plus bonus room with beautiful ocean views, wrap around deck off living room, kitchen, and dining room is the best priced property in Carmel. One bedroom and bath, has its own private entrance. Ready to move-in... A MUST SEE!

#### 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	Living Rm/Dining Rm Combo	- -	1 Car Garage

**S** 24820 TORRES ST, Carmel 93923 (Carmel) **\$660,000 MLS: 80847294**  
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 42 CDOM: 42**



#### Property Overview

Area: Northeast Carmel (Area 142)  
 Bed/Bath: 4 / 3 Age: 78 years  
 SqFt: 1,666 Lot: 7,600 sq ft

#### Pricing/Dates

List : \$669,900 11/28/2008  
 Original : \$699,900 11/28/2008  
 OffMktDate:  
 Sold \$660,000 01/09/2009  
 (Closed Sale)

#### Remarks

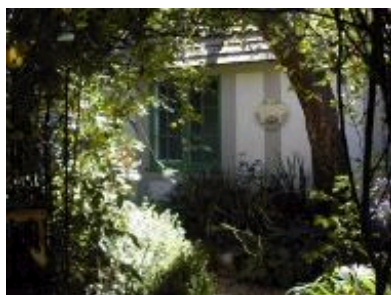
WOW WHAT A PRICE ON A CARMEL PROPERTY ...HOUSE IS BANK OWNED AND LOCATED IN A NICE AREA... BRING ALL OFFERS!!! WON'T LAST LONG ON THE MARKET, PERFECT FOR MOVE UP BUYERS OR 1ST TIME BUYERS. HOUSE INCLUDES 3BED/2BATH, FAMILY ROOM, 1,700 SF, KITCHEN. HOUSE HAS SEPARATE LIVING QUARTERS WITH FULL KITCHEN, 1BED/1BATH.... HOUSE JUST REDUCED...

#### 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	No Formal Dining Area	- -	Off Street Parking



**S** 2 SW 6TH AV, Carmel 93921 (Carmel) **\$600,000 MLS: 80839996**  
 Beds: 1 bed(s) Baths Full/Partial: 1 bath(s) **DOM: 93 CDOM: 93**



#### Property Overview

Area: Northeast Carmel (Area 142)  
 Bed/Bath: 1 / 1 Age: 77 years  
 SqFt: 686 Lot: 2,600 sq ft

#### Pricing/Dates

List : \$690,000 10/14/2008  
 Original : \$718,900 10/14/2008  
 OffMktDate:  
 Sold \$600,000 01/15/2009  
 (Closed Sale)

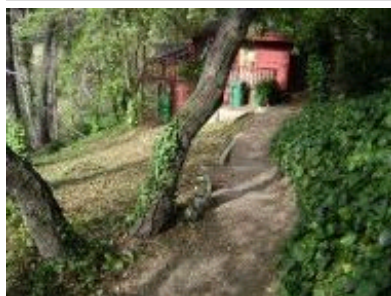
#### Remarks

Bank owned! Great starter home or vacation cottage. Close to downtown and not far from the ocean. Needs a little TLC but see it and you'll fall in love! There is a \$75 doc fee paid by Buyer at closing. Indymac Bank is in the process of installing a new tub, bathroom sink, kitchen counter and sink.

#### 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** 0 LOPEZ AV, Carmel by the Sea 93921 (Carmel) **\$587,500 MLS: 80843533**  
 Beds: 1 bed(s) Baths Full/Partial: 1 bath(s) **DOM: 40 CDOM: 40**



#### Property Overview

Area: Northwest Carmel (Area 141)  
 Bed/Bath: 1 / 1 Age: 60 years  
 SqFt: Lot: 8,200 sq ft

#### Pricing/Dates

List : \$799,900 11/02/2008  
 Original : \$849,900 11/02/2008  
 OffMktDate:  
 Sold \$587,500 12/12/2008  
 (Closed Sale)

#### Remarks

GREAT CARMEL LOCATION!! 3 BLOCKS AWAY FROM THE WATER.. SHOPS, RESTAURANTS.. NESTLED AMONG TREES AND NATURAL BEAUTY!! THIS COZY COTTAGE NEEDS TLC.. OR BUILT YOUR DREAM HOME IN THIS LARGE LOT AT THE END OF A QUIET LN... BEAUTIFUL SETTING..DON'T MISS THIS ONE!!

#### 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	- -	No Garage/Parking

**S** 3512 OCEAN AV, Carmel 93923 (Carmel) **\$575,000 MLS: 80837948**  
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 73 CDOM: 295**



#### Property Overview

Area: Hatton Fields (Area 147)  
 Bed/Bath: 3 / 2 Age: 49 years  
 SqFt: 1,268 Lot: 6,534 sq ft

#### Pricing/Dates

List : \$574,900 10/01/2008  
 Original : \$609,000 02/22/2008  
 OffMktDate: 12/31/2008  
 Sold \$575,000 12/13/2008  
 (Closed Sale)

#### Remarks

A walk to the beach, restaurants and shopping. Bring your ideas, and make the changes needed to this great value. Open beam ceilings throughout this home.

#### 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 or More Car Carport