



31315 VIA LA NARANGA

CARMEL VALLEY, CALIFORNIA

SERENE CARMEL VALLEY ESTATE

\$1,949,000

CarmelValleySerenity.com



There is something special about life in Carmel Valley. The sunshine, open space, and natural beauty create a wonderful sense of peace. Set on 2.2 private acres in Los Tulares, this inviting retreat enjoys rolling hills, mature oaks, open meadows, and a seasonal pond, all just minutes from Carmel Valley Village. The approximately 3,365 square foot home offers 4 bedrooms and 3.5 baths. Vaulted open beam pine ceilings and expansive windows bring warmth and natural light throughout, while the chef's kitchen, formal dining room, and private primary suite create a comfortable setting for everyday living and entertaining. Spend sunny afternoons by the heated pool and spa, enjoy dinner on the decks, or make the most of the generous grounds with gardens and space to roam. A detached artist studio or office provides added flexibility. Central air conditioning, a dog run, large paver driveway, and ample parking add convenience. Located within the Carmel Unified School District, this is a wonderful place to settle in and experience the relaxed beauty of Carmel Valley.



**COLDWELL
BANKER**

831.214.1990 | DRE#00891159
TimAllenProperties.com
Team@TimAllenProperties.com



TIM ALLEN
 PROPERTIES TEAM

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First Floor:	2,061sf
<u>Second Floor:</u>	<u>1,304</u>
Net Livable Area:	3,365sf

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Room	Area
Work Shop & Utility:	282
Loft:	305
Storage:	151
Deck:	349
Balcony:	184
Total	83

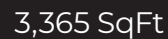
FIRST FLOOR

- LOFT:** 24' x 12'
- WORK SHOP:** 23.2' x 11.1'
- ENTRY:** 14' x 12'3"
- PRIMARY BR:** 19'2" x 18'
- BR 2:** 19'3" x 14'2"
- BR 3:** 19'3" x 13'8"
- BR 4:** 16'6" x 11'6"
- LAUND:** 5'3" x 12'1"
- DECK:** 20.1' x 12.8'
- UTILITY:** 10' x 6'5"
- STORAGE:** 12' x 12.1"
- CLO:** Multiple closets throughout the house.
- W/I CLO:** Walk-in closet in the Primary Bedroom.
- LADDER TO LOFT:** Located near the Work Shop.

SECOND FLOOR

- LIVING:** 19' x 10'3"
- DINING:** 16'4" x 10'
- KITCHEN:** 18'8" x 11'6"
- FAMILY:** 13'7" x 19'5"
- BALCONY:** 17.2' x 10.4'
- STAIRS:** Located between the Living and Family rooms.
- HOT TUB:** Located outside the Family room.

SPECIFICS



Air Conditioning: Central
Roof: Composition
Floors: Concrete, Laminate, Tile
Year Built: 1991

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