

Summary Of Comparable Properties

Single Family Residential

Address	City	Beds	Bath	DOM	LOE	SqFt	\$/SqFt	Lot(SqFt)	List Price	Age	Sale Price
SOLD											
4 Rumsen Tc	Carmel Valley	3	3 1/2	343	7	4,285	\$1,120.19	130,680	\$5,395,000	2	\$4,800,000
2 Red Tail Tc #F2	Carmel Valley	3	3 1/2	189	20	3,420	\$833.33	81,892	\$3,280,000	3	\$2,850,000
16 Arroyo Sequoia	Carmel Valley	3	4+	279	109	3,435	\$771.47	270,943	\$2,960,000	3	\$2,650,000
19350 Cachagua Rd	Carmel Valley	2	2	173	30	2,866	\$732.73	2,874,960	\$2,495,000	51	\$2,100,000
10 Los Robles Rd	Carmel Valley	4	4+	7	62	4,960	\$408.27	130,680	\$1,995,000	29	\$2,025,000
6 Via Del Zorro	Carmel Valley	4	2 1/2	52	4	3,200	\$621.56	43,560	\$2,495,000	20	\$1,989,000
7065 Fairway Pl	Carmel Valley	3	2 1/2	77	84	2,264	\$750.88	8,712	\$1,795,000	37	\$1,700,000
26275 Rinconada Dr	Carmel Valley	3	2	243	36	3,100	\$528.23	243,936	\$1,775,000	24	\$1,637,500
25530 Rio Vista Dr	Carmel Valley	4	4+	92	132	2,420	\$640.5	60,984	\$1,625,000	48	\$1,550,000
27365 Schulte Rd	Carmel Valley	4	3	98	35	2,250	\$688.89	45,738	\$1,675,000	33	\$1,550,000
2 Live Oak Ln	Carmel Valley	4	4+	14	22	3,489	\$429.92	69,696	\$1,590,000	60	\$1,500,000
13449 Middle Canyon Rd	Carmel Valley	3	3	38	45	2,600	\$496.15	74,052	\$1,285,800		\$1,290,000
270 El Caminito Rd	Carmel Valley	3	2	132	36	2,400	\$535.42	174,240	\$1,395,000	49	\$1,285,000
27575 Via Sereno	Carmel Valley	4	3	193	44	3,270	\$382.26	43,560	\$1,395,000	25	\$1,250,000
8001 River Pl	Carmel Valley	3	3 1/2	204	28	3,200	\$375	13,772	\$1,649,000	22	\$1,200,000
224 Vista Verde	Carmel Valley	3	3	87	13	2,282	\$521.47	108,900	\$1,195,000	22	\$1,190,000
1 Boronda Rd	Carmel Valley	4	3 1/2	89	46	3,538	\$334.09	32,670	\$1,295,000	18	\$1,182,000
25375 Tierra Grande Dr	Carmel Valley	4	3 1/2	596	16	3,132	\$367.18	76,230	\$1,395,000	36	\$1,150,000
625 Via La Estrella Rd	Carmel Valley	5	3 1/2	600	32	3,880	\$293.81	104,544	\$1,299,000	29	\$1,140,000
175 Chaparral Rd	Carmel Valley	3	2 1/2	56	66	3,475	\$316.55	91,476	\$1,195,000	4	\$1,100,000
25640 Tierra Grande Dr	Carmel Valley	5	3	133	24	3,100	\$354.84	25,700	\$1,195,000	35	\$1,100,000
25275 Outlook Dr	Carmel Valley	2	2	64	35	2,350	\$462.77	21,780	\$1,169,000	35	\$1,087,500
384 Ridge Wy	Carmel Valley	2	2 1/2	19	31	1,700	\$602.94	78,408	\$1,275,000	46	\$1,025,000
63 E Carmel Valley Rd	Carmel Valley	4	4+	23	42	3,507	\$289.42	43,560	\$1,099,000	29	\$1,015,000
293 Country Club Dr	Carmel Valley	5	4+	57	48	3,300	\$303.03	26,158	\$998,000	40	\$1,000,000
8014 River Pl	Carmel Valley	4	3	49	5	2,157	\$447.38	11,104	\$1,249,000	36	\$965,000
6305 Brookdale Dr	Carmel Valley	4	3	125	30	1,810	\$502.76	34,848	\$924,400	51	\$910,000
26065 Dougherty Pl	Carmel Valley	4	3 1/2	107	46	2,606	\$331.93	21,780	\$859,900	34	\$865,000
26485 Via Petra St	Carmel Valley	4	2	134	47	1,600	\$540.63	43,560	\$1,060,000	50	\$865,000
14 Boronda Rd	Carmel Valley	4	3 1/2	150	18	3,412	\$252.05	56,628	\$867,000	52	\$860,000
25950 Canada Dr	Carmel Valley	3	3	24	12	1,950	\$432.87	87,120	\$999,000	39	\$844,100
27540 Via Sereno Rd	Carmel Valley	3	3	202	36	2,516	\$333.86	43,560	\$850,000	33	\$840,000
27536 Schulte Rd	Carmel Valley	3	2 1/2	216	32	2,464	\$313.51	87,120	\$799,900	29	\$772,500
15 Rancho Fiesta Rd	Carmel Valley	2	2	206	43	1,478	\$507.44	16,988	\$775,000	29	\$750,000
26570 Rancho San Carlos Rd	Carmel Valley	4	3 1/2	317	23	2,690	\$278.81	41,817	\$879,900	7	\$750,000

37 Miramonte	Carmel Valley	3	2	108	42	1,599	\$464.04	79,279	\$875,000	49	\$742,000
11585 Rancho Fiesta Rd	Carmel Valley	3	3	144	53	2,150	\$338.6	61,419	\$779,900	35	\$728,000
17 Meadow Pl	Carmel Valley	2	1	6	17	1,080	\$671.3	50,965	\$725,000	51	\$725,000
37 Paso Hondo Rd	Carmel Valley	3	2	139	76	1,770	\$409.6	43,644	\$699,000	31	\$725,000
11 Scarlett Rd	Carmel Valley	3	2	42	99	2,088	\$342.43	43,560	\$699,900	36	\$715,000
13 Oak Meadow Ln	Carmel Valley	2	2	371		1,384	\$513.01	427,323	\$699,000	30	\$710,000
41 Poppy Rd	Carmel Valley	3	2	126	38	1,726	\$408.46	15,198	\$798,200	50	\$705,000
25310 Tierra Grande Dr	Carmel Valley	2	2	177	39	1,448	\$477.72	106,722	\$749,900	34	\$691,745
90 Boronda Rd	Carmel Valley	2	2	304	65	1,786	\$383.54	44,022	\$725,000	61	\$685,000
			1/2								
0 Country Club Dr	Carmel Valley	4	2	285	44	2,200	\$300	18,730	\$699,000	52	\$660,000
41 Trampa Cn	Carmel Valley	1	1	29	30	1,200	\$547.5	653,400	\$695,000	19	\$657,000
74 Paso Hondo Rd	Carmel Valley	4	2	44	21	2,473	\$260.82	11,245	\$712,500	49	\$645,000
			1/2								
451 Laureles Grade Rd	Carmel Valley	3	2	105	21	2,048	\$311.28	43,560	\$699,900	18	\$637,500
			1/2								
27940 Berwick Dr	Carmel Valley	5	3	64	43	2,600	\$240.38	10,150	\$699,999	50	\$625,000
5430 Carmel Valley Rd	Carmel Valley	3	1	321	38	1,346	\$460.62	43,560	\$695,000	53	\$620,000
			1/2								
77 Southbank Rd	Carmel Valley	3	2	39	54	1,580	\$357.59	43,560	\$625,000	46	\$565,000
38261 Tassajara Rd	Carmel Valley	2	1	66	49	950	\$568.42	1,742,400	\$599,000	10	\$540,000
15 El Potrero	Carmel Valley	3	2	634	63	1,530	\$345.1	14,039	\$599,000	88	\$528,000
44870 Carmel Valley Rd	Carmel Valley	3	2	39	44	1,934	\$268.87	43,560	\$549,000	24	\$520,000
8 A El Cuenco	Carmel Valley	3	2	228	34	1,121	\$454.95	8,611	\$499,000	59	\$510,000
63 Paso Cresta Rd	Carmel Valley	2	1	8	35	720	\$652.78	23,008	\$469,000	82	\$470,000
81 Paso Hondo Rd	Carmel Valley	3	2	11	55	1,157	\$384.62	9,510	\$499,000	84	\$445,000
0 Paso Hondo	Carmel Valley	3	2	193	35	1,339	\$328.6	10,827	\$550,000	50	\$440,000
18195 Cachagua Rd	Carmel Valley	1	1	17	270	800	\$543.75	1,742,400	\$460,000	29	\$435,000
70 Southbank Rd	Carmel Valley	3	3	511	63	1,148	\$378.92	30,883	\$500,000	70	\$435,000
79 Paso Hondo Rd	Carmel Valley	3	2	160	70	1,205	\$356.85	11,326	\$464,900	51	\$430,000
469 Laureles Grade Rd	Carmel Valley	2	2	120	57	1,408	\$301.85	77,188	\$525,000	61	\$425,000
27 Paso Hondo Rd	Carmel Valley	2	1	30	19	797	\$501.88	4,600	\$429,000	61	\$400,000
52 Asoleado Dr	Carmel Valley	3	2	191	40	1,625	\$244.31	435,600	\$397,000	21	\$397,000
			1/2								
5 Camp Steffani Rd	Carmel Valley	2	1	442	51	840	\$440.48	6,000	\$429,900	58	\$370,000
23 El Potrero Rd	Carmel Valley	1	1	51	7	900	\$375.56	39,639	\$389,900	31	\$338,000
36140 Robinson Canyon Rd #18	Carmel Valley	2	3	308	69	1,600	\$143.75	1,600	\$485,000	44	\$230,000
37145 Nason Rd	Carmel Valley	2	1	5	37	1,138	\$140.6	43,560	\$159,900	37	\$160,000

AVERAGE VALUES 157 45 2,188 \$441.48 165,624 \$1,084,791 39 \$980,836

AVERAGE VALUES FOR ALL 157 45 2,188 \$441.48 165,624 \$1,084,791 39 \$980,836

Quick Statistics (68 Listings Total)

	Min	Max	Median
List Price	\$159,900	\$5,395,000	\$824,950
Sale Price	\$160,000	\$4,800,000	\$750,000

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**



Property Overview		Pricing/Dates	
Area:	Quail Meadows/The Preserve (Area 164)	List :	\$5,395,000 10/15/2007
Bed/Bath:	3 / 3 1/2	Original :	\$5,395,000 10/15/2007
SqFt:	4,285	OffMktDate:	
Age:	2 years	Sold	\$4,800,000 09/22/2008
Lot:	3.00 ac	(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

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	No Informal Dining Area	No Formal Dining Area	--	3 or More 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**



Property Overview		Pricing/Dates	
Area:	Quail Meadows/The Preserve (Area 164)	List :	\$3,280,000 02/13/2008
Bed/Bath:	3 / 3 1/2	Original :	\$3,280,000 02/13/2008
SqFt:	3,420	OffMktDate:	
Age:	3 years	Sold	\$2,850,000 08/20/2008
Lot:	1.88 ac	(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

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

S 16 ARROYO SEQUOIA, Carmel 93923 (Carmel Valley) **\$2,650,000** MLS: 80782741
 Beds: 3 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 279**



Property Overview		Pricing/Dates	
Area:	Quail Meadows/The Preserve (Area 164)	List :	\$2,960,000 03/04/2008
Bed/Bath:	3 / 4+	Original :	\$3,199,500 03/04/2008
SqFt:	3,435	OffMktDate:	02/26/2009
Age:	3 years	Sold	\$2,650,000 12/08/2008
Lot:	6.22 ac	(Closed Sale)	

Remarks
 This one-story Spanish style home is situated among century old oak trees and adjacent to the coveted Redwood Grove on the Santa Lucia Preserve. This warm and inviting home has over 1000 sq ft of patio with built-in barbeque. This home was designed by architect Richard Rhodes.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Breakfast Nook	Separate Dining Room	--	3 or More Car Garage

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



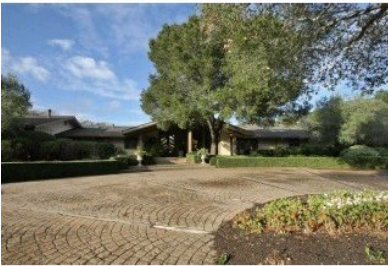
Property Overview		Pricing/Dates	
Area:	Bradley, San Ardo, San Lucas (Area 80)	List :	\$2,495,000 04/09/2008
Bed/Bath:	2 / 2 Age: 51 years	Original :	\$2,495,000 04/09/2008
SqFt:	2,866 Lot: 66.00 ac	OffMktDate:	
		Sold	\$2,100,000 09/29/2008
		(Closed Sale)	

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

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	Living Rm/Dining Rm Combo	--	Guest Parking

S 10 LOS ROBLES RD, Carmel Valley 93924 (Carmel Valley) **\$2,025,000** MLS: 80903342
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) DOM: 7



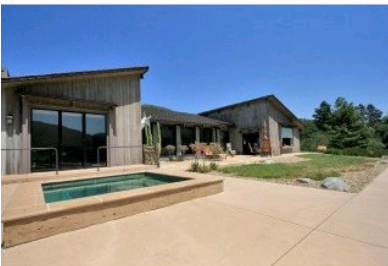
Property Overview		Pricing/Dates	
Area:	Garland Ranch (Area 169)	List :	\$1,995,000 01/21/2009
Bed/Bath:	4 / 4+ Age: 29 years	Original :	\$1,995,000 01/21/2009
SqFt:	4,960 Lot: 3.00 ac	OffMktDate:	
		Sold	\$2,025,000 01/28/2009
		(Closed Sale)	

Remarks
 Sited in Carmel Valley's premiere, Miramonte area on a 3-acre plot awaits a gracious home. Updated, eat-in kitchen, formal dining, library/family room, media-room, 4 car garages, pool and outdoor kitchen, all framed with trimmed hedges and wandering pathways leading through the lushly landscaped grounds.

Property Features

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

S 6 VIA DEL ZORRO, Carmel Valley 93924 (Carmel Valley) **\$1,989,000** MLS: 80928979
 Beds: 4 bed(s) Baths Full/Partial: 2 1/2 bath(s) DOM: 52



Property Overview		Pricing/Dates	
Area:	Garland Ranch (Area 169)	List :	\$2,495,000 06/15/2009
Bed/Bath:	4 / 2 1/2 Age: 20 years	Original :	\$2,495,000 06/15/2009
SqFt:	3,200 Lot: 1.00 ac	OffMktDate:	
		Sold	\$1,989,000 08/06/2009
		(Closed Sale)	

Remarks
 Above Bernardus Lodge in Carmel Valley on a gated 1.4 acre parcel this private 4 bd., 2.5 ba., single level home offers warm southerly exposure, mountain views, infinity pool, spa, pool-house & a magnificent custom kitchen / family room. This home makes one feel as if they are on vacation every day of the year. Come, visit this stunning home and then stay, stay for the...sun, style and serenity.

Property Features

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

S 7065 FAIRWAY PL, Carmel 93923 (Carmel Valley) **\$1,700,000** MLS: 80807132
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) DOM: 77



Property Overview		Pricing/Dates	
Area:	Quail Meadows/The Preserve (Area 164)	List :	\$1,795,000 05/07/2008
Bed/Bath:	3 / 2 1/2	Age:	37 years
SqFt:	2,264	Lot:	0.20 ac
		Original :	\$1,795,000 05/07/2008
		OffMktDate:	
		Sold	\$1,700,000 07/23/2008
		(Closed Sale)	

Remarks
 Newly remodeled 3 bed, 2 1/2 bath home over-looking the third green at Quail Lodge.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	Separate Dining Room	--	2 Car Garage

S 26275 RINCONADA DR, Carmel Valley 93924 (Carmel Valley) **\$1,637,500** MLS: 80781399
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) DOM: 243



Property Overview		Pricing/Dates	
Area:	Pasadera, Laguna Seca, Bay Ridge, Hidden Hills (Area 75)	List :	\$1,775,000 02/29/2008
Bed/Bath:	3 / 2	Age:	24 years
SqFt:	3,100	Lot:	5.60 ac
		Original :	\$1,775,000 02/29/2008
		OffMktDate:	10/31/2008
		Sold	\$1,637,500 10/29/2008
		(Closed Sale)	

Remarks
 Down a meandering drive on an expansive 5.6 acre lot is sited one of the most remarkable early California Bay area ranch homes. The central living areas have solid cedar & are accentuated with pine trim and 17 ft. ceilings. Herringbone brick tile floors, limestone countertops & stonelite tiles are some of the fine materials used. Newer appliances are in and a continuous veranda surrounds the home.

Property Features

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

S 25530 RIO VISTA DR, Carmel Valley 93923 (Carmel Valley) **\$1,550,000** MLS: 80800417
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) DOM: 92



Property Overview		Pricing/Dates	
Area:	Carmel Views / Rancho Rio Vista (Area 160)	List :	\$1,625,000 04/08/2008
Bed/Bath:	4 / 4+	Age:	48 years
SqFt:	2,420	Lot:	1.40 ac
		Original :	\$1,625,000 04/08/2008
		OffMktDate:	10/04/2008
		Sold	\$1,550,000 07/09/2008
		(Closed Sale)	

Remarks
 Estate like on 60,000 sq ft lot. House sits high on a flat knoll. Fish Ranch and Valley Views. Gardens brim with fruit trees, flower and vegetable beds. The 4 bed, 4 bath home has vaulted ceilings in LR, fireplace, hot-tub, and south facing deck for outdoor living.

Property Features

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

S 27365 SCHULTE RD, Carmel 93923 (Carmel Valley) **\$1,550,000 MLS: 80809481**
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 98**



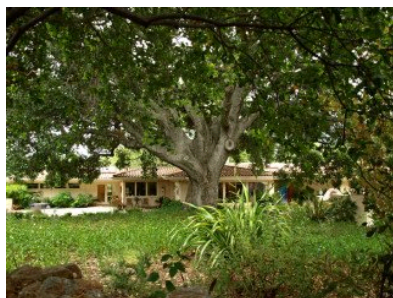
Property Overview		Pricing/Dates	
Area:	Mid Valley (Area 165)	List :	\$1,675,000 05/16/2008
Bed/Bath:	4 / 3 Age: 33 years	Original :	\$1,850,000 05/16/2008
SqFt:	2,250 Lot: 1.05 ac	OffMktDate:	
		Sold	\$1,550,000 08/22/2008
		(Closed Sale)	

Remarks
 HUGE PRICE REDUCTION! Gorgeous Spanish Rancho on over 1 perfectly flat sunny acre. Total remodel completed 2008. Set behind wood gates, adobe style walls, & vine wrapped ranch fencing. Sep detached office & additional storage building create villa style. Stunning kitchen, great room w/ massive dry stack fireplace, hand scraped hickory floors, resort style bkyard with fplace and built in BBQ area.

Property Features

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

S 2 LIVE OAK LN, Carmel Valley 93924 (Carmel Valley) **\$1,500,000 MLS: 80928124**
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 14**



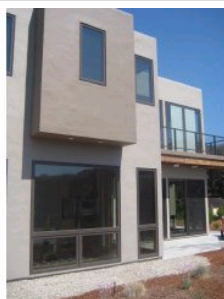
Property Overview		Pricing/Dates	
Area:	Village Views (Area 170)	List :	\$1,590,000 06/10/2009
Bed/Bath:	4 / 4+ Age: 60 years	Original :	\$1,590,000 06/10/2009
SqFt:	3,489 Lot: 1.60 ac	OffMktDate:	
		Sold	\$1,500,000 06/24/2009
		(Closed Sale)	

Remarks
 Fabulous home surrounded by majestic oak trees on 1.6 meticulously manicured acres. 3,484 sq.ft. Ranch/post adobe, 4 bdrms, 4 baths, recently updated with eco-friendly touches, 4 fireplaces, great kitchen and each room looks out to wonderful gardens. Sunny, light and very private. A Must See!

Property Features

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

S 13449 MIDDLE CANYON RD, Carmel Valley 93924 (Carmel Valley) **\$1,290,000 MLS: 80823539**
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 38**



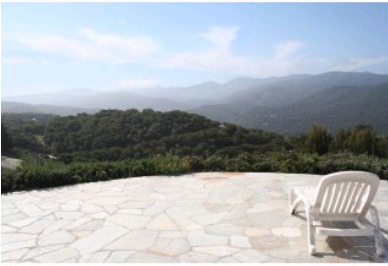
Property Overview		Pricing/Dates	
Area:	Village Views (Area 170)	List :	\$1,285,800 07/23/2008
Bed/Bath:	3 / 3 Age: --	Original :	\$1,285,800 07/23/2008
SqFt:	2,600 Lot: 74,052 sq ft	OffMktDate:	
		Sold	\$1,290,000 08/30/2008
		(Closed Sale)	

Remarks
 Located in a gated community atop a hill sits a brand new custom built contemporary home. Enjoy spectacular mountain views from every room or even a bird's eye view to the coast. Amenities include dramatic ceilings with an open floor plan, Heat'nGlow efficient fireplaces, stained cement floors, European lighting and fixtures, top of the line appliances. The most exquisite home in Carmel Valley!

Property Features

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

S 270 EL CAMINITO RD, Carmel Valley 93924 (Carmel Valley) **\$1,285,000** MLS: 80803775
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 132**



Property Overview		Pricing/Dates	
Area:	Village Views (Area 170)	List :	\$1,395,000 04/23/2008
Bed/Bath:	3 / 2 Age: 49 years	Original :	\$1,695,000 04/23/2008
SqFt:	2,400 Lot: 4.00 ac	OffMktDate:	
		Sold	\$1,285,000 09/02/2008
		(Closed Sale)	

Remarks
 Enter this beautiful remodeled property through an iron gate with stone pillars on a paver tile driveway. This single level 3 bedroom, 2 bath home enjoys spectacular views of the valley & mountains. The gardens explode with color as blooming poppies & lavender abound. You will find this very private setting with majestic madrone & oak trees up above Carmel Valley Village enchanting.+ Den/office

Property Features

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

S 27575 VIA SERENO, Carmel Valley 93923 (Carmel Valley) **\$1,250,000** MLS: 80832204
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 193**



Property Overview		Pricing/Dates	
Area:	Mid Valley (Area 165)	List :	\$1,395,000 09/05/2008
Bed/Bath:	4 / 3 Age: 25 years	Original :	\$1,725,000 09/05/2008
SqFt:	3,270 Lot: 43,560 sq ft	OffMktDate:	
		Sold	\$1,250,000 03/17/2009
		(Closed Sale)	

Remarks
 VERY SPECIAL HOUSE. Open floor plan, large rooms, vaulted ceilings, hardwood floors, gourmet kitchen, granite counters & breakfast bar. Private master suite with walk-in closet. 4th bedroom separated so ideal office or in-law unit. Level acre; huge entertainment deck; room for pool or tennis court along with existing basketball court. Gated community.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Family Room Kitchen	Breakfast Bar	Living Rm/Dining Rm Combo	Possible Pool Site	2 Car Garage

S 8001 RIVER PL, Carmel 93923 (Carmel Valley) **\$1,200,000** MLS: 80842903
 Beds: 3 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 204**



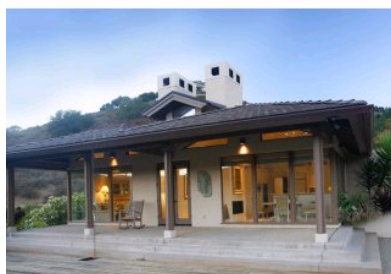
Property Overview		Pricing/Dates	
Area:	Quail Meadows/The Preserve (Area 164)	List :	\$1,649,000 10/30/2008
Bed/Bath:	3 / 3 1/2 Age: 22 years	Original :	\$1,789,000 10/30/2008
SqFt:	3,200 Lot: 13,772 sq ft	OffMktDate:	
		Sold	\$1,200,000 05/22/2009
		(Closed Sale)	

Remarks
 Coveted Quail Lodge location - quietly set at the end of a cul-de-sac overlooking the 8th green & 9th tee. Private entry courtyard provides an ideal area for relaxing & entertaining. The generous floorplan is open & filled with natural light.

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 224 VISTA VERDE, Carmel Valley 93924 (Carmel Valley) **\$1,190,000 MLS: 80902109**
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 87**



Property Overview		Pricing/Dates	
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List :	\$1,195,000 01/14/2009
Bed/Bath:	3 / 3	Original :	\$1,450,000 01/14/2009
Age:	22 years	OffMktDate:	
SqFt:	2,282	Lot:	108,900 sq ft
		Sold	\$1,190,000 04/11/2009
		(Closed Sale)	

Remarks
 An incredible value. Private, serene, simply a stunning property with majestic southerly views. Set on 2.5 acres, this home is dramatic, light filled, and turn-key. A wonderful place for entertaining, an amazing deck area, pool and endless panoramic vistas.

Property Features

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

S 1 BORONDA RD, Carmel Valley 93924 (Carmel Valley) **\$1,182,000 MLS: 80810173**
 Beds: 4 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 89**



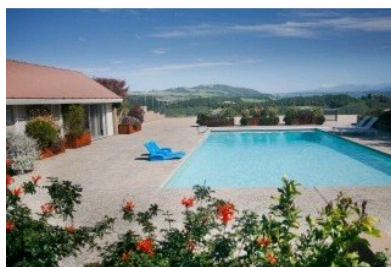
Property Overview		Pricing/Dates	
Area:	Village Views (Area 170)	List :	\$1,295,000 05/21/2008
Bed/Bath:	4 / 3 1/2	Original :	\$1,295,000 05/21/2008
Age:	18 years	OffMktDate:	
SqFt:	3,538	Lot:	32,670 sq ft
		Sold	\$1,182,000 08/18/2008
		(Closed Sale)	

Remarks
 This beautiful custom estate built on .75 acres is close to all the amenities of Carmel Valley village. On a private cul-de-sac with only one other home this large 4 bedroom 3.5 baths has a wonderful floor plan. The marble entry opens into a 20ft living room, ceiling and curved stairs. The guest suite has its own living room, entrance and shower/tub combined. This is a dream house.

Property Features

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

S 25375 TIERRA GRANDE DR, Carmel 93923 (Carmel Valley) **\$1,150,000 MLS: 80832005**
 Beds: 4 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 596**



Property Overview		Pricing/Dates	
Area:	Tierra Granda, Tehama (Area 166)	List :	\$1,395,000 09/04/2008
Bed/Bath:	4 / 3 1/2	Original :	\$1,888,000 06/26/2007
Age:	36 years	OffMktDate:	
SqFt:	3,132	Lot:	1.75 ac
		Sold	\$1,150,000 02/11/2009
		(Closed Sale)	

Remarks
 RECREATION COMPOUND w/ VIEWS on 2 LOTS. Huge Pool (52x25). Tennis Ct. 3/2.5 main house, open floor plan, soaring ceilings, hot tub off master, walk-thru pantry, many updates. 1/1 Pool/Guest House. Breathtaking mtn, valley, sunrise, sunset views. Lots of usable land & water credits to build more or remodel. Very well-maintained. SHORT SALE subj to lender approval.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Dining Area in Family Room	Dining "L"	No Formal Dining Area	Pool Cover	2 Car Garage

S 625 VIA LA ESTRELLA RD, Carmel Valley 93924 (Carmel Valley) **\$1,140,000** MLS: 80702476
 Beds: 5 bed(s) Baths Full/Partial: 3 1/2 bath(s) DOM: 600



Property Overview		Pricing/Dates	
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List :	\$1,299,000 01/17/2007
Bed/Bath:	5 / 3 1/2	Original :	\$1,495,000 01/17/2007
Age:	29 years	OffMktDate:	
SqFt:	3,880	Lot:	2.40 ac
		Sold	\$1,140,000 09/08/2008
		(Closed Sale)	

Remarks
 Incredible Carmel Valley retreat set on 2.4 acres. Private setting with Valley and Mountain views. 3 bed 2.5 bath main house with large 1,400sf 2 bed 1 bath guest house. Spacious patio and decking surrounds large pool, hot tub and BBQ area. Perfect for entertaining large parties. Relaxing master suite with adjoining office. Downstairs play area with wine cellar.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	No Informal Dining Area	Separate Dining Room	Gas Heated Pool	2 Car Garage

S 175 CHAPARRAL RD, Carmel Valley 93924 (Carmel Valley) **\$1,100,000** MLS: 80904426
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) DOM: 56



Property Overview		Pricing/Dates	
Area:	Village Views (Area 170)	List :	\$1,195,000 01/26/2009
Bed/Bath:	3 / 2 1/2	Age:	4 years
Age:	4 years	Original :	\$1,195,000 01/26/2009
SqFt:	3,475	Lot:	91,476 sq ft
		OffMktDate:	05/16/2009
		Sold	\$1,100,000 03/23/2009
		(Closed Sale)	

Remarks
 Without a doubt the best priced home in Carmel Valley. Beautiful new custom built home in 2005 with great views. Gourmet Kitchen with lots to offer. Vaulted Ceilings, travertine floors, cobble stone drive way and more. Two extra rooms, office and den or library or kids t.v. room, or 4rd & 5th bedrooms. Seller will carry! st T.D. and Note, with 20% down. to qualified buyer. Co-listed with Sal Bruno.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Breakfast Nook	Living Rm/Dining Rm Combo	--	3 or More Car Garage

S 25640 TIERRA GRANDE DR, Carmel 93923 (Carmel Valley) **\$1,100,000** MLS: 80789826
 Beds: 5 bed(s) Baths Full/Partial: 3 bath(s) DOM: 133



Property Overview		Pricing/Dates	
Area:	Tierra Granda, Tehama (Area 166)	List :	\$1,195,000 04/07/2008
Bed/Bath:	5 / 3	Age:	35 years
Age:	35 years	Original :	\$1,395,000 04/07/2008
SqFt:	3,100	Lot:	0.59 ac
		OffMktDate:	
		Sold	\$1,100,000 08/18/2008
		(Closed Sale)	

Remarks
 Dramatic mid-Valley view home. On a clear day - even a distant ocean view! Vaulted beamed ceilings, two fireplaces, French doors. Approx 3,100 SF. Newly remodeled kitchen with cherry cabinetry, granite countertops, hardwood floors. Perfect home for entertaining - large, wind protected, patio off kitchen. Substantially a one level home--One bed / bath on lower level with separate entry.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	Separate Dining Room	--	2 Car Garage

S 25275 OUTLOOK DR, Carmel 93923 (Carmel Valley) **\$1,087,500** MLS: 80817158
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) DOM: 64



Property Overview		Pricing/Dates	
Area:	Carmel Views / Rancho Rio Vista (Area 160)	List :	\$1,169,000 06/23/2008
Bed/Bath:	2 / 2	Age:	35 years
SqFt:	2,350	Lot:	0.50 ac
		Original :	\$1,249,000 06/23/2008
		OffMktDate:	
		Sold	\$1,087,500 08/26/2008
		(Closed Sale)	

Remarks
 Rarely does one find a home offering a convenient location, great condition, single level floor plan, sunny patio and even an artist's studio and all nicely located on a private half-acre parcel in nearby Carmel Views. Offering three bedrooms, two baths and over 2300 square feet of living space all combine to make certain that you will be....Sitting Pretty in Carmel Views.

Property Features

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

S 384 RIDGE WY, Carmel Valley 93924 (Carmel Valley) **\$1,025,000** MLS: 80902032
 Beds: 2 bed(s) Baths Full/Partial: 2 1/2 bath(s) DOM: 19



Property Overview		Pricing/Dates	
Area:	Village Views (Area 170)	List :	\$1,275,000 01/14/2009
Bed/Bath:	2 / 2 1/2	Age:	46 years
SqFt:	1,700	Lot:	1.80 ac
		Original :	\$1,275,000 01/14/2009
		OffMktDate:	
		Sold	\$1,025,000 02/02/2009
		(Closed Sale)	

Remarks
 Lovely 1.8 acre parcel in quiet cul-de-sac in sunny CV. This exquisitely remodeled, like new home has superb craftsmanship and the finest quality materials & finishes. Classic country elegance, light, bright with open beam ceilings, bamboo floors, Carmel stone fireplace, custom cabinetry and gourmet kitchen with stainless appliances. Amazing views of Garza Cyn & the Santa Lucia Mountains. Great Location!

Property Features

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

S 63 E CARMEL VALLEY RD, Carmel Valley 93924 (Carmel Valley) **\$1,015,000** MLS: 80906830
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) DOM: 23



Property Overview		Pricing/Dates	
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List :	\$1,099,000 02/09/2009
Bed/Bath:	4 / 4+	Age:	29 years
SqFt:	3,507	Lot:	1.00 ac
		Original :	\$1,249,000 02/09/2009
		OffMktDate:	04/11/2009
		Sold	\$1,015,000 03/04/2009
		(Closed Sale)	

Remarks
 This is what a Carmel Valley property is all about! Just 1/2 mile past CV Village and set on one acre with valley and mountain views. House sits among majestic oaks, with 3 bedroom, 3 bath 2500 sf main house and 1 bedroom, 1 bath 1,000sf guest house. Tastefully remodeled/turnkey and ready to move right in. Perfect for entertaining, house opens to expansive patio area and pool. A great CV property.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Separate Family Room	Breakfast Room	Separate Dining Room	Gas Heated Pool	2 Car Garage

S 293 COUNTRY CLUB DR, Carmel Valley 93924 (Carmel Valley) **\$1,000,000** MLS: 80914893
 Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 57**



Property Overview		Pricing/Dates	
Area:	Village Views (Area 170)	List :	\$998,000 03/24/2009
Bed/Bath:	5 / 4+ Age: 40 years	Original :	\$998,000 03/24/2009
SqFt:	3,300 Lot: 26,158 sq ft	OffMktDate:	
		Sold	\$1,000,000 05/20/2009
		(Closed Sale)	

Remarks
 Bring Back up offers! Fantastic opportunity with 3300 sq feet,one level, 5bdr,4bth,stunning remodeled kitchen,open floor plan and open beam ceilings. Beautiful Maple floors and slate, stone fireplace, great views and pool on app. 1/2 acre fenced gated lot.Wonderful floor plan with air conditioning and a generator.Have inspections.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Dining Area in Family Room	Breakfast Bar	Separate Dining Room	Gas Heated Pool	2 Car Garage

S 8014 RIVER PL, Carmel 93923 (Carmel Valley) **\$965,000** MLS: 80931725
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 49**



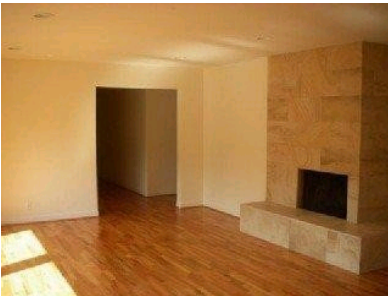
Property Overview		Pricing/Dates	
Area:	Quail Meadows/The Preserve (Area 164)	List :	\$1,249,000 07/01/2009
Bed/Bath:	4 / 3 Age: 36 years	Original :	\$1,249,000 07/01/2009
SqFt:	2,157 Lot: 11,104 sq ft	OffMktDate:	
		Sold	\$965,000 08/19/2009
		(Closed Sale)	

Remarks
 Country Club Life Style in Sunny Carmel Valley. Immaculate well maintained single level beauty on a Cul de Sac. Rear of home is protected from stray golf balls by a large pine tree and mature landscaping. Private garden and courtyard entry. Two patios, vaulted ceilings and separate guest quarters make this a "must see".

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Dining Area in Family Room	Dining "L"	No Formal Dining Area	--	2 Car Garage

S 6305 BROOKDALE DR, Carmel 93923 (Carmel Valley) **\$910,000** MLS: 80845014
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 125**



Property Overview		Pricing/Dates	
Area:	Brookdale (Area 163)	List :	\$924,400 11/12/2008
Bed/Bath:	4 / 3 Age: 51 years	Original :	\$1,049,000 10/20/2008
SqFt:	1,810 Lot: 0.80 ac	OffMktDate:	03/14/2009
		Sold	\$910,000 02/22/2009
		(Closed Sale)	

Remarks
 Carmel Valley

Property Features

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

S 26065 DOUGHERTY PL, Carmel 93923 (Carmel Valley) **\$865,000 MLS: 80813000**
 Beds: 4 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 107**



Property Overview		Pricing/Dates	
Area:	Carmel Views / Rancho Rio Vista (Area 160)	List :	\$859,900 06/03/2008
Bed/Bath:	4 / 3 1/2 Age: 34 years	Original :	\$924,900 06/03/2008
SqFt:	2,606 Lot: 21,780 sq ft	OffMktDate:	
		Sold	\$865,000 09/18/2008
		(Closed Sale)	

Remarks
 What can I say except this is a large home with many optional spaces. Four (4) bedrooms and 3.5 baths plus 1,226 of finished basement (not included in square footage and permit status unknown) in a fabulous Carmel Knolls neighborhood. House is being sold in its current condition "as is". Property needs work.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	Living Rm/Dining Rm Combo	- -	2 Car Garage

S 26485 VIA PETRA ST, Carmel 93923 (Carmel Valley) **\$865,000 MLS: 80900155**
 Beds: 4 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 134**



Property Overview		Pricing/Dates	
Area:	Hacienda / Del Mesa (Area 162)	List :	\$1,060,000 01/02/2009
Bed/Bath:	4 / 2 Age: 50 years	Original :	\$1,125,000 01/02/2009
SqFt:	1,600 Lot: 43,560 sq ft	OffMktDate:	07/02/2009
		Sold	\$865,000 05/16/2009
		(Closed Sale)	

Remarks
 Located on one acre on the Carmel river sits this lovely 1,600 sq.ft., 4 beds & 2 bath home; at the end of a very quiet cul de sac. Cobble stone driveway & newer roof. It is close to town, schools, shopping & Golf. Carmel Unified school district. Truly a unique opportunity to live close in and on the river. First time on the Market! Sold in it's 'AS IS' condition in a Family Trust.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	Dining "L"	- -	Attached

S 14 BORONDA RD, Carmel Valley 93924 (Carmel Valley) **\$860,000 MLS: 80829081**
 Beds: 4 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 150**



Property Overview		Pricing/Dates	
Area:	Village Views (Area 170)	List :	\$867,000 08/19/2008
Bed/Bath:	4 / 3 1/2 Age: 52 years	Original :	\$1,250,000 08/19/2008
SqFt:	3,412 Lot: 1.30 ac	OffMktDate:	
		Sold	\$860,000 01/16/2009
		(Closed Sale)	

Remarks
 This charming 3,412 sq.ft home with swimming pool is nestled among oak trees .5 block off West Carmel Valley Road, with easy access to Garland Park, the Carmel River, and Carmel Valley Village. It is set on 1.3 totally private acres, and while it needs some TLC, once cared for, it will be your private oasis in the sun. Zoned for horses. (Buyer to verify all dimensions)

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	Separate Dining Room	Pool Cover	Garage - Converted

S 25950 CANADA DR, Carmel 93923 (Carmel Valley) **\$844,100 MLS: 80838581**
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 24**



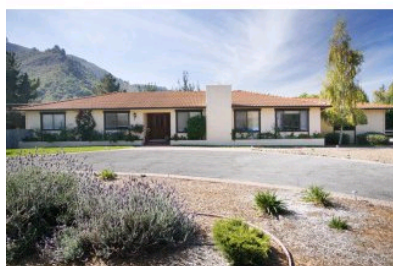
Property Overview		Pricing/Dates	
Area:	Carmel Views / Rancho Rio Vista (Area 160)	List :	\$999,000 10/07/2008
Bed/Bath:	3 / 3 Age: 39 years	Original :	\$999,000 10/07/2008
SqFt:	1,950 Lot: 2.00 ac	OffMktDate:	
		Sold	\$844,100 10/31/2008
		(Closed Sale)	

Remarks
 Very private property needs work but has much to offer. Older adobe home on 1 acre w/mountain views, pool & arts & crafts building. Plus adjoining 1 acre lot gives you the potential of a great compound. All for under One Million at the mouth of the Valley!

Property Features

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

S 27540 VIA SERENO RD, Carmel 93923 (Carmel Valley) **\$840,000 MLS: 80841227**
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 202**



Property Overview		Pricing/Dates	
Area:	Mid Valley (Area 165)	List :	\$850,000 10/21/2008
Bed/Bath:	3 / 3 Age: 33 years	Original :	\$1,195,000 10/21/2008
SqFt:	2,516 Lot: 43,560 sq ft	OffMktDate:	
		Sold	\$840,000 05/11/2009
		(Closed Sale)	

Remarks
 Excellent Mid-Valley location in gated community. Level one acre with mountain views. Wonderful floorplan, spacious rooms, well maintained, lots of water credits.

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 27536 SCHULTE RD, Carmel 93923 (Carmel Valley) **\$772,500 MLS: 80824778**
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 216**



Property Overview		Pricing/Dates	
Area:	Mid Valley (Area 165)	List :	\$799,900 07/29/2008
Bed/Bath:	3 / 2 1/2 Age: 29 years	Original :	\$1,199,000 07/29/2008
SqFt:	2,464 Lot: 87,120 sq ft	OffMktDate:	03/31/2009
		Sold	\$772,500 03/02/2009
		(Closed Sale)	

Remarks
 FABULOUS LOCATION FOR THIS 3BED/2.5 BATH, BANK-OWNED HOME. SPACIOUS MASTER SUITE W/TILED WALK-IN DOUBLE SHOWER, VAULTED CEILINGS W/CEILING FANS, WALK-IN PANTRY, HARDWOOD FLOORS, LAUNDRY ROOM, WET BAR, BAY WINDOWS, EXPANSIVE DECKING W/BUILT-IN BBQ, FIREPLACE, POOL WITH DIVING BOARD AND HOT TUB. ALSO FIND TRAILER/RV PARKING AND CONVENIENT CIRCLE DRIVEWAY. AMAZING FAMILY HOME IN BEAUTIFUL MID VALLEY!

Property Features

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

S 15 RANCHO FIESTA RD, Carmel Valley 93924 (Carmel Valley) **\$750,000 MLS: 80821225**
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 206**



Property Overview		Pricing/Dates	
Area:	Tierra Granda, Tehama (Area 166)	List :	\$775,000 07/12/2008
Bed/Bath:	2 / 2 Age: 29 years	Original :	\$925,000 07/12/2008
SqFt:	1,478 Lot: 16,988 sq ft	OffMktDate:	
		Sold	\$750,000 02/03/2009
		(Closed Sale)	

Remarks
 Private Turn-key Retreat*Separate 21x15 artists studio not included in Sq. Footage*Garage with converted office space offers lots of possibilities*Spectacular views of Garland Ranch and surrounding hills*Low maintenance landscaped yard with plenty of deck space for entertaining*Easy access to Mid-Valley shopping and Village Restaurants*NOT LOCATED UP THE HILL-CLOSE TO CARMEL VALLEY RD-EZ ACCESS

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Family Room Kitchen	Eat in Kitchen	No Formal Dining Area	--	2 Car Garage

S 26570 RANCHO SAN CARLOS RD, Carmel 93923 (Carmel Valley) **\$750,000 MLS: 80913248**
 Beds: 4 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 317**



Property Overview		Pricing/Dates	
Area:	Brookdale (Area 163)	List :	\$879,900 03/16/2009
Bed/Bath:	4 / 3 1/2 Age: 7 years	Original :	\$899,900 08/04/2008
SqFt:	2,690 Lot: 41,817 sq ft	OffMktDate:	06/19/2009
		Sold	\$750,000 06/17/2009
		(Closed Sale)	

Remarks
 Custom built home just off of Rancho San Carlos road, near Quail Lodge. Granite counter tops, double pane windows and custom cabinets. In the Carmel School district on a 1 acre lot that backs to the Carmel River. Zoned LDR 2.5-D-S. Bank Owned Property. This property is served by a well. The permit for the water distribution system was not completed. Buyer will need to assume permit responsibility.

Property Features

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

S 37 Miramonte, Carmel Valley 93924 (Carmel Valley) **\$742,000 MLS: 80838294**
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 108**



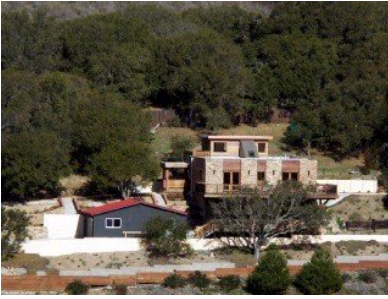
Property Overview		Pricing/Dates	
Area:	Miramonte (Area 168)	List :	\$875,000 10/06/2008
Bed/Bath:	3 / 2 Age: 49 years	Original :	\$935,000 10/06/2008
SqFt:	1,599 Lot: 1.82 ac	OffMktDate:	
		Sold	\$742,000 01/22/2009
		(Closed Sale)	

Remarks
 Miramonte, lost in time-small ranch style. 1.82acs tucked amid oaks. Private setting-views of Garland Park and the Santa Lucias. Vintage 1960's open beam living room with fireplace. Estate area.

Property Features

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

S 11585 RANCHO FIESTA RD, Carmel Valley 93924 (Carmel Valley) **\$728,000** MLS: 80904877
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) DOM: 144



Property Overview		Pricing/Dates	
Area:	Tierra Granda, Tehama (Area 166)	List :	\$779,900 01/29/2009
Bed/Bath:	3 / 3 Age: 35 years	Original :	\$939,500 01/29/2009
SqFt:	2,150 Lot: 61,419 sq ft	OffMktDate:	08/13/2009
		Sold	\$728,000 06/22/2009
		(Closed Sale)	

Remarks
 "NEW IN 2005 - Lovingly crafted, awesome views, exotic siding, fine stone, perfectly wired office, 70 mood lights, lg. wkshp/gar. Gran/stainless kit., designer bath, cust. cab. and bamboo flrs. Fr. Drs. to lg. decks, sunny hillside for fruit trees. Bank Owned.(REO)"

Property Features

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

S 17 MEADOW PL, Carmel Valley 93924 (Carmel Valley) **\$725,000** MLS: 80925383
 Beds: 2 bed(s) Baths Full/Partial: 1 bath(s) DOM: 6



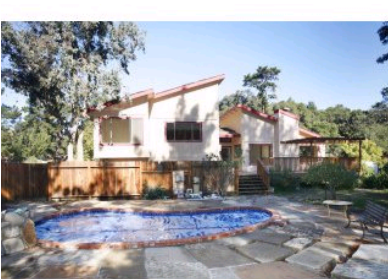
Property Overview		Pricing/Dates	
Area:	Village Views (Area 170)	List :	\$725,000 05/26/2009
Bed/Bath:	2 / 1 Age: 51 years	Original :	\$725,000 05/26/2009
SqFt:	1,080 Lot: 1.17 ac	OffMktDate:	
		Sold	\$725,000 06/01/2009
		(Closed Sale)	

Remarks
 Well maintained early California ranch home sited on over 1 usable acre. Lots of sun and close to Carmel Valley Village and the Carmel coastline. Amazing opportunity.

Property Features

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

S 37 PASO HONDO RD, Carmel Valley 93924 (Carmel Valley) **\$725,000** MLS: 80844903
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) DOM: 139



Property Overview		Pricing/Dates	
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List :	\$699,000 11/12/2008
Bed/Bath:	3 / 2 Age: 31 years	Original :	\$899,000 11/12/2008
SqFt:	1,770 Lot: 43,644 sq ft	OffMktDate:	05/12/2009
		Sold	\$725,000 03/31/2009
		(Closed Sale)	

Remarks
 Come see this well-priced Carmel Valley home within walking distance to the Village and just steps from the Carmel River & the Little League Park! A wonderful, flat lot just under an acre for garden or play yard. Small pool for those hot summer days. Very comfortable home with tremendous potential. High ceilings. Light and bright! New carpet and paint. Great value! Carmel Schools!

Property Features

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

S 11 SCARLETT RD, Carmel Valley 93924 (Carmel Valley) **\$715,000** MLS: 80903593
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 42**



Property Overview		Pricing/Dates	
Area:	Tierra Granda, Tehama (Area 166)	List :	\$699,900 01/22/2009
Bed/Bath:	3 / 2 Age: 36 years	Original :	\$730,000 01/22/2009
SqFt:	2,088 Lot: 43,560 sq ft	OffMktDate:	05/27/2009
		Sold	\$715,000 03/05/2009
		(Closed Sale)	

Remarks
 Spacious 3 bedroom 2 bath home features include large master suite, seperate dining room, family room, high ceilings, newer windows plus a detached guest house with kitchen and bath and fireplace

Property Features

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

S 13 OAK MEADOW LN, Carmel Valley 93924 (Carmel Valley) **\$710,000** MLS: 80819155
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 371**



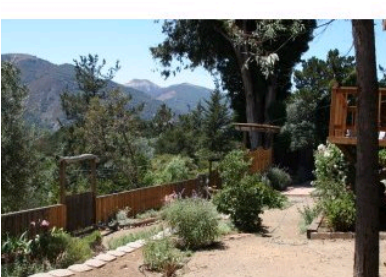
Property Overview		Pricing/Dates	
Area:	Garland Ranch (Area 169)	List :	\$699,000 07/02/2008
Bed/Bath:	2 / 2 Age: 30 years	Original :	\$1,325,000 07/02/2008
SqFt:	1,384 Lot: 427,323 sq ft	OffMktDate:	
		Sold	\$710,000 07/08/2009
		(Closed Sale)	

Remarks
 This is a great property located in the gated area known as Oak Meadow Lane. Adjacent to Miramonte this is almost 10 acres. Priced at land value with an existing approx. 1400 sq. ft house with views, views, views! Looks out at the valley Santa Lucia mountains and Talbot vineyards! Protected no wind! Priced below recent 11/08 Appraisal!!

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	No Informal Dining Area	No Formal Dining Area	--	No Garage/Parking

S 41 POPPY RD, Carmel Valley 93924 (Carmel Valley) **\$705,000** MLS: 80825967
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 126**



Property Overview		Pricing/Dates	
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List :	\$798,200 08/04/2008
Bed/Bath:	3 / 2 Age: 50 years	Original :	\$926,000 08/04/2008
SqFt:	1,726 Lot: 15,198 sq ft	OffMktDate:	
		Sold	\$705,000 12/08/2008
		(Closed Sale)	

Remarks
 Beautiful mountain and valley views from oversized living room windows and slider leading to large deck for morning coffee and evening BBQs. Enjoy this cozy family home with hardwood floors and open beam ceilings. Being sold "AS-IS". Shown by appt. only 10 AM - 5:30 PM

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Separate Family Room	Dining "L"	Living Rm/Dining Rm Combo	--	Off Street Parking

S 25310 TIERRA GRANDE DR, Carmel 93923 (Carmel Valley) **\$691,745** MLS: 80909543
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 177**



Property Overview		Pricing/Dates	
Area:	Tierra Granda, Tehama (Area 166)	List :	\$749,900 02/24/2009
Bed/Bath:	2 / 2 Age: 34 years	Original :	\$749,900 10/07/2008
SqFt:	1,448 Lot: 106,722 sq ft	OffMktDate:	
		Sold	\$691,745 04/02/2009
		(Closed Sale)	

Remarks
 Private setting with mountain views! recent update, tiled entry, kitchen with wood flooring and pantry, dual pane windows.

Property Features

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

S 90 BORONDA RD, Carmel Valley 93924 (Carmel Valley) **\$685,000** MLS: 80763571
 Beds: 2 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 304**



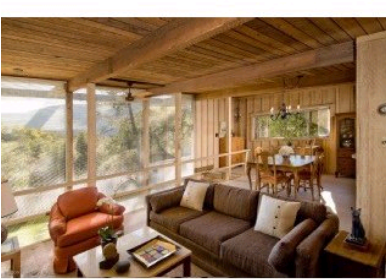
Property Overview		Pricing/Dates	
Area:	Village Views (Area 170)	List :	\$725,000 11/15/2007
Bed/Bath:	2 / 2 1/2 Age: 61 years	Original :	\$1,049,000 11/15/2007
SqFt:	1,786 Lot: 44,022 sq ft	OffMktDate:	11/15/2008
		Sold	\$685,000 09/14/2008
		(Closed Sale)	

Remarks
 Beautiful Carmel Valley full acre, on the river, walk to Garland Park, close to the village, with mature trees and mountain views. Year-round sunlight, Cal-Am water to house, in Water West Service area, and has well for landscape irrigation.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	No Informal Dining Area	Separate Dining Room	--	2 or More Car Carport

S 0 COUNTRY CLUB DR, Carmel Valley 93924 (Carmel Valley) **\$660,000** MLS: 80831568
 Beds: 4 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 285**



Property Overview		Pricing/Dates	
Area:	Village Views (Area 170)	List :	\$699,000 09/03/2008
Bed/Bath:	4 / 2 Age: 52 years	Original :	\$825,000 09/03/2008
SqFt:	2,200 Lot: 0.43 ac	OffMktDate:	
		Sold	\$660,000 06/15/2009
		(Closed Sale)	

Remarks
 Bring your family to this once state of the art, Circa 1957 contemporary home. Ground floor master bedroom, living room, dining area, remodeled kitchen. 3 more bedrooms downstairs with additional den, laundry room and tons of storage, workshop area, 2 fireplaces, gorgeous views, and a veggie garden make this a special place to call home. 2200 sq.ft.-.43 acre lot.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Dining Area in Family Room	Eat in Kitchen	Living Rm/Dining Rm Combo	--	2 or More Car Carport

S 41 TRAMPA CN, Carmel Valley 93924 (Carmel Valley) **\$657,000 MLS: 80907145**
 Beds: 1 bed(s) Baths Full/Partial: 1 bath(s) **DOM: 29**



Property Overview		Pricing/Dates	
Area:	Upper Valley, Cachagua (Area 172)	List :	\$695,000 02/10/2009
Bed/Bath:	1 / 1 Age: 19 years	Original :	\$695,000 02/10/2009
SqFt:	1,200 Lot: 15.00 ac	OffMktDate:	
		Sold	\$657,000 03/11/2009
		(Closed Sale)	

Remarks
 Remarkable 15 acre retreat with spectacular mountain and canyon views. Special features include an organic garden and potting shed, special rock outcroppings, a seasonal creek and numerous trails. A truly evocative and pristine setting waiting for your own personal vision.

Property Features

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

S 74 PASO HONDO RD, Carmel Valley 93924 (Carmel Valley) **\$645,000 MLS: 80908839**
 Beds: 4 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 44**



Property Overview		Pricing/Dates	
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List :	\$712,500 02/18/2009
Bed/Bath:	4 / 2 1/2 Age: 49 years	Original :	\$749,900 02/18/2009
SqFt:	2,473 Lot: 11,245 sq ft	OffMktDate:	
		Sold	\$645,000 04/03/2009
		(Closed Sale)	

Remarks
 BANK OWNED (REO) PROPERTY in ready to move in condition, features many upgrades and extras, updated kitchen with granite countertops, tile and wood floors, vaulted ceilings, updated bathrooms, extra large master bedroom with private master bath, and very large backyard.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Separate Family Room	Breakfast Nook	Living Rm/Dining Rm Combo	--	2 Car Garage

S 451 LAURELES GRADE RD, Carmel Valley 93924 (Carmel Valley) **\$637,500 MLS: 80844460**
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 105**



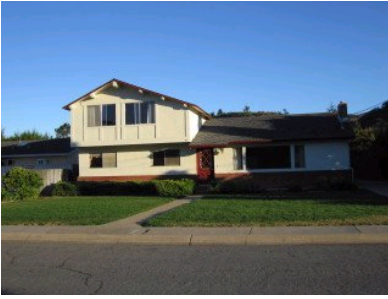
Property Overview		Pricing/Dates	
Area:	Garland Ranch (Area 169)	List :	\$699,900 11/09/2008
Bed/Bath:	3 / 2 1/2 Age: 18 years	Original :	\$699,900 08/22/2008
SqFt:	2,048 Lot: 1.00 ac	OffMktDate:	
		Sold	\$637,500 12/05/2008
		(Closed Sale)	

Remarks
 REO - Bank Owned! Current price is 53% discount from original list price of \$1,495,000. Carmel Unified - Tularcitos elementary. Many varied decks offer views and enjoy the outdoor spa at sunset. Move in condition. New carpets and paint. Nice kitchen. All offers to be written on Wachovia Bank purchase agreement. Listing agent will email form if needed. Make offer. Bank wants out!

Property Features

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

S 27940 BERWICK DR, Carmel 93923 (Carmel Valley) **\$625,000 MLS: 80838570**
 Beds: 5 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 64**



Property Overview		Pricing/Dates
Area:	Mid Valley (Area 165)	List : \$699,999 10/07/2008
Bed/Bath:	5 / 3 Age: 50 years	Original : \$819,000 10/07/2008
SqFt:	2,600 Lot: 10,150 sq ft	OffMktDate:
		Sold \$625,000 12/10/2008
		(Closed Sale)

Remarks
 Terrific Mid-Carmel Valley opportunity! Spacious home needs a little updating, but has a flexible floor plan and great potential. Large backyard w/patio & mature fruit trees. Perfect weather & location. Walk to restaurants, shopping, golf & tennis. PLEASE NO SHOWINGS UNTIL FRIDAY, OCTOBER 17TH, 2008

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 5430 CARMEL VALLEY RD, Carmel 93923 (Carmel Valley) **\$620,000 MLS: 80780906**
 Beds: 3 bed(s) Baths Full/Partial: 1 1/2 bath(s) **DOM: 321**



Property Overview		Pricing/Dates
Area:	Hacienda / Del Mesa (Area 162)	List : \$695,000 02/27/2008
Bed/Bath:	3 / 1 1/2 Age: 53 years	Original : \$925,000 02/27/2008
SqFt:	1,346 Lot: 43,560 sq ft	OffMktDate:
		Sold \$620,000 01/13/2009
		(Closed Sale)

Remarks
 Cutest house and Best Buy in Carmel Valley. Do not miss this opportunity to own a country house on a large pastoral, one+ acre level lot. Zoned for up to two horses. Amenities include hardwood floors, inside laundry, vintage Wedgewood stove, oversized 2-car garage, large l.r. with free standing fireplace. Carmel School District, close to shopping and town. One mile to Highway One.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Dining "L"	No Formal Dining Area	- -	2 Car Garage

S 77 SOUTHBANK RD, Carmel Valley 93924 (Carmel Valley) **\$565,000 MLS: 80911925**
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 39**



Property Overview		Pricing/Dates
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List : \$625,000 03/09/2009
Bed/Bath:	3 / 2 Age: 46 years	Original : \$699,000 03/09/2009
SqFt:	1,580 Lot: 43,560 sq ft	OffMktDate:
		Sold \$565,000 04/17/2009
		(Closed Sale)

Remarks
 Perched in a unique area, this 3 bedroom 2 bathroom home has been tenderly cared for. The Master Suite has been recently upgraded with all of the serene details to create a cozy atmosphere, including a loft which can be used as an office or yoga sanctuary. Bamboo floors, radiant heat, updated kitchen, built-in hot tub, and a tranquil deck are only a few of the amenities waiting for you to enjoy!

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	No Formal Dining Area	- -	2 Car Garage

S 38261 TASSAJARA RD, Carmel Valley 93924 (Carmel Valley) **\$540,000 MLS: 80832180**
 Beds: 2 bed(s) Baths Full/Partial: 1 bath(s) **DOM: 66**



Property Overview		Pricing/Dates	
Area:	Bradley, San Ardo, San Lucas (Area 80)	List :	\$599,000 09/05/2008
Bed/Bath:	2 / 1 Age: 10 years	Original :	\$599,000 08/26/2008
SqFt:	950 Lot: 40.00 ac	OffMktDate:	
		Sold	\$540,000 10/31/2008
		(Closed Sale)	

Remarks
 40 acres of privacy & wildlife in Lambert Flats overlooking the Carmel and Cachagua Valleys. Completed in 1998, enjoy modern conveniences in this 2bed/1bath architecturally designed 2-story barn home. Laundry area, custom-tiled bath w/ sunken tub, open-beamed ceilings w/ track lighting, ceiling fans, private gated driveway, newer appliances, skylights, covered patio and MORE sweeten the deal!

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	No Informal Dining Area	No Formal Dining Area	--	Off Street Parking

S 15 EL POTRERO, Carmel Valley 93924 (Carmel Valley) **\$528,000 MLS: 80736541**
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 634**



Property Overview		Pricing/Dates	
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List :	\$599,000 07/02/2007
Bed/Bath:	3 / 2 Age: 88 years	Original :	\$869,000 07/02/2007
SqFt:	1,530 Lot: 14,039 sq ft	OffMktDate:	05/02/2009
		Sold	\$528,000 03/27/2009
		(Closed Sale)	

Remarks
 THIS CHARMING 3 BED / 2 BA CARMEL VALLEY VILLAGE HOME SITS WITHIN THE PRIVACY OF A FULLY FENCED YARD. EACH OF THE SUNNY ROOMS PROVIDES AN EXPANSIVE VIEW OF THE GARDEN. PRIVATE GUEST HOUSE HAS BEEN UPDATED! NOT A DRIVE BY! SELLER WILL CONSIDER LEASE OPTION ON PROPERTY.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	No Informal Dining Area	Separate Dining Room	--	No Garage/Parking

S 44870 CARMEL VALLEY RD, Greenfield 93927 (Carmel Valley) **\$520,000 MLS: 80919044**
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 39**



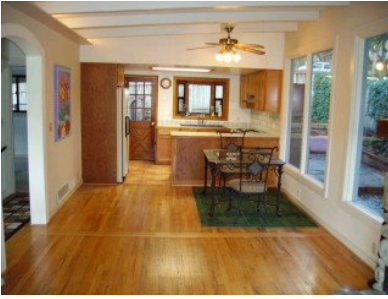
Property Overview		Pricing/Dates	
Area:	Upper Valley, Cachagua (Area 172)	List :	\$549,000 04/17/2009
Bed/Bath:	3 / 2 Age: 24 years	Original :	\$549,000 04/17/2009
SqFt:	1,934 Lot: 43,560 sq ft	OffMktDate:	
		Sold	\$520,000 05/26/2009
		(Closed Sale)	

Remarks
 Very attractive, well built craftsman style, 1934 SF 3BR home on 1 level acre. Next to Piney Creek and Los Padres Forest with miles of hiking trails. Original home of Carmel stone with the 2 story addition built in 1985. Deck off 2nd story overlooks Piney Creek. Remodeled 400 SF Carmel stone guest house. Great for weekend guests or a quiet and private office. Word "Idyllic" is an understatement.

Property Features

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

S 8 A EL CUENCO, Carmel Valley 93924 (Carmel Valley) **\$510,000** MLS: 80907940
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 228**



Property Overview		Pricing/Dates
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List : \$499,000 02/13/2009
Bed/Bath:	3 / 2	Original : \$499,000 07/07/2008
Age:	59 years	OffMktDate:
SqFt:	1,121	Lot: 8,611 sq ft
		Sold \$510,000 02/20/2009
		(Closed Sale)

Remarks
 VERY PRIVATE 3 BEDROOM 2 BATH 2 STORY CARMEL VALLY HOME ON QUIET CUL DE SAC. THIS CHARMING HOUSE HAS FANTASTIC SURROUNDING VIEWS OF SCENIC OPEN VALLEY MEADOWS WITH PLENTY OF OAK TREES.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Breakfast Bar	No Formal Dining Area	- -	Guest Parking

S 63 PASO CRESTA RD, Carmel Valley 93924 (Carmel Valley) **\$470,000** MLS: 80923216
 Beds: 2 bed(s) Baths Full/Partial: 1 bath(s) **DOM: 8**



Property Overview		Pricing/Dates
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List : \$469,000 05/12/2009
Bed/Bath:	2 / 1	Original : \$469,000 05/12/2009
Age:	82 years	OffMktDate:
SqFt:	720	Lot: 23,008 sq ft
		Sold \$470,000 05/20/2009
		(Closed Sale)

Remarks
 Quaint charmer has mountain views and walking distance of the Village, Carmel River, trails, and CV Little League Park. Perfect spot for relaxing in the sun on your stone patio or your deck. Cozy up in front of the fireplace. Full time residence or as a weekender. New carpet in the master bedroom, wood floors in the living room, a very clean home inspection report and pest clearance.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	No Formal Dining Area	- -	1 Car Garage

S 81 PASO HONDO RD, Carmel Valley 93924 (Carmel Valley) **\$445,000** MLS: 80902030
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 11**



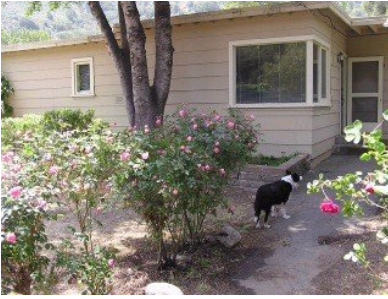
Property Overview		Pricing/Dates
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List : \$499,000 01/13/2009
Bed/Bath:	3 / 2	Original : \$499,000 01/13/2009
Age:	84 years	OffMktDate:
SqFt:	1,157	Lot: 9,510 sq ft
		Sold \$445,000 01/24/2009
		(Closed Sale)

Remarks
 Not a short sale not a REO! Just a clean house at a great price! Let this cute home with nice views be your New Years resolution. All it needs is you. You can sit in your back yard and listen to the river, invite friends or just kick back. Do not let this opportunity slip by come and see for yourself.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	No Formal Dining Area	- -	2 Car Garage

S 0 PASO HONDO, Carmel Valley 93924 (Carmel Valley) **\$440,000 MLS: 80807976**
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 193**



Property Overview		Pricing/Dates	
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List :	\$550,000 05/10/2008
Bed/Bath:	3 / 2	Original :	\$615,000 05/10/2008
Age:	50 years	OffMktDate:	
SqFt:	1,339	Lot:	10,827 sq ft
		Sold	\$440,000 11/19/2008
		(Closed Sale)	

Remarks
 THIS IS NUMBER 85 PASO HONDO AND IS SITUATED IN A RIVER FRONT AREA, PRACTICALLY AT THE END OF STREET, SOMEWHAT PRIVATE, THE PROPERTY WILL BE SOLD IN "AS IS" CONDITION NEEDS ALLOT OF TLC. HAS PLENTY OF WATER CREDITS, GREAT POTENTIAL USED TO BE TWO SEPARATE COTTAGES. THE LOT IS FENCED, NO GARAGE. REAR GATE LEADS TO THE RIVER.ON LOKBOX JUST GO.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Separate Family Room	Breakfast Room	Separate Dining Room	--	Off Street Parking

S 18195 CACHAGUA RD, Carmel Valley 93924 (Carmel Valley) **\$435,000 MLS: 80809450**
 Beds: 1 bed(s) Baths Full/Partial: 1 bath(s) **DOM: 17**



Property Overview		Pricing/Dates	
Area:	Upper Valley, Cachagua (Area 172)	List :	\$460,000 05/16/2008
Bed/Bath:	1 / 1	Age:	29 years
Age:	29 years	Original :	\$460,000 05/16/2008
SqFt:	800	Lot:	40.00 ac
		OffMktDate:	03/01/2009
		Sold	\$435,000 06/02/2008
		(Closed Sale)	

Remarks
 Stunning 40 acre parcel between Galante and Georis Vineyards. Property has existing well, solar power, generator plus a small outbuilding. Loads of options for the farsighted buyer with dreams yet to be fulfilled! Wonderful views in all directions, surrounded by vineyards and nature. The cabin has one bedroom, bath and wood burning stove. Lots of charm but rustic for sure!

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Dining Area in Family Room	No Informal Dining Area	Living Rm/Dining Rm Combo	--	Detached

S 70 SOUTHBANK RD, Carmel Valley 93924 (Carmel Valley) **\$435,000 MLS: 80811754**
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 511**



Property Overview		Pricing/Dates	
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List :	\$500,000 05/28/2008
Bed/Bath:	3 / 3	Original :	\$799,000 11/05/2007
Age:	70 years	OffMktDate:	
SqFt:	1,148	Lot:	30,883 sq ft
		Sold	\$435,000 03/30/2009
		(Closed Sale)	

Remarks
 Charming & updated thru out -granite counters w/new cabs/appli (1148 sq.ft).Open floor plan w/hardwood floors & large deck overlooking seasonal creek and landscaped lot w/rock walls & driveway w/pavers.Gst house. 3rd bedroom & 3rd bath in guest house.Heated Spa on deck. New roof & septic system. Foreclosure has started

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Dining "L"	Living Rm/Dining Rm Combo	--	Guest Parking

S 79 PASO HONDO RD, Carmel 93924 (Carmel Valley) **\$430,000** MLS: 80900138
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 160**



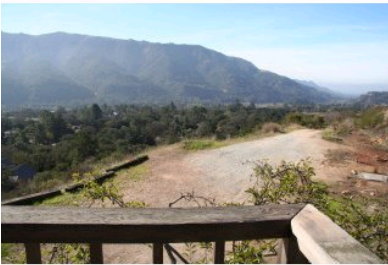
Property Overview		Pricing/Dates
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List : \$464,900 01/02/2009
Bed/Bath:	3 / 2	Original : \$549,900 01/02/2009
Age:	51 years	OffMktDate:
SqFt:	1,205	Sold \$430,000 06/11/2009
Lot:	11,326 sq ft	(Closed Sale)

Remarks
 Carmel Valley Village 3 bedroom two bath home with large deck. Tranquil setting near Carmel River.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	No Formal Dining Area	--	2 Car Garage

S 469 LAURELES GRADE RD, Carmel Valley 93924 (Carmel Valley) **\$425,000** MLS: 80847841
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 120**



Property Overview		Pricing/Dates
Area:	Garland Ranch (Area 169)	List : \$525,000 12/03/2008
Bed/Bath:	2 / 2	Original : \$565,000 12/03/2008
Age:	61 years	OffMktDate:
SqFt:	1,408	Sold \$425,000 04/02/2009
Lot:	77,188 sq ft	(Closed Sale)

Remarks
 Terrific Carmel Valley location! Panoramic views from Garland Park to Carmel. Older home. Lot value opportunity. Go Direct

Property Features

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

S 27 PASO HONDO RD, Carmel Valley 93924 (Carmel Valley) **\$400,000** MLS: 80907058
 Beds: 2 bed(s) Baths Full/Partial: 1 bath(s) **DOM: 30**



Property Overview		Pricing/Dates
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List : \$429,000 02/10/2009
Bed/Bath:	2 / 1	Original : \$387,500 02/10/2009
Age:	61 years	OffMktDate:
SqFt:	797	Sold \$400,000 03/12/2009
Lot:	4,600 sq ft	(Closed Sale)

Remarks
 Small cottage near the Carmel Valley Village, situated on a large lot, in good overall condition, will not last at this price!

Property Features

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

S 52 ASOLEADO DR, Carmel Valley 93924 (Carmel Valley) **\$397,000** MLS: 80845674
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 191**



Property Overview		Pricing/Dates	
Area:	Upper Valley, Cachagua (Area 172)	List :	\$397,000 11/17/2008
Bed/Bath:	3 / 2 1/2 Age: 21 years	Original :	\$650,000 11/17/2008
SqFt:	1,625 Lot: 435,600 sq ft	OffMktDate:	
		Sold	\$397,000 05/27/2009
		(Closed Sale)	

Remarks
 loads of land.. plant a vineyard or have horses home needs a little TLC great gated community deep in the valley

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	No Formal Dining Area	--	2 Car Garage

S 5 CAMP STEFFANI RD, Carmel Valley 93924 (Carmel Valley) **\$370,000** MLS: 80763216
 Beds: 2 bed(s) Baths Full/Partial: 1 bath(s) **DOM: 442**



Property Overview		Pricing/Dates	
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List :	\$429,900 11/15/2007
Bed/Bath:	2 / 1 Age: 58 years	Original :	\$559,000 05/24/2007
SqFt:	840 Lot: 6,000 sq ft	OffMktDate:	
		Sold	\$370,000 08/08/2008
		(Closed Sale)	

Remarks
 A wonderful sunny romantic getaway just past Carmel Valley Village. Small, but extremely charming Cottage with 2 bedrooms and 1 bath plus a separate bonus room. Incredible Fireplace in the Living Room made out of river rock, hardwood plank floors throughout the cottage, updated kitchen with granite and brand new farm sink.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	No Formal Dining Area	--	Garage - Converted

S 23 EL POTRERO RD, Carmel Valley 93924 (Carmel Valley) **\$338,000** MLS: 80931461
 Beds: 1 bed(s) Baths Full/Partial: 1 bath(s) **DOM: 51**



Property Overview		Pricing/Dates	
Area:	Carmel Valley Village, Los Tulares, Sleepy Hollow (Area 171)	List :	\$389,900 06/29/2009
Bed/Bath:	1 / 1 Age: 31 years	Original :	\$389,900 06/29/2009
SqFt:	900 Lot: 39,639 sq ft	OffMktDate:	
		Sold	\$338,000 08/19/2009
		(Closed Sale)	

Remarks
 Carmel Valley retreat. Bank owned property being sold 'AS IS'. Water from Well on property ONLY! Two structures on property. 2nd structure and well permit status not known. Property is along the river.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	No Informal Dining Area	No Formal Dining Area	--	RV or Boat Parking

S 36140 ROBINSON CANYON RD #18, Carmel 93923 (Carmel Valley) **\$230,000** MLS: 80806703
 Beds: 2 bed(s) Baths Full/Partial: 3 bath(s) DOM: 308



Property Overview		Pricing/Dates	
Area:	Quail Meadows/The Preserve (Area 164)	List :	\$485,000 05/05/2008
Bed/Bath:	2 / 3 Age: 44 years	Original :	\$799,000 05/05/2008
SqFt:	1,600 Lot: 1,600 sq ft	OffMktDate:	
		Sold	\$230,000 03/09/2009
		(Closed Sale)	

Remarks
 JUST REDUCED! IMPORTANT! PROPERTY MAY NOT BE USED AS A PERMANENT RESIDENCE. This beautiful cabin could be a perfect second home for those looking to get away from the fog and into the sun. Enjoy miles of hiking/jeep trails, a trout-stocked lake, & seasonal hunting. Maximum stay is 6 mos/yr. It comes completely furnished with a 4 x 4 Jeep and a boat with trailer.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Dining Area in Family Room	Dining "L"	Living Rm/Dining Rm Combo	--	Guest Parking

S 37145 NASON RD, Carmel Valley 93924 (Carmel Valley) **\$160,000** MLS: 80911671
 Beds: 2 bed(s) Baths Full/Partial: 1 bath(s) DOM: 5



Property Overview		Pricing/Dates	
Area:	Upper Valley, Cachagua (Area 172)	List :	\$159,900 03/06/2009
Bed/Bath:	2 / 1 Age: 37 years	Original :	\$159,900 03/06/2009
SqFt:	1,138 Lot: 1.00 ac	OffMktDate:	
		Sold	\$160,000 03/11/2009
		(Closed Sale)	

Remarks
 1 HOME ON FOUNDATION. 2 OTHER HOMES UNKNOWN ON 1 ACRE FOR \$159K. BUYER TO VARIFY SQUARE FOOTAGE, CONDITION , AND BED & BATH COUNT. HURRY THIS WONT LAST!!! PRICE IS BASED ON LAND- STRUCTURES ARE A BONUS.

Property Features

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