

Summary Of Comparable Properties

Single Family Residential

Address	City	Beds	Bath	DOM	LOE	SqFt	\$/SqFt	Lot (SqFt)	List Price	Age	Sale Price
ACTIVE											
25691 N Mesa Dr	Carmel	5	3 1/2	348		3,080	\$689.94	9,400	\$2,125,000	1	
26099 Dichro Dr	Carmel	3	2	33		1,746	\$644.33	12,300	\$1,125,000	56	
25930 Junipero Av	Carmel	2	2	166		2,026	\$517.77	6,600	\$1,049,000	52	
26627 Fisher Dr	Carmel	3	2	102		1,335	\$591.01	6,270	\$789,000	52	
AVERAGE VALUES				162		2,047	\$610.76	8,643	\$1,272,000	40	
PENDING											
26283 Scenic Rd	Carmel	4	3	176		2,700	\$2,407.41	11,800	\$6,500,000	41	
2 La Pradera Ln	Carmel	5	4+	371		5,985	\$668.17	217,800	\$3,999,000	17	
26264 Ocean View Av	Carmel	4	3	170		2,700	\$1,185.19	6,000	\$3,200,000	42	
0 Carmelo St	Carmel	4	3 1/2	372		3,071	\$893.85	8,000	\$2,745,000	78	
0 Casanova 2 Sw Of 4Th St	Carmel	4	3	14		2,420	\$1,030.99	6,300	\$2,495,000	6	
3420 Mountain View Av	Carmel	2	2 1/2	103		2,471	\$888.3	37,200	\$2,195,000	51	
27125 Arriba Wy	Carmel	4	3	41		2,601	\$690.12	8,276	\$1,795,000	47	
2 Se Lincoln & 12Th	Carmel	3	3	86		1,300	\$1,269.23	6,000	\$1,650,000	60	
24337 San Juan Rd	Carmel	3	2 1/2	392		2,540	\$627.95	6,800	\$1,595,000	3	
0 Dolores St At 2Nd St	Carmel	3	2	144		1,886	\$792.68	5,000	\$1,495,000	19	
3495 Edgefield Pl	Carmel	3	3 1/2	169		2,800	\$446.07	8,797	\$1,249,000	34	
2 Ne 2Nd/Carpenter	Carmel	3	2	356		1,575	\$631.75	4,000	\$995,000	61	
0 Junipero 2 Sw Of 8Th	Carmel	2	2	56		1,275	\$780.39	5,000	\$995,000	60	
0 Nw Carpenter St	Carmel	2	2	302		900	\$1,027.78	4,000	\$925,000	78	
0 4Th 2Nw Of Junipero	Carmel	2	2	45		850	\$994.12	2,600	\$845,000	70	
3523 Mesa Ct	Carmel	3	3	289		2,211	\$361.78	20,200	\$799,900	35	
25749 Morse Dr	Carmel	3	2	229		2,003	\$399.35	38,768	\$799,900	49	
26432 Mission Fields Rd	Carmel	3	2	82		1,600	\$499.38	6,970	\$799,000	54	
3583 Oliver Rd	Carmel	3	2 1/2	52		2,526	\$266.83	7,450	\$674,000	29	
25204 Randall Wy	Carmel	3	3	168		2,090	\$1,145.93	11,275	\$2,395,000	8	
3800 Genista Wy	Carmel	4	2 1/2	63		4,360	\$487.39	42,192	\$2,125,000	8	
3268 Camino Del Monte St	Carmel	3	3	13		2,112	\$376.42	6,100	\$795,000	61	
AVERAGE VALUES				168		2,363	\$812.32	21,388	\$1,866,627	41	
SOLD											
0 Camino Real 4 Sw Of 12Th	Carmel	3	3 1/2	113	24	1,940	\$1,546.39	6,000	\$3,199,000	7	\$3,000,000
0 San Antonio And 4Th Av	Carmel	3	3	93	22	1,620	\$1,231.48	3,700	\$2,295,000	16	\$1,995,000
0 Nw Mission St	Carmel	2	1 1/2	26	17	1,027	\$754.63	3,920	\$825,000	69	\$775,000

AVERAGE VALUES				77	21	1,529	\$1,177.5	4,540	\$2,106,333	31	\$1,923,333
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EXPIRED

26197 Carmelo St	Carmel	3	3	120	2,170	\$1,013.82	5,900	\$2,200,000	21
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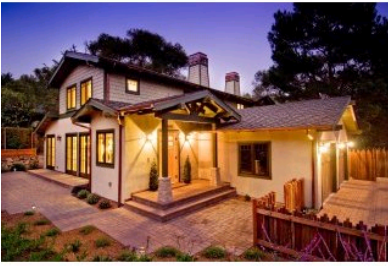
AVERAGE VALUES				120	2,170	\$1,013.82	5,900	\$2,200,000	21
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AVERAGE VALUES FOR ALL				156	21	2,231	\$828.68	17,487	\$1,822,427	40	\$1,923,333
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Quick Statistics (30 Listings Total)

	Min	Max	Median
List Price	\$674,000	\$6,500,000	\$1,545,000
Sale Price	\$775,000	\$3,000,000	\$1,995,000

A 25691 N MESA DR, Carmel 93923 (Carmel) **\$2,125,000** MLS: 80836324
 Beds: 5 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 348**



Property Overview		Pricing/Dates	
Area:	Hatton Fields (Area 147)	List :	\$2,125,000 09/25/2008
Bed/Bath:	5 / 3 1/2	Age:	1 years
SqFt:	3,080	Lot:	9,400 sq ft
		Original :	\$2,995,000 09/25/2008
		OffMktDate:	
		Active	

Remarks
 Carmel Masterpiece Re-Build by Gozzi Development. This amazing 5 Bedroom 3.5 bath home boasts over 3,080 Sq. ft. On an oversized lot. This home has it all with no expense spared; Gourmet Kitchen, Dramatic Vaulted Ceiling, Custom German Cabinetry, Granite Countertops, Smart Wiring throughout. Located in one of Carmel's most prestigious neighborhoods. Seller will be taking it off the market in Aug.

Property Features

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

Listed By Kristy Cosmero, Keller Williams Realty

A 26099 DICHRO DR, Carmel 93923 (Carmel) **\$1,125,000** MLS: 80937827
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 33**



Property Overview		Pricing/Dates	
Area:	Hatton Fields (Area 147)	List :	\$1,125,000 08/06/2009
Bed/Bath:	3 / 2	Age:	56 years
SqFt:	1,746	Lot:	12,300 sq ft
		Original :	\$1,125,000 08/06/2009
		OffMktDate:	
		Active	

Remarks
 Private jewel! ..situated on a private cul-de-sac. A spacious courtyard and entry greets you as you enter this immaculate 3bd, 2bth home. Beautifully constructed with details of dutch doors, hardwood floors, plantation shutters, chandeliers and a country kitchen. The separate/legal guest house, 1bd/1bath, is nestled under the trees and filled with natural light.

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

Listed By Jacquie Adams, Intero Real Estate Services

A 25930 JUNIPERO AV, Carmel 93923 (Carmel) **\$1,049,000** MLS: 80915241
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 166**



Property Overview		Pricing/Dates	
Area:	Southeast Carmel (Area 144)	List :	\$1,049,000 03/26/2009
Bed/Bath:	2 / 2	Age:	52 years
SqFt:	2,026	Lot:	6,600 sq ft
		Original :	\$1,179,000 03/26/2009
		OffMktDate:	
		Active	

Remarks
 A lovingly cared for cottage on an unusually large (6600 SF) Carmel lot, with surprisingly large rooms and windows. The back stone patio surrounds a gorgeous oak and sprawling wisteria vine. The kitchen has been updated and the cottage expanded with a flexible, multi-function addition with separate entrance. It has a great configuration for shared ownership, work at home or ???

Property Features

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

Listed By Shelley Risko, Sotheby's-Clocktower

A 26627 FISHER DR, Carmel 93923 (Carmel) **\$789,000** MLS: 80926133
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) DOM: 102



Property Overview		Pricing/Dates	
Area:	Mission (Area 146)	List :	\$789,000 05/29/2009
Bed/Bath:	3 / 2	Age:	52 years
SqFt:	1,335	Lot:	6,270 sq ft
		Original :	\$789,000 05/29/2009
		OffMktDate:	
		Active	

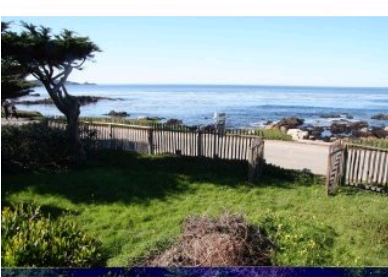
Remarks
 Move-in condition Carmel School District home that feels like new. Dining room, living room and master bedroom open to a sunny patio that is beautifully landscaped with pretty flowers in the backyard. Recessed lighting, hardwood floors, remodeled kitchen, newer windows, copper plumbing, tile fireplace, open floor plan and priced to sell quickly!

Property Features

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

Listed By Ann Albanese-Freeman, Coldwell Banker/Del Monte-Rancho

PS 26283 SCENIC RD, Carmel 93923 (Carmel) **\$6,500,000** MLS: 80912346
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) DOM: 176



Property Overview		Pricing/Dates	
Area:	Carmel Point (Area 145)	List :	\$6,500,000 03/10/2009
Bed/Bath:	4 / 3	Age:	41 years
SqFt:	2,700	Lot:	11,800 sq ft
		Original :	\$6,500,000 03/10/2009
		OffMktDate:	
		Pending show	09/02/2009

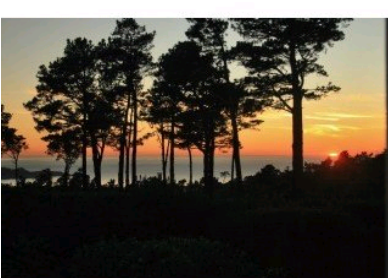
Remarks
 We are pleased to offer a rare "street to street" Carmel Point Estate property. This oversized quarter acre setting is comprised of two separate lots. The frontline Scenic Road residence enjoys two fireplaces, spacious rooms with open beamed ceilings, and world class unobstructed views of Point Lobos and the white water cascading on rocks below.

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

Listed By Ben Heinrich, Coldwell Banker/Del Monte-Rancho

PS 2 LA PRADERA LN, Carmel 93923 (Carmel) **\$3,999,000** MLS: 80902611
 Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s) DOM: 371



Property Overview		Pricing/Dates	
Area:	Jacks Peak (Area 150)	List :	\$3,999,000 01/16/2009
Bed/Bath:	5 / 4+	Age:	17 years
SqFt:	5,985	Lot:	5.00 ac
		Original :	\$4,275,000 08/06/2008
		OffMktDate:	
		Pending show	08/12/2009

Remarks
 Sited on a hill-top plot of forested land with views of Pt. Lobos we bring you this gracious 5345 sq. ft. and 640-foot guest cottage. Offering 5 bedrooms, 5.5 baths, country kitchen, family room, ocean view master suite, 3-car garage, ocean-view terrace on a private, five-acre parcel. The elegant home offers beamed ceilings, French doors and two cozy fireplaces, truly.....Carmel Country Comfort.

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

Listed By Tim Allen, Coldwell Banker/Del Monte-Junipero

PS 26264 OCEAN VIEW AV, Carmel 93923 (Carmel) **\$3,200,000** MLS: 80910839
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) DOM: 170



Property Overview

Area: Carmel Point (Area 145)
 Bed/Bath: 4 / 3 Age: 42 years
 SqFt: 2,700 Lot: 6,000 sq ft

Pricing/Dates

List : \$3,200,000 03/03/2009
 Original : \$3,200,000 03/03/2009
 OffMktDate:
 Pending 08/20/2009
 show

Remarks

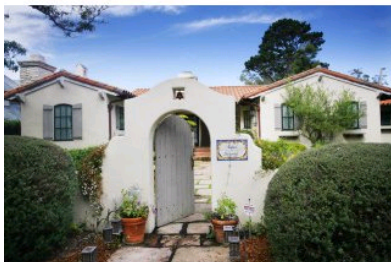
We are pleased to offer this rare "street to street" Carmel Point opportunity. The 2700 sq ft residence on Ocean View Ave overlooks the vacant lot fronting Scenic Road. These combined parcels with water afford a buyer the option to remodel the existing home or build a new residence worthy of this commanding location. Being sold with MLS #80763976 for a total price of \$6,500,000.

Property Features

Familyroom No Family Room	Informal Dining Area No Informal Dining Area	Formal Dining Area Living Rm/Dining Rm Combo	Pool Options --	Garage/Parking 2 Car Garage
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Listed By Ben Heinrich, Coldwell Banker/Del Monte-Rancho

PS 0 CARMELO ST, Carmel 93921 (Carmel) **\$2,745,000** MLS: 80940086
 Beds: 4 bed(s) Baths Full/Partial: 3 1/2 bath(s) DOM: 372



Property Overview

Area: Northwest Carmel (Area 141)
 Bed/Bath: 4 / 3 1/2 Age: 78 years
 SqFt: 3,071 Lot: 8,000 sq ft

Pricing/Dates

List : \$2,745,000 08/20/2009
 Original : \$2,745,000 08/14/2008
 OffMktDate:
 Pending 08/21/2009
 show

Remarks

Large 7 year old Mediterranean located on a 80x100 lot. Located one block from the sandy beach in Carmel and close to the Pebble Beach gate and downtown Carmel. Newer house with old world charm. Thin wall plaster, hardwood and tile floors, huge great room with second kitchen is perfect for guest quarters, top-of-the-line appliances in both kitchens. Peeks of the ocean and large backyard w/patio.

Property Features

Familyroom Separate Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area Living Rm/Dining Rm Combo	Pool Options --	Garage/Parking 1 Car Carport
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Listed By Larry Scholink, Sotheby's-Clocktower

PS 0 CASANOVA 2 SW of 4th ST, Carmel 93921 (Carmel) **\$2,495,000** MLS: 80936037
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) DOM: 14



Property Overview

Area: Northwest Carmel (Area 141)
 Bed/Bath: 4 / 3 Age: 6 years
 SqFt: 2,420 Lot: 6,300 sq ft

Pricing/Dates

List : \$2,495,000 07/27/2009
 Original : \$2,495,000 07/27/2009
 OffMktDate:
 Pending 08/10/2009
 show

Remarks

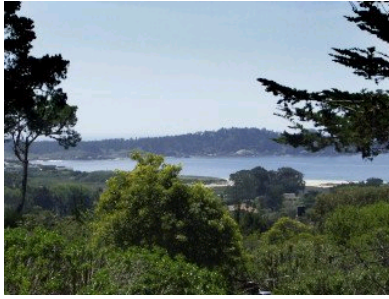
6 yr old Carmel Cottage situated on a 6300sf lot just blocks away from Carmel Beach, downtown Carmel and Pebble Beach gate. Well built 2400sf home with 4bdrms & 3baths, 2-car garage, hardwood and slate floors, top of the line appliances and finest finishes throughout. Features outdoor terrace with fireplace situated between master bdrm, living room and entryway. A perfect spot to live & entertain.

Property Features

Familyroom Family Room Kitchen	Informal Dining Area Eat in Kitchen	Formal Dining Area Living Rm/Dining Rm Combo	Pool Options --	Garage/Parking 2 Car Garage
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Listed By Lynn Brown, Sotheby's-Clocktower

PS 3420 MOUNTAIN VIEW AV, Carmel 93923 (Carmel) **\$2,195,000** MLS: 80924241
 Beds: 2 bed(s) Baths Full/Partial: 2 1/2 bath(s) DOM: 103



Property Overview		Pricing/Dates	
Area:	Hatton Fields (Area 147)	List :	\$2,195,000 05/18/2009
Bed/Bath:	2 / 2 1/2 Age: 51 years	Original :	\$2,195,000 05/18/2009
SqFt:	2,471 Lot: 37,200 sq ft	OffMktDate:	
		Pending	08/29/2009
		show	

Remarks
 Fabulous 1950's architecturally designed home with extraordinary views of Point Lobos and Fish Ranch. A sunny and private near acre in the prestigious neighborhood of Hatton Field, only a short walk through Mission Trails to downtown Carmel. Some owner financing is available. Termite and home inspection are on the kitchen counter or available via e-mail. Title is cleared for a second story.

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

Listed By Marcia L. Stuart, Coldwell Banker/Del Monte-Rancho

PS 27125 ARRIBA WY, Carmel 93923 (Carmel) **\$1,795,000** MLS: 80935330
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) DOM: 41



Property Overview		Pricing/Dates	
Area:	Carmel Meadows (Area 151)	List :	\$1,795,000 07/22/2009
Bed/Bath:	4 / 3 Age: 47 years	Original :	\$1,795,000 07/22/2009
SqFt:	2,601 Lot: 8,276 sq ft	OffMktDate:	
		Pending	09/01/2009
		show	

Remarks
 View & elegance in this stately and timeless house in prestigious Carmel Meadows. 2-story residence has 4 beds and 3 baths. Living Room with fireplace and 180-degree views. Patio off dining-family room includes hot tub and flower-filled garden and more views. Large kitchen and spacious 2-car garage. Includes elevator. Custom-designed in the 60's, a few upgrades will transform this house into a gem!

Property Features

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

Listed By Gin Weathers, Intero Real Estate Services

PS 2 SE LINCOLN & 12th, Carmel 93923 (Carmel) **\$1,650,000** MLS: 80926479
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) DOM: 86



Property Overview		Pricing/Dates	
Area:	Southwest Carmel (Area 143)	List :	\$1,650,000 05/31/2009
Bed/Bath:	3 / 3 Age: 60 years	Original :	\$1,650,000 05/31/2009
SqFt:	1,300 Lot: 6,000 sq ft	OffMktDate:	
		Pending	08/25/2009
		show	

Remarks
 Fabulous Comstock Cottage in excellent condition with detached guest house on 6000sf lot in the heart of the "Golden Rectangle". Truly a rare find...wonderful character and charm. Great patios and landscaping. Property is NOT on the historic list.

Property Features

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

Listed By Jeff Britton, San Carlos Agency

PS 24337 SAN JUAN RD, Carmel 93923 (Carmel) **\$1,595,000** MLS: 80825203
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) DOM: 392



Property Overview		Pricing/Dates	
Area:	Carmel Woods (Area 140)	List :	\$1,595,000 07/31/2008
Bed/Bath:	3 / 2 1/2	Age:	3 years
SqFt:	2,540	Lot:	6,800 sq ft
		Original :	\$1,995,000 07/31/2008
		OffMktDate:	
		Pending	08/27/2009
		show	

Remarks
 Charming, old-world feel with beautiful custom touches. Dramatic 2 story living room w/ beamed ceilings, French doors, rich hardwood floors, 3 fireplaces, granite chef's kitchen, sunroom, office, central vacuum, sound and alarm systems, and a 2nd story master suite with decks and peek of the ocean.

Property Features

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

Listed By Sandra Scott, Coldwell Banker/Del Monte-Rancho

PS 0 DOLORES ST AT 2ND ST, Carmel 93921 (Carmel) **\$1,495,000** MLS: 80914732
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) DOM: 144



Property Overview		Pricing/Dates	
Area:	Northwest Carmel (Area 141)	List :	\$1,495,000 03/23/2009
Bed/Bath:	3 / 2	Age:	19 years
SqFt:	1,886	Lot:	5,000 sq ft
		Original :	\$1,650,000 03/23/2009
		OffMktDate:	
		Pending	08/14/2009
		show	

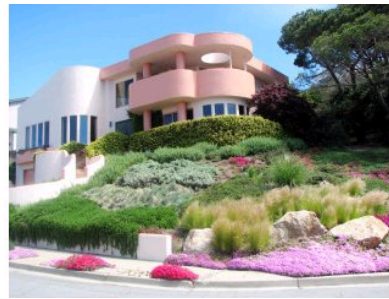
Remarks
 Unique value!...Walking distance to town & beach!...This cottage on 5000 Sq Ft lot with almost 1900 Sq Ft living space, 2 car garage (bonus in Carmel), 7 skylights, high beam ceiling and private gardens enhance the pure Carmel living experience! Enjoy bright kitchen w/pantry, private deck, fireplace and Master Suite (3 closets) - all on 1 level. 2 bed w/sitting area & separate entrance on lower level.

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

Listed By Marta Karpel, Alain Pinel Realtors

PS 3495 EDGEFIELD PL, Carmel 93923 (Carmel) **\$1,249,000** MLS: 80914571
 Beds: 3 bed(s) Baths Full/Partial: 3 1/2 bath(s) DOM: 169



Property Overview		Pricing/Dates	
Area:	High Meadows (Area 149)	List :	\$1,249,000 03/23/2009
Bed/Bath:	3 / 3 1/2	Age:	34 years
SqFt:	2,800	Lot:	8,797 sq ft
		Original :	\$1,599,000 03/23/2009
		OffMktDate:	
		Pending	09/08/2009
		show	

Remarks
 Great Deal!!! Stunning Point Lobos, mountain and sunsets views. Wonderful neighborhood, twice the sq feet, twice the lot size plus 2 car garage for 1/2 half the price of downtown Carmel. Romantic hot tub on balcony with wet bar, block glass, soaring ceilings. Features 3 bed W/ 2 master suites & open floor plan. Feels heavenly & expansive. Motorized chair from garage to 1st floor. Fantastic buy!!!!

Property Features

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

Listed By Leslie Johnson, Sotheby's-Clocktower

PS 2 NE 2ND/Carpenter, Carmel 93921 (Carmel) **\$995,000 MLS: 80832153**
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 356**



Property Overview		Pricing/Dates	
Area:	Northeast Carmel (Area 142)	List :	\$995,000 09/05/2008
Bed/Bath:	3 / 2 Age: 61 years	Original :	\$1,295,000 09/05/2008
SqFt:	1,575 Lot: 4,000 sq ft	OffMktDate:	
		Pending	08/27/2009
		show	

Remarks
 Beautifully remodeled 3 bd., 2 bth home in Carmel by the Sea. Elegant walnut floors, clear-story windows, front & back patios, lush carpeting in bedrooms. Unique Mission style design with many amenities, including built-in wine cooler, custom-made window coverings.

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	--	Off Street Parking

Listed By Janey Given, Coldwell Banker/Del Monte-Rancho

PS 0 JUNIPERO 2 SW OF 8TH, Carmel 93921 (Carmel) **\$995,000 MLS: 80931748**
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 56**



Property Overview		Pricing/Dates	
Area:	Southeast Carmel (Area 144)	List :	\$995,000 07/01/2009
Bed/Bath:	2 / 2 Age: 60 years	Original :	\$995,000 07/01/2009
SqFt:	1,275 Lot: 5,000 sq ft	OffMktDate:	
		Pending	08/26/2009
		show	

Remarks
 Charming Carmel Cottage located on short block to Carmel Village Center. Super quiet, secluded, light, bright, sunny location on an oversized lot. Large Master bedroom suite with adjacent study/office. Huge sundrenched brick patio. Truly, a walk to do dinner location!

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

Listed By Bill Wilson, Coldwell Banker/Del Monte-Junipero

PS 0 NW CARPENTER ST, Carmel 93921 (Carmel) **\$925,000 MLS: 80844577**
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 302**



Property Overview		Pricing/Dates	
Area:	Northeast Carmel (Area 142)	List :	\$925,000 11/10/2008
Bed/Bath:	2 / 2 Age: 78 years	Original :	\$995,000 11/10/2008
SqFt:	900 Lot: 4,000 sq ft	OffMktDate:	
		Pending	09/08/2009
		show	

Remarks
 The perfect Carmel Cottage. Totally remodeled to perfection yet retaining original charm. Gourmet kitchen with stone floors, new appliances and breakfast nook. Spacious master suite opens to deck and back yard. Complete attention to detail throughout. Close to town. Jennaire stove, Miele dishwasher, granite. The ultimate Carmel Cottage. Exceptionally cute--take a look.

Property Features

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

Listed By Steve & Noel Beutel, Sotheby's-Clocktower

PS 0 4TH 2NW of Junipero, Carmel 93921 (Carmel) **\$845,000 MLS: 80935045**
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 45**



Property Overview		Pricing/Dates	
Area:	Northwest Carmel (Area 141)	List :	\$845,000 07/21/2009
Bed/Bath:	2 / 2 Age: 70 years	Original :	\$845,000 07/21/2009
SqFt:	850 Lot: 2,600 sq ft	OffMktDate:	
		Pending	09/04/2009
		show	

Remarks
 Two units in walk to town location. Front unit is darling studio with sun-drenched deck, hardwood floors, granite kitchen counter and bathroom with granite surround. Back unit is one bed/bath, stone fireplace, French paned windows and terrific kitchen and laundry area. Handsome stone courtyard with fireplace in between the two units. Truly charming!

Property Features

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

Listed By Mary Stocker, Coldwell Banker/Del Monte-Pebble Beach

PS 3523 MESA CT, Carmel 93923 (Carmel) **\$799,900 MLS: 80843582**
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 289**



Property Overview		Pricing/Dates	
Area:	Hatton Fields (Area 147)	List :	\$799,900 11/04/2008
Bed/Bath:	3 / 3 Age: 35 years	Original :	\$1,084,900 11/04/2008
SqFt:	2,211 Lot: 20,200 sq ft	OffMktDate:	
		Pending	08/20/2009
		show	

Remarks
 Here is a FANTASTIC price reduction to get home sold. Situated at the end of a private road in Carmel and located close to shopping, downtown and Highway 1. Home includes stainless kitchen appliances, 2 fireplaces, tile flooring in family room and a huge 3 car garage. There is a beautiful deck and 1/2 an acre of land for fabulous outdoor entertaining. Must have B of A pre-approval with offer.

Property Features

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

Listed By Marlene M. Machado-DaRosa, Century 21 Scenic Bay Properties

PS 25749 MORSE DR, Carmel 93923 (Carmel) **\$799,900 MLS: 80900615**
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 229**



Property Overview		Pricing/Dates	
Area:	Carmel Hills (Area 148)	List :	\$799,900 01/06/2009
Bed/Bath:	3 / 2 Age: 49 years	Original :	\$849,900 01/06/2009
SqFt:	2,003 Lot: 38,768 sq ft	OffMktDate:	
		Pending	08/23/2009
		show	

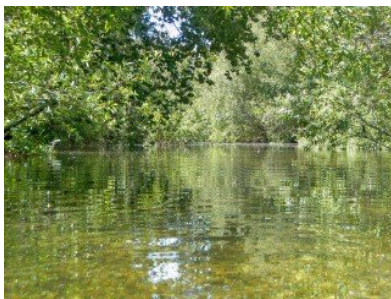
Remarks
 Private setting behind gate. Remodeled kitchen with Thermador 6 burner gas range top, built in oven, granite countertops. Familyroom off kitchen, dining area and living room open to deck. single Private single level home. Property to be purchased AS-IS

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

Listed By Lee Murray, RE/MAX Real Estate Services

PS 26432 MISSION FIELDS RD, Carmel 93923 (Carmel) **\$799,000 MLS: 80929569**
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 82**



Property Overview		Pricing/Dates	
Area:	Mission (Area 146)	List :	\$799,000 06/18/2009
Bed/Bath:	3 / 2 Age: 54 years	Original :	\$814,900 06/18/2009
SqFt:	1,600 Lot: 6,970 sq ft	OffMktDate:	
		Pending	09/08/2009
		show	

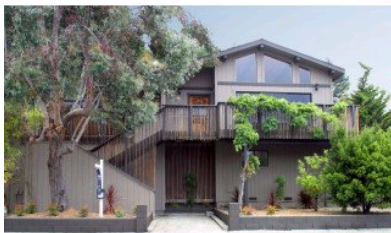
Remarks
 Carmel's Mission Fields boasts Carmel's best climate, and is steps from historic Carmel Mission, shopping and sought after Carmel River School! Located on the finest lot near the banks of Carmel River is this 3 bedroom, 2 bath and family room home! Available for the first time in 55 years this affordable well maintained single level home features mature gardens and fruit trees.

Property Features

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

Listed By Tim Allen, Coldwell Banker/Del Monte-Junipero

PS 3583 OLIVER RD, Carmel 93923 (Carmel) **\$674,000 MLS: 80930135**
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 52**



Property Overview		Pricing/Dates	
Area:	Hatton Fields (Area 147)	List :	\$674,000 06/22/2009
Bed/Bath:	3 / 2 1/2 Age: 29 years	Original :	\$699,000 06/22/2009
SqFt:	2,526 Lot: 7,450 sq ft	OffMktDate:	
		Pending	08/13/2009
		show	

Remarks
 Priced to sell today!!! Located on a quiet cul de sac. Remodeled 2,500sf Mission Fields home. New roof, interior & exterior paint, carpet & flooring, fixtures, appliances, and decking. Huge family and living rooms with fireplaces & built in cabinets, vaulted ceilings, and southern facing mountain views. Bonus room on one side of the two car garage is great option for an office.

Property Features

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

Listed By Mark Trapin, Sotheby's-Clocktower

PN 25204 RANDALL WY, Monterey 93923 (Carmel) **\$2,395,000 MLS: 80910180**
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 168**



Property Overview		Pricing/Dates	
Area:	Hatton Fields (Area 147)	List :	\$2,395,000 02/27/2009
Bed/Bath:	3 / 3 Age: 8 years	Original :	\$2,395,000 02/27/2009
SqFt:	2,090 Lot: 11,275 sq ft	OffMktDate:	
		Pending	08/14/2009
		- Do not	
		show	

Remarks
 Carmel bungalow inspired by Original Cottages. LR is spacious w/ vaulted beam ceiling, formal dining & 2 baths in main home plus separate guest house w/ full bath & 2+ car garage. Vaulted wood ceilings, walls and wide plank pine floors on a huge pro landscaped lot.

Property Features

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

Listed By Bud Larson, Coldwell Banker/Del Monte-Junipero

PN 3800 GENISTA WY, Carmel 93923 (Carmel) **\$2,125,000** MLS: 80932544
 Beds: 4 bed(s) Baths Full/Partial: 2 1/2 bath(s) DOM: 63



Property Overview		Pricing/Dates	
Area:	High Meadows (Area 149)	List :	\$2,125,000 07/07/2009
Bed/Bath:	4 / 2 1/2 Age: 8 years	Original :	\$2,125,000 07/07/2009
SqFt:	4,360 Lot: 42,192 sq ft	OffMktDate:	
		Pending	09/08/2009
		- Do not	
		show	

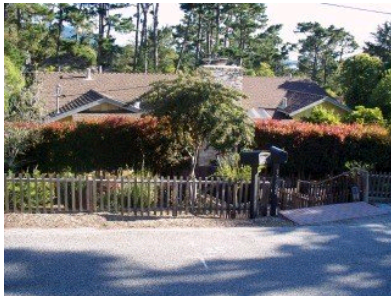
Remarks
 This gorgeous Mediterranean home is located on a quiet cul de sac in High Meadows with expansive views of the ocean and Point Lobos. Looks & feels like absolutely brand new! Large windows and spacious rooms open up to the views and the beauty of the forest. Granite, marble and limestone throughout the house with designer lighting in every room. A private rose garden and hot tub deck to enjoy!

Property Features

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

Listed By Joy Jacobs, Keller Williams Realty

PN 3268 CAMINO DEL MONTE ST, Carmel 93923 (Carmel) **\$795,000** MLS: 80937572
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) DOM: 13



Property Overview		Pricing/Dates	
Area:	Carmel Woods (Area 140)	List :	\$795,000 08/02/2009
Bed/Bath:	3 / 3 Age: 61 years	Original :	\$795,000 08/02/2009
SqFt:	2,112 Lot: 6,100 sq ft	OffMktDate:	
		Pending	08/15/2009
		- Do not	
		show	

Remarks
 Beautifully upgraded home-Carmel Woods-1 bedroom,1 bath guest house.Custom tile work in all baths with designer fittings,Slate floors in kitchen, custom made doors & window coverings, professional landscap.A must see home,priced to sell. Short sale pending lender approval. Home is sold in as-is condition. As per listing Appliances & light fix.not included in sale. List of excluded items available.

Property Features

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

Listed By Cornelis Van Rensburg, Leonard/ Scott Real Estate Group

S 0 Camino Real 4 SW of 12th, Carmel 93921 (Carmel) **\$3,000,000** MLS: 80919398
 Beds: 3 bed(s) Baths Full/Partial: 3 1/2 bath(s) DOM: 113



Property Overview		Pricing/Dates	
Area:	Southwest Carmel (Area 143)	List :	\$3,199,000 04/20/2009
Bed/Bath:	3 / 3 1/2 Age: 7 years	Original :	\$3,695,000 04/20/2009
SqFt:	1,940 Lot: 6,000 sq ft	OffMktDate:	
		Sold	\$3,000,000 08/11/2009
		(Closed	
		Sale)	

Remarks
 Just a short stroll from the crashing waves of Carmel Beach a unique experience awaits... the ultimate in Country French Cottage décor...Pierre Deux, extraordinaire. Offering rich, pegged-pecan floors, marble counter tops, open beamed ceilings, hand textured surfaces, the details are magnificent making this 2600 sq. ft., 3 bedroom, 2.5 bath, 3-fireplace home & guest house.....Sublimely Carmel

Property Features

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

S 0 SAN ANTONIO and 4TH AV, Carmel 93921 (Carmel) **\$1,995,000** **MLS: 80923298**
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 93**



Property Overview		Pricing/Dates	
Area:	Northwest Carmel (Area 141)	List :	\$2,295,000 05/12/2009
Bed/Bath:	3 / 3 Age: 16 years	Original :	\$2,295,000 05/12/2009
SqFt:	1,620 Lot: 3,700 sq ft	OffMktDate:	
		Sold	\$1,995,000 08/13/2009
		(Closed Sale)	

Remarks
 Watch ocean views and sunsets from this gorgeous 3 bedroom, 3 bath home across the street from Carmel Beach. Listen to pounding surf and smell the eucalyptus trees. Stroll to downtown Carmel and the Pebble Beach golf links. You must see the inside to appreciate the light, views and architecture. This is a rare property in Carmel.

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 0 NW MISSION ST, Carmel by the Sea 93921 (Carmel) **\$775,000** **MLS: 80934719**
 Beds: 2 bed(s) Baths Full/Partial: 1 1/2 bath(s) **DOM: 26**



Property Overview		Pricing/Dates	
Area:	Southeast Carmel (Area 144)	List :	\$825,000 07/16/2009
Bed/Bath:	2 / 1 1/2 Age: 69 years	Original :	\$825,000 07/16/2009
SqFt:	1,027 Lot: 3,920 sq ft	OffMktDate:	
		Sold	\$775,000 08/11/2009
		(Closed Sale)	

Remarks
 Darling cottage within walking distance of Sunset Center, Carmel Beaches, Carmel Mission, Mission Trail and downtown Carmel. Charming, low maintenance, established gardens abound. Bonus room with closet behind garage perfect for guests or in-laws. Hardwood floors, sunny breakfast room. Ready for you to move right in or update to your taste. Just painted inside and out.

Property Features

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

E 26197 CARMELO ST, Carmel 93923 (Carmel) **\$2,200,000** **MLS: 80922716**
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 120**



Property Overview		Pricing/Dates	
Area:	Carmel Point (Area 145)	List :	\$2,200,000 05/08/2009
Bed/Bath:	3 / 3 Age: 21 years	Original :	\$2,200,000 05/08/2009
SqFt:	2,170 Lot: 5,900 sq ft	OffMktDate:	09/06/2009
		Expired	09/05/2009

Remarks
 Exciting Carmel Point cottage. 3 bed 2 bath main house plus 1 bed 1 bath separate guest quarters. Totally redone in 1997. Vaulted ceilings, skylights, hardwood & tile floors, formal dining, large eat-in kitchen, large back patio for outdoor entertaining.

Property Features

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

Listed By Mark Thomas Ryan, Coldwell Banker/Del Monte-Junipero