IMPROVEMENTS & SPECIFICATIONS

231 Spindrift Road, Carmel Highlands

A complete refresh and update, top to bottom, with an added fourth bedroom and front and rear decks.

Structure & Envelope

- Down to the studs rebuild with expansion
- New front and rear decks added
- Downstairs primary suite added to the original three bedroom floor plan
- New CertainTeed Presidential Shake TL composition roof, Shadow Gray, Class A
- All new electrical, plumbing and insulation
- Fire sprinkler system
- Two main entries: one just below street level and one at the garage level
- Pedestrian bridge to the upper entry with the pathway paved in slate stone
- Vaulted upper-level living spaces



Mechanical & Power

- Cummins whole house generator
- Two furnaces, attic and garage, both recently replaced
- Five heating zones
- Radiant heated floors in all full baths
- Septic tank cleaned and repaired, September 2026



Technology

- Full house wired Cat6 with access points
- Wi-Fi enabled with an active system in place
- Camera prewire
- Outdoor deck speakers installed and functional, run by a Sonos amplifier
- Motorized skylight shades throughout
- EV ready 240V Level 2 outlet in garage (charger not included)

Windows & Doors

- Arcadia thermal aluminum dual pane windows throughout, T-225 series
- Clear dual 1 in. tempered Guardian 62/27 low-e glass at the entry and rear balcony
- Skylights: Velux
- Solid reclaimed oak interior doors by Arrigoni throughout



For more property information please visit: www.231SpindriftRoad.com

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Monterey Coast Realty

IMPROVEMENTS & SPECIFICATIONS

231 Spindrift Road, Carmel Highlands

4 Beds, 3.5 Baths • 3,437 Sq. Ft. • 3 Car Garage • .44 Acres • Ocean Views

Kitchen

- Sub-Zero refrigeration and wine storage
- 36 in. Wolf gas range with ducted hood
- Dual Miele dishwashers
- Dual sinks
- Butler's pantry
- Waterfall island edge
- Honed Taj Mahal quartzite countertops
- Soft-close rift white oak cabinetry

Laundry

- Miele washer and dryer on the lower level
- Miele washer and dryer in the upper primary walk-in closet

Interior Finishes

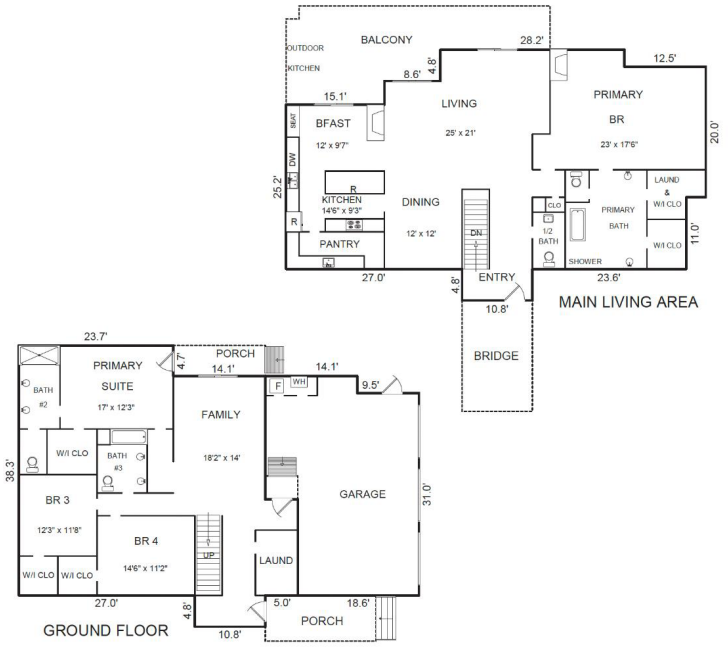
- European white oak flooring
- One wood-burning fireplace in the living room
- Gas fireplace in the upper primary suite
- Hansgrohe and Brizo plumbing fixtures
- Primary suite on each level
- Upper primary bath with oversized soaking tub, curbless spa shower and radiant heat
- Separate family room on the lower level

Grounds & Outfoor Living

- Approximately 0.44 acres, fully fenced and gated
- Exterior pedestrian bridge and decking paved in slate stone
- Back deck pre-plumbed for an outdoor kitchen and fire pit
- Outdoor deck speakers with Sonos amplifier
- Attached three car garage

Protected Views

- The outlook from 231 is protected by recorded document, not by assumption
- Two recorded height easements burden the adjacent parcel at 227 Spindrift in favor of 231
- The 174.1 ft NAVD88 limit is the garage floor level of 231, marked on the ground by the eastward yellow flags
- The 182.6 ft NAVD88 limit, marked by the orange flags, sits just 8.5 ft above that garage floor level



Private Beach Access

- The Carmel Highlands Association manages the private beach easements at Yankee Point, and owners within the association boundaries have the option to hold a gate key through an annual fee paid to the association. This is an optional membership benefit and does not run with the land

Agent Notes

- Easy to show anytime via Supra. Please give Jeff Langham a heads up at 831.460.6864
- Conceptual plans and a preliminary bid for a two-stop residential elevator addition available on request
- Current homeowners insurance quote (September 2026) in the disclosure package
- Full disclosure package available on request, including the amended September 2026 home inspection and the final approved plan set

Adjacent Land Opportunity

- Two adjacent ocean view parcels to the south, 227 Spindrift Road and 18 Yankee Point Drive, are each offered at $850,000 and available separately or together with 231.
- Combined, the three parcels form an approximately 1.64-acre compound in the Carmel Highlands.
- 227 Spindrift Road ***227SpindriftRoad.com*** 18 Yankee Point Drive ***18YankeePoint.com***

For more property information please visit: www.231SpindriftRoad.com

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