



## 31 POPPY LANE, PEBBLE BEACH

### Newly Built Modern Estate on Poppy Hills Golf Course

\$10,900,000

[PebbleBeachLuxLiving.com](http://PebbleBeachLuxLiving.com)

31 Poppy is a newly constructed modern coastal masterpiece on coveted Poppy Lane with 7,000+ sq ft of indoor/outdoor living spaces that capture sweeping views of Poppy Hills Golf Course through dramatic architecture and walls of glass. Showcasing globally sourced finishes, a designer chef's kitchen, spa-caliber suites, and resort-style amenities... including a vanishing-edge spa, wine wall, and 6-car garage...this is the epitome of modern Pebble Beach luxury living.

Lot Size: 1 Acre

Living Space: 6,726 SqFt

Garage: 6-Car, 1,758 SqFt

Total Built Area: 8,484 SqFt

Bedrooms: 4

Baths: 5 Full, 1 Half

Interior: Plaster

Exterior: Stucco, Stone, Wood

Heat: Radiant

A/C: Bedrooms & Office

Fireplace: 1, Gas

Roof: Membrane

Floors: Engineered Hardwood, Stone Tile

Year Built: 2025



**COLDWELL  
BANKER**

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**TIM ALLEN**  
PROPERTIES TEAM

# LIST OF FEATURES

- Architect on record - Renato
- Architect, design - interspace Dubai
- Views overlooking the 10th hole of Poppy Hills Golf Course

## EXTERIOR

- IPE decking
- 12-person vanishing edge spa
- Built-in firepit with LED mood lighting
- Odessa natural stone step treads and paving, from the East Coast of the US
- Wall stone is a natural stone mined in Texas
- Exterior wood looking painted walls are made out of a concrete composite material called Boral, which is weather resistant
- 12V landscape lighting on day / night sensors
- Plaster finish on entire home, including garage
- 6-car, 1,758 SqFt garage
- Solar panels

## INTERIOR

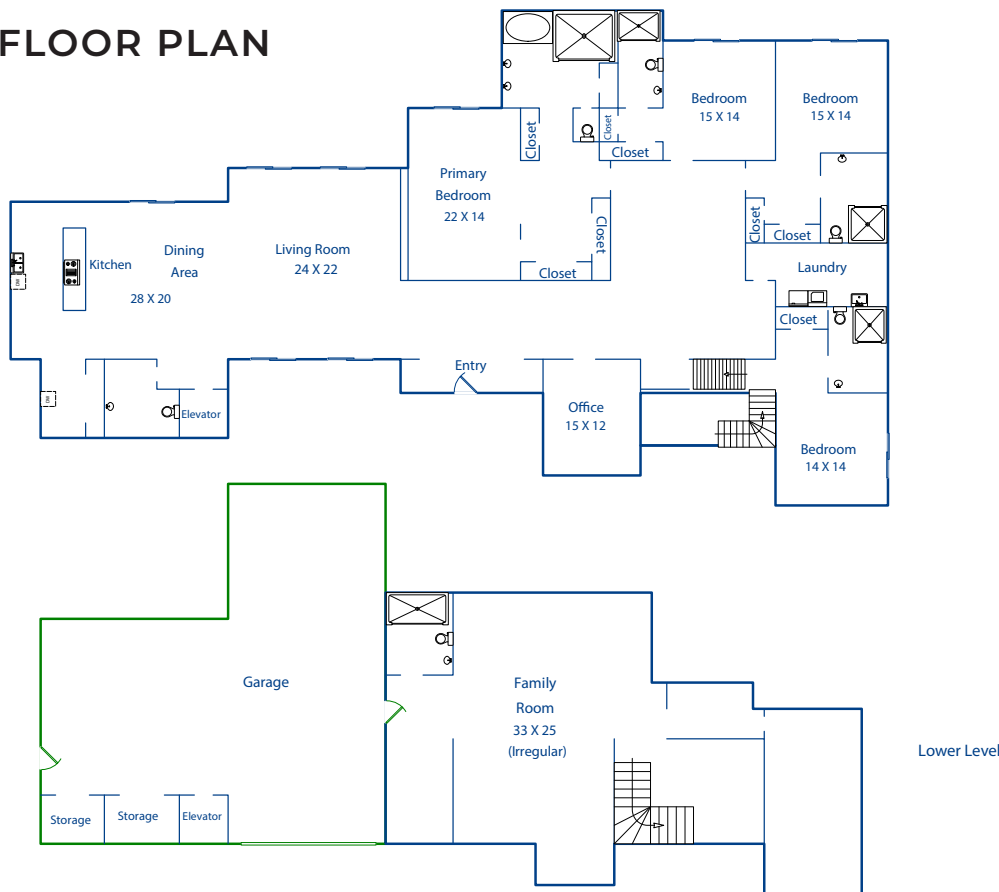
- Quartzite (natural stone) countertops
- Powder room with custom-made invisible sink (similar to in Kim Kardashian's kitchen)
- Natural polished limestone interior wall, imported from Italy via Dubai

- Savaria in-home walnut paneled elevator
- Custom-made Fima faucets imported from Italy
- All interior doors and cabinets custom-made in Dubai with walnut or similar veneers
- Custom over-sized skylight imported from Dubai
- Floating staircase made of steel, with white oak treads
- Custom-made refrigerated wine cooling wall
- European style windows with high-performance argon-free glass
- Flooring is engineered hardwood
- Tiles imported from Italy and Portugal, and are primarily ceramic tiles
- Air conditioning in bedrooms and office

## KITCHEN

- Walnut veneer kitchen and pantry, custom made in Dubai
- Gaggenau appliances:
  - Refrigerator / freezer column
  - Oven
  - Microwave
  - Induction cooktop
  - Two gas cooktops
  - Industrial custom hot rolled steel hood
  - Two dishwashers
  - Ice maker

# FLOOR PLAN



MAIN LIVING AREA

4,837 SqFt

LOWER LEVEL

1,889 SqFt

TOTAL LIVING SPACE

6,726 SqFt

GARAGE

1,758 SqFt

TOTAL BUILT AREA

8,484 SqFt

This model is for use as a visual tool only. Some measurements are estimates. Therefore, no appraisal value should be inferred.