



31 POPPY LANE, PEBBLE BEACH

Newly Built Modern Estate on Poppy Hills Golf Course

\$9,750,000

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



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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

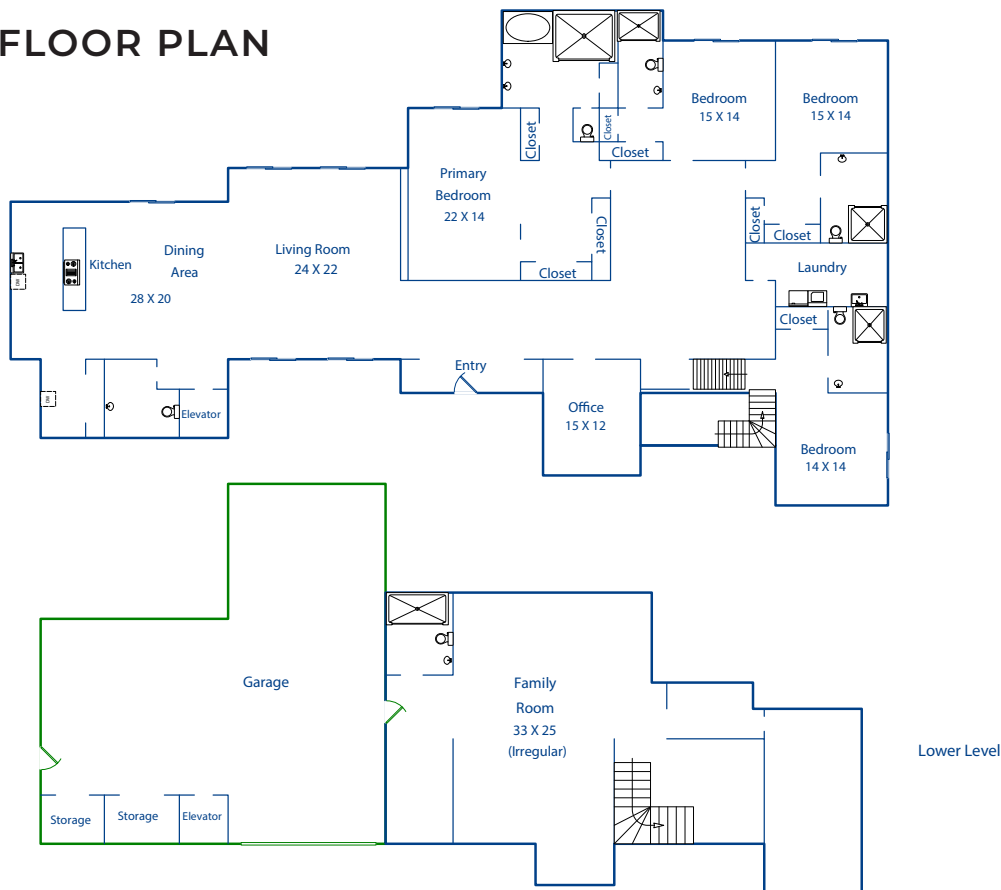
- Quartzite (natural stone) countertops
- Powder room with custom-made invisible sink (similar to in Kim Kardashian's kitchen)
- Natural polished limestone interior wall, imported from Italy via Dubai

- 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.