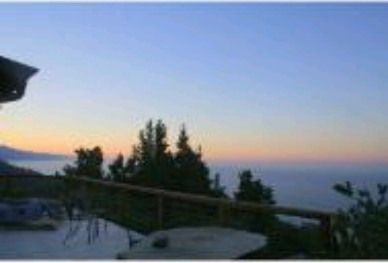


**A** 46480 CLEAR RIDGE RD, Big Sur Coast 93920 (South Coast) DOM: 265 CDOM: 265  
 \$4,900,000 Beds: 1 bed(s) Baths: 2 bath(s) MLS: 80823730



Property Overview				Pricing/Dates	
Detached Single Family (Class 1)				List Price:	\$4,900,000
Bed/Bath:	1 / 2	SqFt:	800	Sale Price:	
Yr Built / Age:	1975 / 33 years	Assoc Fee:		Sale Date:	
Lot:	20.00 ac			COE Date:	
				OffMktDate:	

**Remarks**  
 One of the finest locations in Big Sur, this rare 20 acre parcel sits 1100 ft above the surf with dramatic South Coast & Pacific Ocean views. Located south of Andrew Molera Park, Clear Ridge was named for it's uncanny ability to remain clear as the fog rolls in. This magical place was the retreat of Big Sur legend, Hank Adams. The 1BR 2BA superbly integrated cabin enjoys an elegant simplicity.

**Listing History:**

<u>MLS ID</u>	<u>Change Date</u>	<u>Status</u>	<u>COE Date</u>	<u>Exp Date</u>	<u>List Office/Sale Office</u>	<u>List Price/Sale Price</u>
80823730	11/19/2008	Active		07/22/2009	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$4,900,000
80823730	07/24/2008	Active		07/22/2009	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$5,750,000

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

**A** 53900 HWY 1, South Coast 93920 (Big Sur Coast) DOM: 1037 CDOM: 1037  
 \$4,800,000 Beds: 1 bed(s) Baths: 1 1/2 bath(s) MLS: 80635781



Property Overview				Pricing/Dates	
Detached Single Family (Class 1)				List Price:	\$4,800,000
Bed/Bath:	1 / 1 1/2	SqFt:	1,800	Sale Price:	
Yr Built / Age:	- - / 99 years	Assoc Fee:		Sale Date:	
Lot:	6.47 ac			COE Date:	
				OffMktDate:	

**Remarks**  
 OCEAN FRONT 6-ACRE COMPOUND W/ BREATHTAKING WHITE WATER & OCEAN VIEWS. RUSTIC MAIN HOUSE W/ LARGE STONE FIREPLACE, WINDOWS & SLIDERS OPEN TO DECKS & OCEAN VIEWS. GUESTHOUSE & CARETAKERS COTTAGE, PLUS EDGE OF THE WORLD SPA.

**Listing History:**

MLS ID	Change Date	Status	COE Date	Exp Date	List Office/Sale Office	List Price/Sale Price
80635781	06/17/2008	Active		06/13/2009	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$4,800,000
80635781	06/13/2008	Expired		06/13/2009	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$4,800,000
80635781	06/10/2008	Expired		06/09/2008	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$4,800,000
80635781	06/19/2007	Active				\$4,800,000
80635781	06/19/2007	Active				
80635781	06/10/2007	Expired				
80635781	06/13/2006	Active		06/09/2007	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$5,500,000

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

**A** 9167 SYCAMORE CANYON RD, Big Sur Coast 93920 (Big Sur Coast) DOM: 237 CDOM: 237  
 \$3,995,000 Beds: 3 bed(s) Baths: 3 bath(s) MLS: 80829361



**Property Overview**

Detached Single Family (Class 1)  
 Bed/Bath: 3 / 3 SqFt: 1,850  
 Yr Built / Age: 1994 / 15 years Assoc Fee:  
 Lot: 216,928 sq ft

**Pricing/Dates**

List Price: \$3,995,000  
 Sale Price:  
 Sale Date:  
 COE Date:  
 OffMktDate:

**Remarks**

Dramatic Micky Muenning, organic, contemporary home offering breathtaking views of the Big Sur mountains and the Pacific Ocean. Just a few minutes from Pfeiffer Beach, the Big Sur Bakery, Ventana Inn & Post Ranch Inn, this unique property, artfully placed into the granite covered hillside, offers privacy in a world class setting with wonderful outdoor spaces, gardens, decks and patios.

**Listing History:**

<u>MLS ID</u>	<u>Change Date</u>	<u>Status</u>	<u>COE Date</u>	<u>Exp Date</u>	<u>List Office/Sale Office</u>	<u>List Price/Sale Price</u>
80829361	03/12/2009	Active		06/30/2009	Coldwell Banker/Del Monte-Junipero (M5022.1)	\$3,995,000
80829361	08/21/2008	Active		06/30/2009	Coldwell Banker/Del Monte-Junipero (M5022.1)	\$4,695,000
80559036	06/03/2006	Expired				
80559036	10/10/2005	Withdrawn				
80559036	10/06/2005	Active		06/02/2006	John Saar-Crml Rncho (M7243.1)	\$3,950,000
80345578	02/08/2004	Expired				
80345578	08/11/2003	Active		02/07/2004	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$3,750,000

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

**A** 54850 HIGHWAY 1, Big Sur Coast 93920 (Big Sur Coast) DOM: 57 CDOM: 57 MLS: 80908315  
**\$3,995,000 Beds: 3 bed(s) Baths: 3 bath(s)**



Property Overview				Pricing/Dates	
Detached Single Family (Class 1)				List Price:	\$3,995,000
Bed/Bath:	3 / 3	SqFt:	3,700	Sale Price:	
Yr Built / Age:	1971 / 38 years	Assoc Fee:		Sale Date:	
Lot:	5.00 ac			COE Date:	
				OffMktDate:	

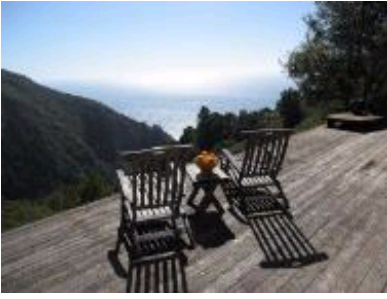
**Remarks**  
 This spectacular, Big Sur ocean front compound complete with a private beach, a grassy knoll, a main house and a guest house, offers breathtaking views up and down the California coast. Cormorant Cove is private yet is only a short distance from the Big Sur Village. There are plans to build a 6000 sq. foot residence designed by world renowned architect Mickey Muennig.

**Listing History:**

MLS ID	Change Date	Status	COE Date	Exp Date	List Office/Sale Office	List Price/Sale Price
80908315	03/10/2009	Active		11/06/2009	Coldwell Banker/Del Monte-Junipero (M5022.1)	\$3,995,000
80908315	02/17/2009	Active		11/06/2009	Coldwell Banker/Del Monte-Junipero (M5022.1)	\$4,995,000
80506788	08/16/2005	Sold	08/16/2005		John Saar-Crml Rncho (m7243.1)	\$4,550,000
80506788	06/06/2005	Pend NS	09/14/2005			
80506788	02/13/2005	Active		01/21/2006	John Saar-Crml Rncho (M7243.1)	\$4,850,000
80399906	12/23/2004	Expired				
80399906	05/24/2004	Active		12/22/2004	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$4,995,000
80323435	12/15/2003	Expired				
80323435	04/25/2003	Active	01/01/2001	12/14/2003	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$4,995,000

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

**A** 51500 PARTINGTON RIDGE RD, South Coast 93920 (Big Sur Coast) **DOM: 790 CDOM: 1234**  
**\$2,295,000 Beds: 2 bed(s) Baths: 2 bath(s)** **MLS: 80707585**



Property Overview				Pricing/Dates	
Detached Single Family (Class 1)				List Price:	\$2,295,000
Bed/Bath:	2 / 2	SqFt:	1,618	Sale Price:	
Yr Built / Age:	- - / 19 years	Assoc Fee:		Sale Date:	
Lot:	3.08 ac			COE Date:	
				OffMktDate:	
Remarks					
PRIVATE RETREAT ON PARTINGTON RIDGE. SPECTACULAR CANYON & OCEAN VIEWS. BEAUTIFULLY REMODELED, 14 YO HOME OFFERS QUIET COMFORT, SPACIOUS ROOMS, LIGHT & BRIGHT. 2 BEDROOMS, 2 BATHS; 1,600 SF. DECKS, PATIOS FOR OUTDOOR LIVING.					

**Listing History:**

MLS ID	Change Date	Status	COE Date	Exp Date	List Office/Sale Office	List Price/Sale Price
80707585	01/22/2009	Active		06/30/2009	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$2,295,000
80707585	01/22/2009	Expired		06/30/2009	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$2,295,000
80707585	01/17/2009	Expired		01/16/2009	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$2,500,000
80707585	01/08/2009	Active		01/16/2009	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$2,500,000
80707585	01/01/2009	Expired		12/31/2008	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$2,500,000
80707585	09/03/2008	Active		12/31/2008	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$2,500,000
80707585	09/02/2008	Expired		09/01/2008	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$2,500,000
80707585	02/11/2008	Active		09/01/2008	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$2,500,000
80707585	02/15/2007	Active		02/12/2008	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$2,500,000
80672944	02/14/2007	Cancelled				
80672944	12/26/2006	Active		12/31/2007	John Saar-Crossroads (M7104.1)	\$2,500,000
80568916	12/21/2006	Cancelled				
80568916	09/21/2006	Active		11/10/2007		
80568916	08/10/2006	Active		11/10/2006		\$3,000,000
80568916	01/11/2006	Active		08/10/2006		
80568916	11/28/2005	Active		10/19/2006	Sotheby's-Clocktower (M5295.1)	\$2,795,000
80531048	10/14/2005	Cancelled				
80531048	06/06/2005	Active		12/05/2005	Sotheby's-Clocktower (M5295.1)	\$2,795,000
80506790	06/03/2005	Cancelled				
80506790	02/13/2005	Active		12/12/2005	John Saar-Crml Rncho (M7243.1)	\$2,950,000
89536197	09/02/1997	Sold	09/02/1997	07/20/1997	Inactive Office M52001 (M5200.1)	\$395,000
					NON MULTIPLE LISTING OFFICE (NMLS .1)	\$392,000
89536197	07/21/1997	Pend NS	09/15/1997	07/20/1997	Inactive Office M52001 (M5200.1)	\$395,000
89536197	05/30/1997	Pend Show	09/15/1997	07/20/1997	Inactive Office M52001 (M5200.1)	\$395,000
89536197	01/20/1997	Active	01/01/2001	07/20/1997	Inactive Office M52001 (M5200.1)	\$395,000
89536197	07/24/1996	Active	01/01/2001	02/08/1997	Inactive Office M52001 (M5200.1)	\$425,000
89536197	02/05/1996	Active	01/01/2001	08/15/1996	Inactive Office M52001 (M5200.1)	\$475,000
89536197	01/25/1996	Active	01/01/2001	08/25/1996	Inactive Office M52001 (M5200.1)	\$475,000
89536197	08/25/1995	Active	01/01/2001	02/15/1996	Inactive Office M52001 (M5200.1)	\$475,000

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

**A** 0 PARTINGTON RIDGE RD, Big Sur Coast 93920 (Big Sur Coast) DOM: 909 CDOM: 909  
 \$2,000,000 Beds: 3 bed(s) Baths: 2 bath(s) MLS: 80665077



Property Overview				Pricing/Dates	
Detached Single Family (Class 1)				List Price:	\$2,000,000
Bed/Bath:	3 / 2	SqFt:	2,200	Sale Price:	
Yr Built / Age:	- - / 60 years	Assoc Fee:		Sale Date:	
Lot:	101,494 sq ft			COE Date:	
				OffMktDate:	

**Remarks**  
 The property wraps the ridgeline allowing for sunsets and sunrises over the ocean. Reminiscent of a Sunset Magazine garden home, the owners have created a quality landscape of quartzite patios and paths, water features, delightful, custom tables, chairs & recliners, fire pits, arbors, sculptures, custom gates & spa, all softened & enhanced by mature plantings.

**Listing History:**

<u>MLS ID</u>	<u>Change Date</u>	<u>Status</u>	<u>COE Date</u>	<u>Exp Date</u>	<u>List Office/Sale Office</u>	<u>List Price/Sale Price</u>
80665077	03/13/2009	Active		10/31/2009	John Saar-Crossroads (M7104.1)	\$2,000,000
80665077	01/21/2009	Active		10/31/2009	John Saar-Crossroads (M7104.1)	\$2,490,000
80665077	01/02/2009	Active		10/31/2009	John Saar-Crossroads (M7104.1)	\$2,900,000
80665077	01/01/2009	Expired		12/31/2008	John Saar-Crossroads (M7104.1)	\$2,900,000
80665077	06/09/2008	Active		12/31/2008	John Saar-Crossroads (M7104.1)	\$2,900,000
80665077	04/08/2008	Active		12/31/2008	John Saar-Crossroads (M7104.1)	\$2,970,000
80665077	10/30/2007	Active		10/01/2008	John Saar-Crossroads (M7104.1)	\$2,995,000
80665077	10/11/2007	Active		10/01/2008	John Saar-Crossroads (M7104.1)	\$3,350,000
80665077	01/31/2007	Active				\$3,350,000
80665077	10/19/2006	Active		10/14/2007	John Saar-Crossroads (M7104.1)	\$3,900,000

Listed By John Saar, John Saar-Crossroads

**A** 46845 HWY 1, Big Sur Coast 93920 (Big Sur Coast) DOM: 938 CDOM: 938  
 \$1,950,000 Beds: 4 bed(s) Baths: 2 bath(s) MLS: 80659229



**Property Overview**

Detached Single Family (Class 1)  
 Bed/Bath: 4 / 2 SqFt: 3,000  
 Yr Built / Age: - - / 44 years Assoc Fee:  
 Lot: 5.39 ac

**Pricing/Dates**

List Price: \$1,950,000  
 Sale Price:  
 Sale Date:  
 COE Date:  
 OffMktDate:

**Remarks**

CASA LAURIA IS A HUGE SPACIOUS TROTTER-BUILT HOUSE IN THE CENTER OF BIG SUR. VIEWS OF BIG SUR VALLEY & MOLERA STATE PARK WITH ROWS OF WINDOWS & GARDENS. MINUTES TO THE REDWOODS, THE RIVER, POST RANCH & BEACHES...YET VERY PRIVATE.

**Listing History:**

<u>MLS ID</u>	<u>Change Date</u>	<u>Status</u>	<u>COE Date</u>	<u>Exp Date</u>	<u>List Office/Sale Office</u>	<u>List Price/Sale Price</u>
80659229	03/10/2009	Active		09/19/2009	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$1,950,000
80659229	09/05/2008	Active		03/19/2009	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$1,950,000
80659229	09/05/2008	Active		01/19/2009	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$1,950,000
80659229	03/10/2008	Active		09/19/2008	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$2,395,000
80659229	09/19/2007	Active		03/19/2008	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$2,395,000
80659229	08/06/2007	Active				\$2,395,000
80659229	03/19/2007	Active		09/19/2007		
80659229	01/05/2007	Active				\$2,550,000
80659229	09/20/2006	Active		03/19/2007	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$2,950,000
89833190	09/16/1998	Sold	09/15/1998	12/31/1998	Big Sur Properties (M5294.1)	\$399,000
					Big Sur Properties (M5294.1)	\$385,000
89833190	08/11/1998	Pend NS	09/15/1998	12/31/1998	Big Sur Properties (M5294.1)	\$399,000
					Big Sur Properties (M5294.1)	
89833190	07/24/1998	Active	01/01/2001	12/31/1998	Big Sur Properties (M5294.1)	\$399,000

Listed By Michael Gilson, Coldwell Banker/Del Monte-Rancho



**A** 46977 CLEAR RIDGE RD, Big Sur Coast 93920 (Big Sur Coast) DOM: 175 CDOM: 175  
 \$1,945,000 Beds: 1 bed(s) Baths: 2 bath(s) MLS: 80841444



Property Overview				Pricing/Dates	
Detached Single Family (Class 1)				List Price:	\$1,945,000
Bed/Bath:	1 / 2	SqFt:	2,000	Sale Price:	
Yr Built / Age:	1993 / 15 years	Assoc Fee:		Sale Date:	
Lot:	871,200 sq ft			COE Date:	
				OffMktDate:	

**Remarks**  
 Experience panoramic views from this peaceful location on Clear Ridge. The perfectly proportioned Japanese Tea House architecture invites you to enter and relax in the Zen like setting.

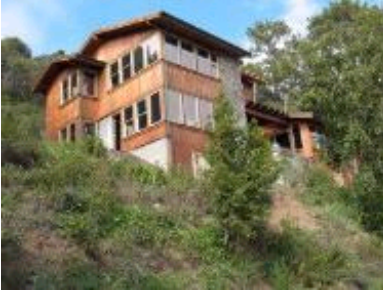
**Listing History:**

MLS ID	Change Date	Status	COE Date	Exp Date	List Office/Sale Office	List Price/Sale Price
80841444	10/22/2008	Active		04/21/2009	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$1,945,000
80748413	02/26/2008	Expired		02/25/2008	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$1,995,000
80748413	02/15/2008	Active		02/25/2008	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$1,995,000
80748413	08/28/2007	Active		02/16/2008	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$1,995,000
80629429	10/13/2006	Expired				
80629429	05/19/2006	Active		10/12/2006	Sotheby's-PG (M7350.1)	\$2,395,000
80518224	04/13/2006	Cancelled				
80518224	03/13/2006	Active		06/01/2006		
80518224	02/15/2006	Active		04/23/2006		
80518224	01/11/2006	Active				\$2,495,000
80518224	07/08/2005	Active				\$2,700,000
80518224	04/20/2005	Active				\$2,950,000
80518224	04/11/2005	Active		02/23/2006	John Saar-Crossroads (M7104.1)	\$3,200,000

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



**A** 51422 PARTINGTON RIDGE RD, South Coast 93920 (Big Sur Coast) **DOM: 33 CDOM: 33 MLS: 80912888**  
**\$1,450,000 Beds: 4 bed(s) Baths: 3 bath(s)**



Property Overview				Pricing/Dates	
Detached Single Family (Class 1)				List Price:	\$1,450,000
Bed/Bath:	4 / 3	SqFt:	3,203	Sale Price:	
Yr Built / Age:	2003 / 6 years	Assoc Fee:		Sale Date:	
Lot:	88,426 sq ft			COE Date:	
				OffMktDate:	

**Remarks**  
 SPECTACULAR OCEAN VIEWS! NEW CONSTRUCTION WITH INTERIOR APPROX 50% COMPLETE. GREAT FOR CONTRACTOR OR OWNER/BUILDER TO COMPLETE AND ADD OWN FINISHES. MANY INSPECTIONS ALREADY PASSED. THIS HOME OFFERS GREAT VIEWS AND MANY AMENITIES. DETACHED GUEST HOUSE, ALL ON 2.03 ACRES.

**Listing History:**

MLS ID	Change Date	Status	COE Date	Exp Date	List Office/Sale Office	List Price/Sale Price
80912888	04/03/2009	Active		08/17/2009	Coldwell Banker/Del Monte-Junipero (M5022.1)	\$1,450,000
80912888	03/13/2009	Active		08/17/2009	Coldwell Banker/Del Monte-Junipero (M5022.1)	\$1,795,000
80806851	10/01/2008	Expired		09/30/2008	Altieri Real Estate (M272.1)	\$2,380,000
80806851	06/05/2008	Active		09/30/2008	Altieri Real Estate (M272.1)	\$2,380,000
80806851	06/05/2008	Active		09/06/2008	Altieri Real Estate (M272.1)	\$2,380,000
80806851	05/06/2008	Active		09/06/2008	Cedar Properties (M23.1)	\$2,380,000
80608069	04/02/2008	Expired		04/01/2008	John Saar-Crossroads (M7104.1)	\$2,950,000
80608069	10/08/2007	Active		04/01/2008	John Saar-Crossroads (M7104.1)	\$2,950,000
80608069	10/02/2007	Expired		04/01/2008	John Saar-Crossroads (M7104.1)	\$2,950,000
80608069	10/02/2007	Expired		10/01/2007	John Saar-Crossroads (M7104.1)	\$2,950,000
80608069	08/31/2007	Active		10/01/2007		
80608069	02/05/2007	Active		09/01/2007		
80608069	02/13/2006	Active		02/13/2007	John Saar-Crossroads (M7104.1)	\$2,950,000
80434788	10/26/2005	Expired				
80434788	05/02/2005	Active				
80434788	04/26/2005	Expired				
80434788	11/22/2004	Active		04/25/2005	Coldwell Banker/Del Monte-Rancho (M5021.1)	\$3,100,000
80340955	02/26/2004	Sold	02/25/2004		NON MULTIPLE LISTING OFFICE (NMLS.1)	\$940,000
80340955	02/02/2004	Pend NS		02/20/2004		
80340955	02/01/2004	Pend NS				
80340955	01/07/2004	Pend Show	02/20/2004			
80340955	08/13/2003	Active	01/01/2000			

Listed By William L. Smith, Coldwell Banker/Del Monte-Junipero