

# 21 Miramonte Road, Carmel Valley

## Property Features



This inviting farm style home is located on 3.04 sun drenched, oak studded acres.

The house is 7,284 square feet of comfortable, well thought out living spaces.

This California style farmhouse has mountain views from most rooms, 6 bedroom suites in the main house with 6 full bathrooms and 1 powder room. A cozy 1 bedroom and full bathroom guest house.

The house was last fully remodeled in 2015. All improvements and the remodel are fully permitted by Monterey County.

Radiant heat, fire places in many rooms and partial A/C make living here very comfortable year round.

Hand applied plaster, open beamed ceilings, oak flooring and specially selected chandeliers in keeping with the style of the home.

A beautifully finished, oversized 4 car garage.

A climate controlled wine cellar that can house a 6,000 bottle wine collection.

Very well maintained garden and outdoor living spaces, pool and spa, pool house with full bath, tennis court and bocce ball court.

The **ENTRY and DINING ROOM** floors are Francois & Co Savoy French lime stone in velvety grey.

The ceiling is reclaimed barn wood from the East Coast.

The entry chandelier is Hudson Furniture NY Mother bronze chandelier.

The dining room chandelier is Formations Helios chandelier.

The sconces are by Paul Ferrante, Byzantine.

The dining room allows for indoor/outdoor entertaining through lovely French doors.

The **LIVING ROOM** has a reclaimed barn wood coffered ceiling.





The flooring is Oiled French Oak Wood Plank Flooring from the Alsace Region of France by Francois & Co. Savoy. This flooring is used everywhere upstairs as well.

The Chandeliers; Paul Ferrante, Orlando Lantern and Murray's Iron Works, Sabatino Chandelier.

### CELLAR

A hidden door takes you down to a 6,000 bottle wine cellar. The wine racks are kiln dried redwood. It is climate controlled by a custom designed Cellar Pro System.

The KITCHEN is outfitted with top of the line appliances, and custom Crystal Cabinets.

The Lemurian Blue Granite counter is quarried in Madagascar. The minerals create a natural hologram.

Paul Ferrante Large Odette pendant light.



The MASTER BEDROOM has a Reclaimed Barn Wood ceiling with Reclaimed Beams from the East Coast. A Dennis & Leen Primitive chandelier.

Beautifully designed OUTDOOR LIVING spaces, with lighting, fire pit and landscape.

A well and storage tank provides plenty of water for landscape and pool purposes.

Fully automatic sprinkler system.



**RADIANT HEAT/HOT WATER SUPPLY;** brand new dual Navien 96% efficient boilers with stainless steel lined reservoir tank, which is the ultimate solution in reliability, cost/energy savings and endless hot water/radiant heating.

Top of the line Cummins natural gas back up **GENERATOR**, with automatic transfer switch. In the event of power loss, it automatically provides power to the entire house, guest house and pool house.

My signature, large dog washing sink in pool house with spray handle.

