



## 28003 MERCURIO ROAD

CARMEL, CALIFORNIA

### CARMEL VALLEY OASIS

CarmelValleyOasis.com

\$2,195,000



#### SCAN ME

Simply hold up your phone's camera to visit the property's website.

With beautiful views of the Santa Lucia Mountains, and an excellent mid-valley location, this ~3,000+ SqFt home in sunny Carmel Valley provides an escape just minutes from all the wonderful amenities the Monterey Peninsula offers. As you drive up the quiet sycamore lined road, you are welcomed into the private grounds with meandering pathways and gardens connecting the two structures. Highlights include 3 bedrooms, 2 full and 1 half bathrooms, and several enclosed patios/expansive decks to enjoy the views. The large ~718+ SF flex room functions perfectly for an office or media/game room, and also included is a workshop/gym and abundant additional storage. This classic and spacious home located in the esteemed Carmel Unified School District has been in the same family for many years and is now available for its next owners to enjoy. With tasting rooms in CV Village, world-class dining and shopping in Carmel-by-the-Sea, golfing in Pebble Beach, and Big Sur to the south, the list of nearby activities is endless for this spacious Carmel Valley oasis.



**COLDWELL  
BANKER**

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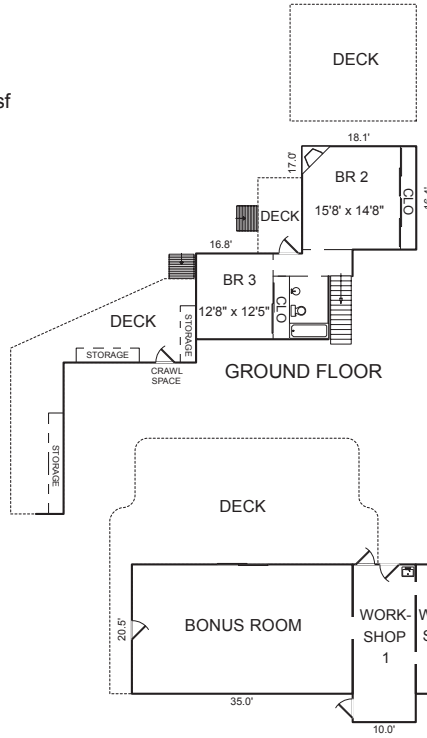
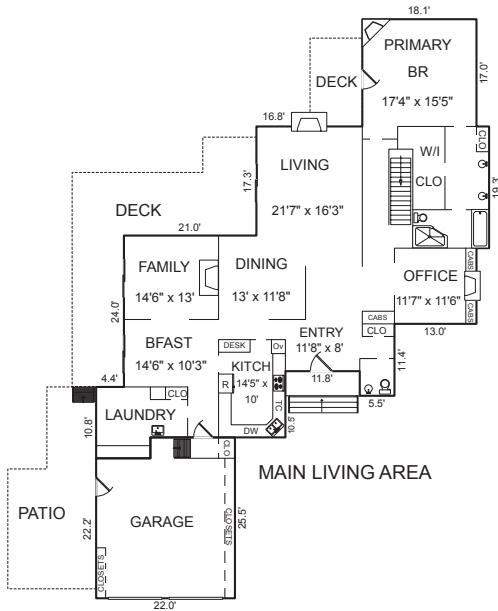


**TIM ALLEN**  
PROPERTIES TEAM

# FLOOR PLAN

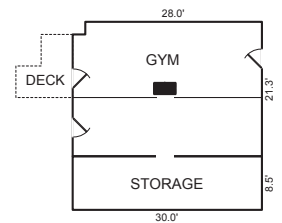
## AREA CALCULATIONS (approximate)

Main Living Area:	2408
Ground Floor:	601
Bonus Room:	718
Net Livable Area:	3,727sf



## AREA CALCULATIONS (approximate)

Garage:	533
Workshop 1:	250
Workshop 2:	221
Workshop 3:	217
Gym:	635
Storage:	255
Patio:	367
Deck:	843
Deck:	536
Deck:	458
Deck:	370
Deck:	116
Deck:	84
Deck:	70



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

# SPECIFICS



3 Bedrooms



2 Full, 1 Half Bathrooms



3,727 SqFt



1 Acre

Interior: ..... Plaster

Exterior: ..... Stucco

Fireplace: ..... 5

Heat: ..... Central Forced Air

Roof: ..... Tile

Floors: ... Carpet, Hardwood, Laminate, Tile

Garage: ..... 2-Car

Year Built: ..... 1989