

‘COOKIE DIPLOMACY’ HELPED MAKE COASTAL DREAMS COME TRUE

BY ELAINE HESSER

“I HOPE it sells quickly — and never,” said Millie Campbell of the home at 104 Yankee Point she and her husband, Tom Campbell, have lived in for decades. She succinctly expressed the conflicting feelings many locals have when they decide to move away, whether it’s to downsize or to be closer to family, as the Campbells are planning.

Situated on a half-acre lot with more than 100 feet of private ocean frontage, the three-bedroom home has four full baths, an office that could easily be converted to a fourth bedroom, and more than 3,200 square feet of living space. Tim Allen of Coldwell Banker has the property listed at \$12.5 million.

A 480-square-foot two-car garage opens into the main

level of the home, while visitors are greeted by a gracious stone-framed entryway. From there, dramatic ocean-facing floor-to-ceiling windows and views of surf and sea demand attention almost instantly. The panorama extends south to Point Sur.

Catching a wave

After a few minutes of watching the waves — and, on closer inspection, rocks and tidepools — other details come into focus. Millie said the high open-beam ceiling that slopes up and away from the windows and ends in a bank of skylights was intended to mimic the form of a crashing wave with sparkling foam.

The kitchen, adjacent to the dining area, has contemporary appliances, a sink placed beneath an ocean-view window and a breakfast bar/island combination that adds

significant counter space. It’s set up for someone who enjoys cooking and baking, as Millie does. In fact, that’s how she charmed her neighbors nearly 20 years ago when she and Tom tore down the “dumpy beach house” that was there to build what became their dream home.

As the story goes, Millie baked chocolate-chip cookies and personally delivered warm batches of them to each of her neighbors, ensuring that — as Allen’s team put it — “while their home grew taller to catch the light, the neighborhood bonds stayed just as sweet.”

The architect, Tobin Dougherty (tobinarchitects.com), nudged Millie toward cabinets that were just a bit wider than what was considered normal at the time, so that large plates could be accommodated — and she said she’s come to appreciate the wisdom of that suggestion. Dougherty also came up with an extended west-facing



PHOTOS/SHERMAN CHU

This Tobin Dougherty-designed oceanfront home sits on Yankee Point and has ocean views that stretch to Point Sur and its 137-year-old lighthouse. It even looks great from the ocean — and the ocean looks pretty good from inside the living room, thanks to floor-to-ceiling windows.

roof overhang meant to block late afternoon sun. In addition, nearly every room has a stunning view.

A stone fireplace complements ocean views from the generous living room, which shares the open floor plan with the dining area. Doors on either side of the hearth provide access to the deck and outdoors.

The Campbells also wanted to be able to live on one floor, so the primary suite is just off to the left of the foyer. It features a small gas fireplace and French doors that open onto the deck. The bathroom is cleverly divided down the center by the shower, which can be accessed from his-and-hers areas with vanities on either side.

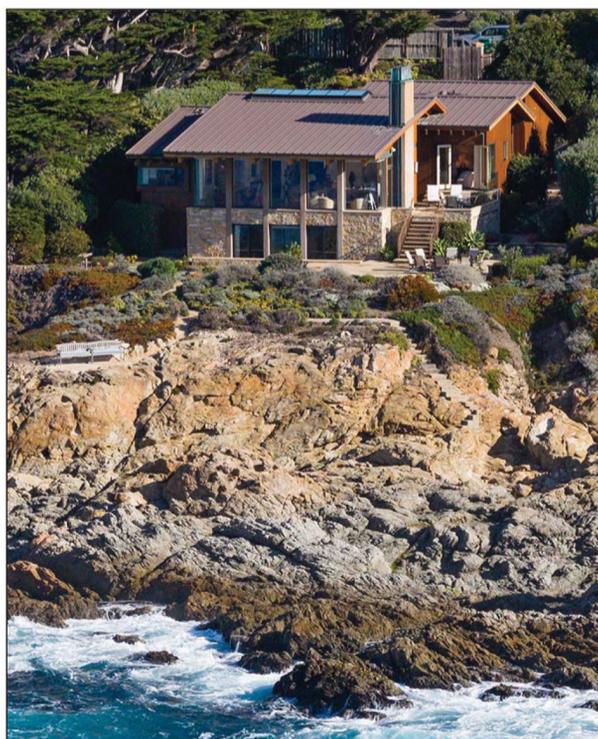
All-night diner

An office/den is lined with bookshelves and cabinets, and it has a built-in desk and wet bar, as well as a full bathroom. The laundry room is also on the main floor.

The large deck has space for a large dining table, while a flight of stairs leads to a stone-paved patio with a firepit. Trails lead all the way to the water, and there’s an inviting bench off to one side, perfect for staring out to sea.

Looking at the home from the outside, it’s hard to imagine that the neighbors really needed the cookies. If you go to the architect’s website (tobinarchitects.com/yankee-point), you can see the “before” photo, which is right out of the early 1970s. It appears to include a cinder-block base, some sort of painted siding, and a roof that’s more reminiscent of an all-night diner than a classic Carmel beach house.

Natural materials including local sandstone combine with insulated glass and copper accents to ensure Dougherty’s “organic textures and transparent boundaries” fit



PHOTO/SHERMAN CHU

This view of the house at 104 Yankee Point gives an idea of the dramatic landscape it inhabits.

beautifully into their surroundings and native-plant landscaping. He added two downstairs bedrooms with ocean views, sliding glass doors to the outside, and ensuite bathrooms — one with a tub, the other with a shower.



PHOTO/SHERMAN CHU

A view like this can brighten even the dullest Monday morning — and make getting out of bed on the weekends much more difficult.

Spouting whales

The main floor’s design invites entertaining, with an efficient traffic flow and the ability accommodate large dinners. Indoor floors are a combination of stone, wood and carpet, and the home uses forced-air heating to keep the chill from the fog at bay.

The modern oceanfront retreat is ready for its next chapter, just as the Campbells are ready for theirs. They’ll take with them memories of spouting whales, wild storms — some of which Millie watched from outside — and spectacular sunsets, and leave behind a beautiful home.