



# 31 POPPY LANE

PEBBLE BEACH, CALIFORNIA

**MODERN PEBBLE  
BEACH LUXURY**

\$10,900,000

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



Newly constructed on the prestigious Poppy Lane in the heart of Pebble Beach, 31 Poppy is a modern coastal masterpiece offering panoramic views of the renowned Poppy Hills Golf Course. Designed with striking architectural lines, expansive glass, and a seamless indoor-outdoor flow, this 6,726 SqFt residence exudes sophistication and comfort. Inside, curated finishes include natural quartzite countertops, a limestone feature wall, walnut-paneled Savaria elevator, custom cabinetry, and an oversized skylight imported from Dubai. A chef's kitchen boasts premium Gaggenau appliances, dual cooktops, and an industrial hot-rolled steel hood. Luxury continues with 4 en suite bedrooms with spa-like bathrooms, a floating oak staircase, refrigerated wine wall, European windows, and a powder room with a custom invisible sink. Modern comforts include radiant heat, air-conditioned bedrooms, and owned solar panels for enhanced energy efficiency. Outdoor living is reimagined with IPE decking, a vanishing-edge spa for 12, firepit with LED mood lighting, stone-clad patios, 12V landscape lighting, and a 6-car garage. With its proximity to world-renowned fairways, Carmel-by-the-Sea, and all the incredible amenities of the Central Coast within a short drive, this is Pebble Beach living at its finest.

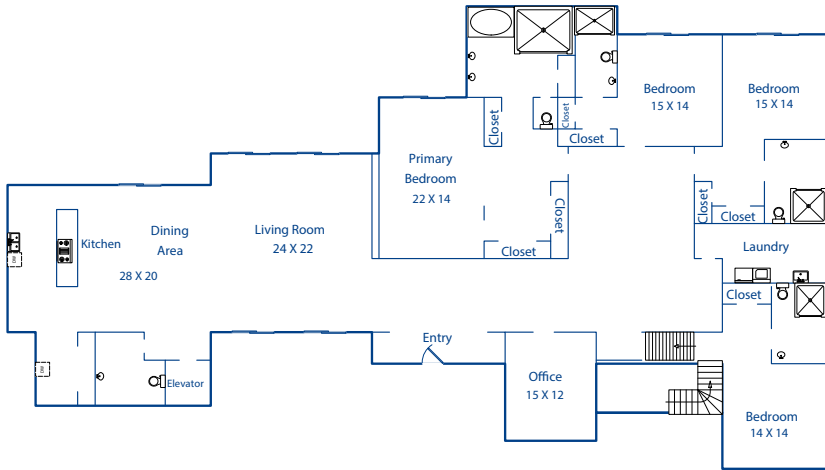


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# FLOOR PLAN



## MAIN LIVING AREA

4,837 SqFt

## LOWER LEVEL

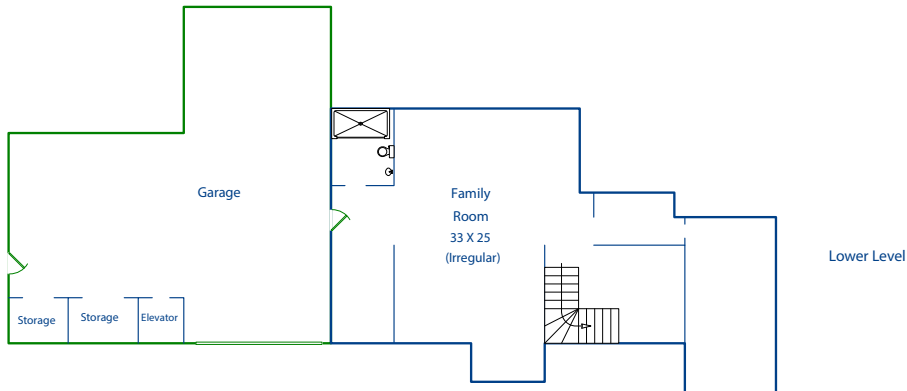
1,889 SqFt

## TOTAL

6,726 SqFt

## GARAGE

1,758 SqFt



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

# SPECIFICS



4 Bedrooms



5 Full, 1 Half Bathrooms



6,726 SqFt



1 Acre

Interior: ..... Plaster

Exterior: ..... Stucco, Stone, Wood

Fireplace: ..... 1

Heat: ..... Radiant

A/C: .. Ducted HVAC Unit, Bedrooms & Office

Roof: ..... Membrane

Floors: ..... Hardwood, Stone Tile

Garage: ..... 6-Car

Year Built: ..... 2025

**2% Buyers Brokerage Compensation** | Brokerage Compensation not binding unless confirmed by separate agreement among applicable parties.