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## 2417 Bay View Avenue, Carmel

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Approximately 2,927 sq ft ■ 4 Bedrooms with 4 Full & 1 Half Baths ■ 8,500 sq ft lot



### *Main House*

- Living/dining room retains original 1920's wood burning fireplace
- Francois & Co. rustic hand distressed French white oak flooring
- Waterworks fittings and hardware throughout
- All natural stone surfaces including extensive use of Calcutta marble, basalt and limestone
- Guest suite on main level with en-suite luxurious bathroom
- Guest suite has direct access to exterior deck with fire pit
- 2nd floor guest suite/family room features ocean views, full bathroom, gas fireplace and access to rooftop deck
- Spectacular roof top deck boasting ocean and beach views overlooking Carmel Beach and Pebble Beach
- Custom gas fire pit on the expansive rooftop deck



**COURTNEY ADAMSKI**

831.915.3913 | [cadamski@carmelrealtycompany.com](mailto:cadamski@carmelrealtycompany.com) | [www.CourtneyAdamski.com](http://www.CourtneyAdamski.com) DRE#01444609

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## *Master Bedroom*

- Oversized walk-in closet w/ custom built-in cabinetry
- Private office/workout room off the master closet
- Custom master bath cabinetry with 7" marble counter and waterworks fittings
- Custom pewter soaking tub
- Waterworks built in towel warming rack
- Heated tile flooring
- Custom glass shower surrounds
- Multiple Calcutta marble slabs line an oversized shower
- Second laundry hookup in master suite, currently being used as linen but plumbed for future potential use

## *Kitchen*

- Custom cabinetry throughout the kitchen
- Gorgeous kitchen island with Quartzite counters and built-in wood chopping block w/seating for 6+
- Butlers pantry and laundry area off kitchen with Dutch door for direct access to vegetable garden

- Full suite of subzero and wolf appliances including steam oven, built-in coffee maker, microwave, full fridge and full freezer configuration, Blue Star commercial 48" range with griddle and double oven (for total of 3 ovens in main house)
- Custom temperature and humidity controlled wine display room in the kitchen w/stone surround

## *Guest House*

- Second full kitchen in guest house including second custom Blue Star commercial range, drawer dishwasher, drawer refrigerator and freezer
- Natural limestone counters
- Full bathroom features a custom marble shower and exterior access
- Radiant heat
- Vertical grain fir flooring retained from original 1920's structure
- Wood burning stone fireplace and surround
- Gas connection on private ocean view patio for bar-b-que
- New foundation

## *System Upgrades*

- New high efficiency furnace and ductwork in main house with nest smart WiFi thermostats
- New plumbing
- New sewer lines
- New electrical system including the main panel
- Automated AV system to control TV's and distributed audio

## *Additional Upgrades*

- New windows
- New garage doors
- New insulation throughout
- New slate roofing that should last a lifetime
- Copper flashings and decorative chimney shrouds
- Single car garage with full-size laundry, and additional TV with sound bar
- Off-street paver parking area
- New stucco on both the main house, guest house and stone wall surrounding the property