



7569 PASEO VISTA PLACE

MONTEREY, CALIFORNIA

OCEAN VIEW MONTERRA LOT WITH PERMITTED PLANS

MonterraOceanViews.com

\$2,150,000



SCAN ME

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

Sited on top of the knoll of a ~3-acre parcel of gently rolling hills and mature oak trees, this beautiful Monterra home site includes permitted plans for a stunning modern 5,004 SqFt main house, a 1,200 SqFt guest house, and a 1,200 SqFt garage/rec room, all with sweeping views of Monterey Bay and the surrounding Santa Lucia Mountains. Highlights of the design include a perfect blend of natural materials and modern features like walls of glass, an effortless flow between indoor/outdoor living spaces, a gourmet kitchen with a large island and wine fridge, luxurious primary suite, expansive patios and balconies to enjoy the breathtaking views, and manicured gardens with courtyards and water features. Avoid 2 years in the planning approval process and skip to the best part—creating your dream home. Included in the sale is a social membership to the prestigious Tehama Golf Club, granting access to a plethora of amenities including social gatherings, both fine and casual dining options, a fitness center, two pools, and tennis courts. Revel in the ideal climate of the Monterey Peninsula within this gated community, surrounded by nature's beauty yet just a short drive from world-class golf courses, The Monterey Bay Aquarium, regional airport, acclaimed restaurants, wineries, hiking and biking trails, and Carmel-by-the-Sea.



**COLDWELL
BANKER**

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



TIM ALLEN
PROPERTIES TEAM

The map illustrates the Alturas Ranch, divided into several sections: PAR. A, PAR. B, PAR. C, WELL PAR. D, SUB 1, and SUB 2. The ranch is bordered by the Alturas Country Club to the west and the Mills Road to the south. The map shows numerous parcels of land, each labeled with a lot number and its acreage. A specific parcel, ADJ. 50, is highlighted in yellow. The map also includes labels for 'MONTEREY ROAD', 'CANADA VISTA RD.', and 'ALTURAS RANCH'. A scale bar indicates 1 inch equals 400 feet.

SCALE: 1 IN.=400 FT.

Floor Plan

FLOOR TWO

FLOOR ONE

Floor plan of the second floor showing the layout of rooms and their dimensions:

- UPPER DECK: 12'-11" X 10'-3"
- GREAT ROOM: 23'-6" X 23'-3"
- BEDROOM 2: 11'-8" X 10'-11"
- HALL: 3'-6" X 7'-11"
- BATH 2: 5'-2" X 8'-11"
- LAUNDRY: 5'-2" X 8'-8"
- PRIMARY BEDROOM: 13'-11" X 12'-11"
- PRIMARY BATH: 9'-2" X 5'-11"

MAIN HOUSE.....5,004 SF
GUEST HOUSE.....1,200 SF
GARAGE/REC ROOM.....1,200 SF
TOTAL.....7404 SF

FLOOR ONE

LOWER DECK
12'-11" X 10'-2"

REC ROOM
23'-6" X 17'-9"

UTILITY
16'-5" X 4'-11"

POWDER BATH
6'-4" X 4'-11"

GARAGE
23'-6" X 24'-3"

FOYER
12'-8" X 11'-1"

COURTYARD
14'-0" X 13'-7"

FAMILY ROOM
18'-6" X 11'-1"

LAUNDRY
6'-4" X 13'-6"

BEDROOM 4
14'-6" X 13'-6"

HALL
24'-8" X 9'-9"

PANTRY
5'-4" X 10'-3"

POWDER BATH
6'-4" X 11'-1"

BEDROOM 2
12'-10" X 17'-9"

BATH 2
5'-7" X 13'-4"

UTILITY
5'-7" X 4'-7"

BEDROOM 3
12'-10" X 15'-10"

BATH 3
5'-2" X 11'-5"

BATH 4
10'-5" X 6'-5"

PRIMARY BATH 1
7'-2" X 13'-3"

PRIMARY BATH 2 & CLOSET 2
15'-0" X 10'-5"

SHOWER
6'-4" X 5'-8"

PRIMARY BEDROOM
20'-0" X 16'-7"

PRIMARY CLOSET 1
8'-8" X 10'-5"

WC
5'-0" X 6'-8"

WC
6'-2" X 5'-11"

GREAT ROOM
33'-1" X 28'-9"

KITCHEN
17'-10" X 18'-3"