

231 Spindrift Road

Taken to the studs, rebuilt and expanded | Improvements & Specifications

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

4 BEDROOMS	3.5 BATHS	3,437 APPROX. SQ FT	3 CAR GARAGE	0.45 APPROX. ACRES
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 Landmark composition roof, Shenandoah, 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		WINDOWS & DOORS - All new Arcadia thermal aluminum dual pane windows throughout, T-225 series - Standard anodized dark bronze finish (AB7), inside and out - Clear dual 1 in. tempered Guardian 62/27 low-e glass at the entry and rear balcony - Argon gas filled with stainless steel spacer in black for reduced heat transfer at the edge 2 1/4 in. nail fin frame; Velux skylights - Solid reclaimed oak interior doors by Arrigoni throughout		
MECHANICAL & POWER - Cummins whole house generator - New attic furnace; existing garage furnace in good working order - Five heating zones - Radiant heated floors in all full baths		KITCHEN - Sub-Zero refrigeration and wine storage 36 in. Wolf gas range with ducted hood - Dual kitchen dishwashers and sinks - Butler's pantry - Waterfall island edge - Honed Taj Mahal quartzite countertops - Soft-close rift white oak cabinetry		
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, with the exception of the living room skylight - EV ready 240V Level 2 outlet in garage (charger not included)		INTERIOR FINISHES - European white oak flooring - Two wood burning fireplaces, one in the living room and one 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		

Site, Views & Opportunity

Grounds, views and the adjacent parcels

GROUNDS & OUTDOOR LIVING

- Approximately 0.45 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

- 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
- The outlook from 231 is protected by recorded document, not by assumption

SQUARE FOOTAGE DETAIL

- Ground floor 1,930 sq ft
- Main living area 1,507 sq ft
- Net livable area 3,437 sq ft
- Garage 695 sq ft; balcony 358 sq ft
- Porches 184, 119 and 66 sq ft

ADJACENT LAND OPPORTUNITY

Two adjacent ocean view parcels to the south are available separately or together with 231, at \$1,000,000 each. 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

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

LAUNDRY

- Washer and dryer on the lower level
- The upper primary walk-in closet is plumbed and stubbed for a washer and dryer

AGENT NOTES

- Permit final and go live expected on or around August 14th
- Once live, easy to show anytime via Supra. Please give Jeff Langham a heads up at 831.460.6864
- SRA fire designation Very High; CA FAIR Plan applicable
- Full disclosure package available on request