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Top of the World Views from Cloud Nine



HIDDEN HILLS 10 ACRE ESTATE

Own your own private hilltop estate with dramatic views of the Ocean and Monterey Bay. This contemporary chalet style home is accessed from a gated meandering cypress lined drive which will thoroughly impress your guests. A great room floor-plan greets you at the entry where a stunning 30 foot, 3 story tall wall of glass frames the spectacular views like a piece of fine art hanging on the wall. In fact the entire home and its caretakers unit was purposefully designed to maximize the views. The main residence offers 5 bedrooms, 4-1/2 baths, 5 fireplaces, a sunroom, and custom finishes throughout. Unique features include a dramatic custom made spiral staircase, glass dual-paned railings and double side-by-side fireplaces in the great room.

A separate caretakers units is fully outfitted with a kitchen, dining area, living room, 1 bedroom, 1-1/2 baths (the half bath for guests), 2 fireplaces and its own 1 car garage. It is the perfect self-contained guest or in-law unit.

A second building site on the property is suitable for an accessory structure like a workshop or additional garaging.

Offered at \$2,295,000



The Right Realtor® Makes a Difference

Exterior Features	Interior Features
<ul style="list-style-type: none"> ◆ Stunning Ocean and Bay Views ◆ Expansive 10 acre parcel ◆ Dramatic meandering gated entry drive ◆ Unique Contemporary Chalet styling ◆ Private and secure hilltop site ◆ Lower building site for accessory structures ◆ 4 car garaging and guest parking ◆ Circular turn-around in front of house 	<ul style="list-style-type: none"> ◆ Almost 4000 sqft of living space in Main House ◆ 5 bedrooms, 4.5 baths, 5 fireplaces ◆ Dramatic 30 foot wall of glass toward view ◆ Stunning custom spiral staircase ◆ Unique double fireplaces in living room ◆ Morning glassed-in sunroom ◆ Great-room feel with soaring ceilings
Guest House	Kitchen/Family room
<ul style="list-style-type: none"> ◆ 828 sqft caretakers unit ◆ Full kitchen, dining & living areas ◆ 1 bedroom, 1.5 baths ◆ Jetted tub and indoor laundry ◆ 2 fireplaces, plus one car garage ◆ The perfect self contained guest unit 	<ul style="list-style-type: none"> ◆ Granite counters and stainless appliances ◆ Center island + pantry storage ◆ Breakfast area with china display cabinet ◆ Bose surround sound system ◆ Tumbled tile flooring ◆ Access to patio areas

Hidden Hills of Monterey, California

Living The Good Life

LOCATION: Noted for its gorgeous pastoral settings, Hidden Hills is located along Highway 68 just across from Pasadera. Highway 68 is a California Scenic highway which receives special conservation treatment to protect its natural beauty. This area above the spectacular California's Pacific Coast in Monterey, enjoys stunning and breathtaking views from its many private and secluded parcels. Its central location along Scenic Route 68, "The 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 8.0 miles to downtown Monterey or Carmel Valley Village.

PRIVACY: Lots here were carefully planned to blend with the natural terrain, maximize views and provide outstanding privacy from the adjacent neighbor. The Hidden Hills community comprises over 477 picturesque parcels dotted throughout the hill sides. In addition there are also several dozen dedicated open space parcels and scenic easement conservation areas, protecting the natural beauty of this location forever. It is truly an amazing place where you can actually hear the sound of silence.

WEATHER: Most importantly this location enjoys exceptional weather for the area. At approximately 500 to 1100 feet, Hidden Hills is frequently above the fog-line in the warmth of the sun. The temperature is 5 to 10 degrees warmer than Monterey proper and as much as 15 degrees warmer than Pebble Beach allowing for the utilization of outdoor spaces on a consistent basis.

VALUE: With its larger lot sizes and private settings Hidden Hills 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 which could be yours.

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

Information deemed to be accurate but not guaranteed



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