



Modern Mediterranean Above Monterey



Sellers Eager to Move!



25380 Quail Summit . HALCYON HEIGHTS . MONTEREY

Designed by one of Monterey's most talented architects, this captivating home takes advantage of its ridge-top location to exploit the panoramic views of Monterey Bay and the natural beauty that surrounds it.

Soaring cathedral ceilings in the majestic living room are illuminated by vast windows. Perfect for family life as well as entertaining; this luxurious yet practical home is a private and peaceful hideaway—close to all the Monterey Peninsula has to offer.

- Oversized master suite and sitting room (complete with fireplace), enormous bathroom and dressing area, with adjoining exercise room
- Private guest wing with two large *en suite* bedrooms (each with balcony), and huge entertainment room with wet bar, deck, and balcony
- Drought-tolerant professional landscaping features 1100 square-foot artificial-turf putting green and expansive backyard patio
- Spotless, immaculate, impeccable home, ready to occupy
- Gated neighborhood and gated driveway

Asking \$1,987,650

Price Reduced to Sell!

GAYLE & CLIFF CRUSAN #01038531

831-595-1501 gaylecrusan@gmail.com

www.internationalestates.com

DREAMS... we turn them into your address

EXTERIOR FEATURES**INTERIOR FEATURES**

- ◆ *Exclusive, gated, private location*
- ◆ *Gorgeous 360-degree bay and hillside views*
- ◆ *Contemporary Mediterranean design*
- ◆ *3-door, 3-car garage*
- ◆ *Mature, drought-resistant landscape*
- ◆ *Private balconies*
- ◆ *State-of-the-art 5-hole putting green*
- ◆ *Extensive back terrace*
- ◆ *New, heart redwood, piano-key, privacy fence*

- ◆ *Dramatic high ceilings and windows*
- ◆ *Great floor plan for entertaining*
- ◆ *Master suite with sitting room*
- ◆ *Luxurious bath and shower*
- ◆ *Fabulous bright exercise room*
- ◆ *Large recreation room with wet bar*
- ◆ *Guest wing bedrooms en suite*
- ◆ *Lovely living room and spacious formal dining room*
- ◆ *Timeless, open architecture, and fireplaces*

KITCHEN/FAMILY AREAS**OTHER FEATURES**

- ◆ *Chef's gourmet, exhibition kitchen*
- ◆ *Walk-in-pantry with lots and lots of storage*
- ◆ *Marble counters*
- ◆ *Extensive counter and island space*
- ◆ *Double ovens and microwave*
- ◆ *Sub-Zero refrigerator*
- ◆ *Separate built-in wine and beverage cooler*
- ◆ *Gas cook top with 5 burners*
- ◆ *Bright breakfast room with ocean views*

- ◆ *3 bedrooms, 3.5 bathrooms*
- ◆ *Over 5,000 square feet of living space*
- ◆ *Forced air, gas heating, and air conditioning*
- ◆ *Water treatment system*
- ◆ *Exterior landscape lighting in front of home*
- ◆ *Extensive views from every room*
- ◆ *900-bottle capacity, climate-controlled wine cellar*
- ◆ *Tremendous natural light throughout*
- ◆ *Wonderful neighbors on both sides*

HALCYON HEIGHTS OF MONTEREY

Private and Secluded, Yet Close to Town



Noted for its gorgeous pastoral settings, Halcyon Heights is located along Highway 68 just across the road from Pasadera. Highway 68 is a California Scenic Highway that receives special conservation treatment to protect its natural beauty. Above California's Pacific Coast, this area of Monterey enjoys stunning, breathtaking views from its many secluded parcels. Its central location along Scenic Route 68, *Gateway to the Monterey Peninsula*, makes it convenient to all cities and areas in Monterey County. The Monterey Airport is just 5 minutes away, and it is 12 miles to Carmel, 12 miles to Salinas and only 8 miles to downtown Monterey or Carmel Valley Village.

Those who live in this location benefit from the area's exceptional weather. At approximately 1100 feet, Halcyon Heights is frequently above the fog line in the warmth of the sun. The temperature is 5-10 degrees warmer than Monterey proper and as much as 15 degrees warmer than Pebble Beach. This means the great outdoors is sunny and accessible in Halcyon Heights when the marine layer is still hovering in adjacent areas. With its peaceful location and private setting, Halcyon Heights offers a higher quality of life not often found within the city limits of Monterey. All this and an exceptional price point create a slice of paradise that could be yours.

Discriminating persons, seeking a tranquil environment of exquisite beauty, privacy, magnificent views, and impeccable weather will find in Halcyon Heights the culmination of their dreams.

Information deemed to be accurate but not guaranteed.



300 SKY PARK DRIVE | MONTEREY | 831-333-9500 | #01260773

Gayle & Cliff Crusan
 831-595-1501 #01038531
 gaylecrusan@gmail.com

WWW.INTERNATIONALESTATES.COM



NEIGHBORHOOD



GOURMET CHEF'S KITCHEN



BREAKFAST ROOM



ENTRY



LIVING ROOM



GAME ROOM

300 SKY PARK DRIVE | MONTEREY | 831-333-9500 | #01260773



Gayle & Cliff Crusan
831-595-1501 #01038531
gaylecrusan@gmail.com

WWW.INTERNATIONALESTATES.COM



GORGEOUS SUNSETS



PATIO AND PUTTING GREEN



MASTER BEDROOM



MASTER BATH



BEDROOM/GUEST ROOM



BEDROOM/OFFICE

300 SKY PARK DRIVE | MONTEREY | 831-333-9500 | #01260773



Gayle & Cliff Crusan
831-595-1501 #01038531
gaylecrusan@gmail.com

WWW.INTERNATIONALESTATES.COM