



# 1634 SONADO ROAD

PEBBLE BEACH, CALIFORNIA

## OCEANVIEW PEBBLE BEACH LOT

PebbleBeachViews.com  
\$2,945,000



**SCAN ME**  
Simply hold up your phone's camera to visit the property's website.

Located just around the corner from the world-famous Pebble Beach Lodge & Resort, this serene 1.58-acre ocean view estate parcel includes approved plans for a stunning house and guest unit with soaring ceilings and large windows to showcase the beautiful views. The property has a building permit issued for the construction of a two story 5,000 plus square foot home with a three car garage and guest house. The large great room has magnificent 23' high ceilings and both floor levels have an 11' plate line. Just a short drive from Carmel-by-the-Sea, Big Sur, and all the incredible amenities the Monterey Peninsula offers, this rarely available land in Pebble Beach is ready to build the estate home of your dreams.

**2.5% Buyers Brokerage Compensation** | Brokerage Compensation not binding unless confirmed by separate agreement among applicable parties.

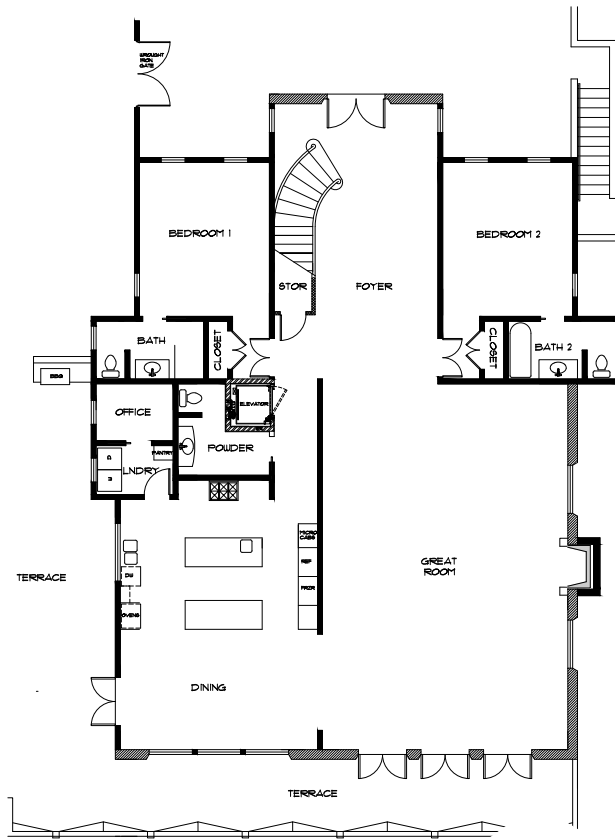


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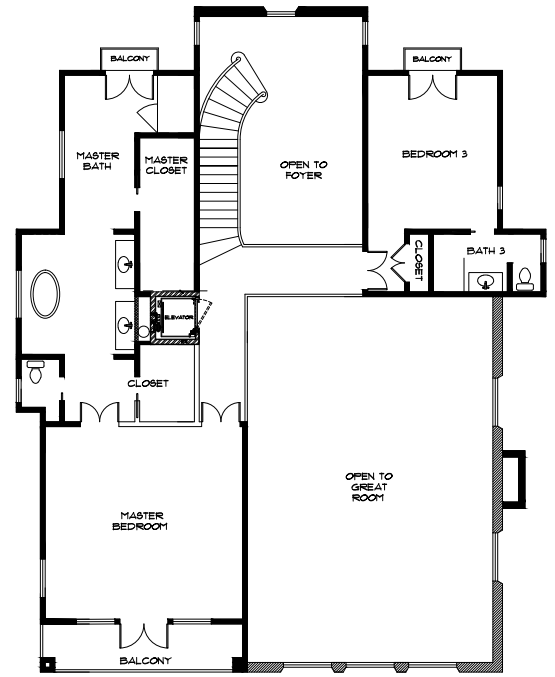


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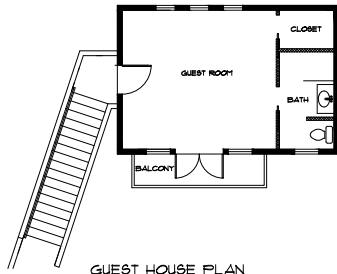
# FLOOR PLAN



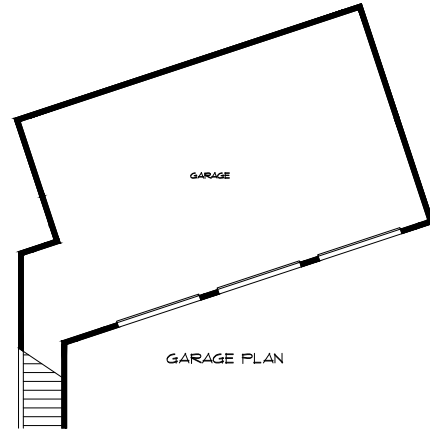
FIRST FLOOR PLAN



SECOND FLOOR PLAN



GUEST HOUSE PLAN



GARAGE PLAN

# FEATURES

## LOT

- 1.576 Acres
- Lot is graded and cleared
- Water: .5 Acres

## PLANS

- Approved plans with final permit
- Two stories with 5,114 SqFt of livable space
- 3-car garage + storage with guest cottage above it

## INTERIOR FEATURES

- 5 bedroom suites plus 1 powder room
- Two islands in kitchen
- Appliance wall in kitchen with 36" freezer, 36" fridge, covered appliance center for microwave, coffee station, toaster oven and pantry
- Office, laundry room, and in-house vacuum
- First and second floors are 11ft high
- Great room and foyer are 23ft high
- Great room fireplace can be 23ft high

- All exterior and interior doors 9ft high to match window height plate line
- Curved staircase
- Elevator
- Beamed ceilings in foyer, great room, kitchen, primary bedroom, primary bath
- Tall expansive windows and french doors
- Primary Suite includes 2 walk-in closets

## EXTERIOR FEATURES

- Portico
- 4 balconies
- Terrace
- BBQ area
- Wood stake fences
- Generator pad
- Tile roof

## VIEWS

- Ocean and forest