



## 1100 ARROYO DRIVE PEBBLE BEACH, CALIFORNIA

### PEBBLE BEACH ELEGANCE

PebbleBeachElegance.com  
\$5,975,000



#### SCAN ME

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

Located on the 2nd Fairway of the Dunes Course of the prestigious Monterey Peninsula Country Club, this fabulous extensively renovated home features 5 en suite bedrooms, a gourmet kitchen, and wonderfully flowing and open floor plan. This elegant Pebble Beach home is close to all the wonderful amenities of the Monterey Peninsula. The primary bedroom and one of the guest suites are on the main level, along with a great open living, dining and kitchen all spilling out into an entertainer's dream backyard. Cozy up in front of the fireplace in the large den to enjoy movie nights, or mosey out onto the back patio to enjoy the firepit and fairway views. The property has an effortless flow between indoor and outdoor living areas, perfect for enjoying the idyllic weather year-round. Other highlights include an extra large 3 car garage with storage, a comfortable family room, luxurious primary suite with spa-like bathroom, laundry, walk-in closet, and private patio leading out to the mature oak studded ~12,000 SqFt lot and the golf course. In total, there are 5 bedrooms and 5 full/1 half baths. This rare combination of a completely renovated home with privacy, convenience, quality, and prime location make this stunning Pebble Beach property a must see!



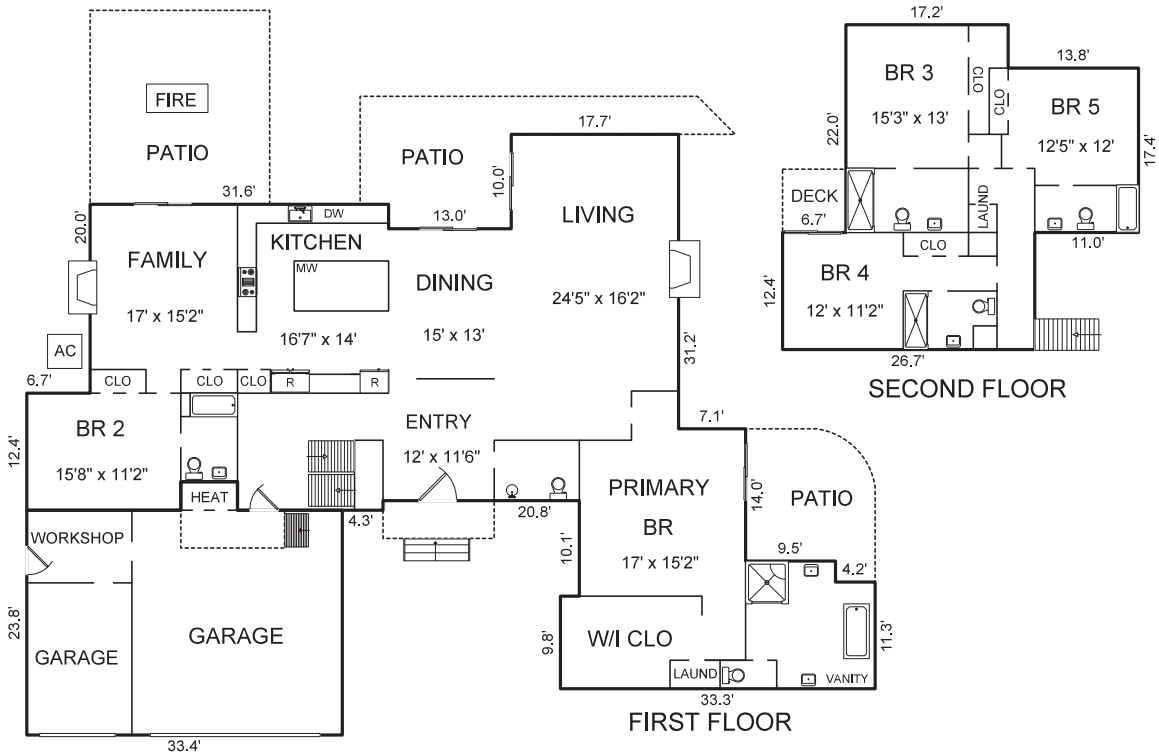
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831.214.1990 | DRE#00891159  
TimAllenProperties.com  
Team@TimAllenProperties.com



**TIM ALLEN**  
PROPERTIES TEAM

# FLOOR PLAN



### AREA CALCULATIONS (approximate)

First Floor:	2,749sf
Second Floor:	950
<b>Net Livable Area:</b>	<b>3,699sf</b>
Garages & Workshop:	813
Patio:	390
Patio:	303
Patio:	191
Deck:	45

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

# SPECIFICS



5 Bedrooms



5 Full, 1 Half Bathrooms



3,699 SqFt



12,100 SqFt

Interior: ..... Plaster  
 Exterior: ..... Stucco, Stone  
 Fireplace: ..... 3  
 Heat: ..... Central Forced Air - Gas  
 Air Conditioning: ..... Central AC

Roof: ..... Metal  
 Floors: ..... Hardwood  
 Garage: ..... 3-Car  
 Year Built: ..... 1986