



3908 RONDA ROAD ■ PEBBLE BEACH ■ PEBBLEBEACHPERFECTION.COM



CARMEL REALTY COMPANY
ESTABLISHED 1913

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Pebble Beach Perfection

OVERVIEW:

0.9 acre parcel ■ 7,113 sq. ft. of livable space including 684 sq. ft. Guest House
4 Bedrooms, 4 Full & 1 Half Bathrooms ■ Guest House: 1 Full Bedroom, 1 Full Bath & Kitchen

INTERIOR FEATURES:

Main House:

- Four bedrooms with ensuite bathrooms:
 - Primary ensuite features Bel Air textured linen limestone slabs and floor tile, Rohl plumbing, a freestanding bathtub, extra large shower and separate lavatory
 - Guest ensuite has limestone materials and handmade TABARKA tile accents, Rohl or Kohler plumbing fixtures, custom mirrors with wood frames, custom furniture quality vanities and custom closets
- Powder room off the foyer features an antique marble round sink
- Four masonry fireplaces with hand carved French limestone mantels and surrounds; firebox interiors are lined with antique terracotta firebrick



INTERIOR FEATURES:

- Integrated color thin wall plaster with custom sanded finish
- Reclaimed hand-hewn timber beams integrated into the ceilings and interior details throughout
- Custom handmade wrought iron light fixtures for interior and exterior lighting (approximately 25 chandeliers or sconces)
- Custom wood paneling millwork on main level
- Custom cabinetry with five-step process paint/glaze finish
- Interior stone walls in the study, dining room and kitchen entry
- Family room and kitchen dining area have bi-fold doors to enhance the view and indoor/outdoor living
- Laundry area with generously sized washer and dryer
- LUTRON lighting system with smart lighting provides preset lighting configurations with the touch of one button
- Flooring in the foyer, main gallery, living and exterior terraces are high fired terracotta tiles with a wax finish; flooring throughout the rest of the home is 10" wide white oak; bathrooms have limestone tiles
- Elevator that services all three levels of the home (garage and bar/game room, first floor and second floor)
- All DOVECREEK interior doors are sold custom two and three panel doors with a special finish, some with wood carvings
- Bonus area off of the garage/lower level features a bar and game or media room
- Four Tesla wall batteries in garage
- Generator pad prepped for future generator
- Radiant heat with multiple zones and NEST thermostats

Kitchen Amenities:

- Subzero 36" french door refrigerator
- Subzero 36" French-door refrigerator
- Subzero full-size wine refrigerator
- Wolf 48" gas range with eight burners and vent concealed in custom limestone and plaster range hood
- Sharp microwave drawer
- Miele dishwasher at the main sink; Fisher Pakel dishwasher drawer at the vegetable sink
- Refrigerator drawer in kitchen island
- Custom kitchen cabinetry designed with wood carving accents and Statuary Carrera marble countertops





EXTERIOR FEATURES:

- Stone and stucco exterior
- Custom wood and glass front door with detailed carvings and wire-brushed custom finish and color; Carmel stone entry
- Three car extra-deep garages with side storage area
- Wood stain grade garage doors
- Custom eave details, copper flashings, gutters and downspouts
- Clap cap and pan Spanish tile roof
- LA LOMA windows and exterior doors custom wire-brushed custom finish and color
- BELGARD Old World pavers and Yuba rock driveway materials
- Driveway entry gate with stone columns
- Ocean view upper terrace with fire pit and Subzero ice maker and refrigerator
- Lower terrace with Wolf gas grill and Grillworks wood burning barbecue (signature cast aluminum crank wheels for adjustable height cooking surface), v-channels slanted at four degrees capture juices for basting and sauce preparation, outdoor sink and stainless steel cabinets and drawers.
- Golden granite boulder dry stack walls create planters and low landscape walls





GUEST HOUSE:

- One bedroom, one full bathroom and living/kitchen area constructed with equal quality materials as the main home
- Stone exterior with private patio and ocean views
- LA LOMA windows and doors, main room bi-folding window and French doors in the bedroom, all with patio access
- Limestone wood burning fireplace
- Kitchenette with Subzero refrigerator, Wolf 36" range with custom hood; Fisher Pakel dishwasher; Sharp microwave
- Bathroom has wainscoting with handmade and custom glazed TABARKA tile
- Rohl plumbing fixtures in kitchen and bathroom
- Ceiling mounted shower head
- Exposed wood beam ceiling details; bedroom ceiling has terracotta details
- Wide plank white oak hardwood floor throughout
- High fired terracotta tile patio
- Hand hewn timber beams and cabinetry
- Radiant heating with NEST thermostats

Design Team:

Builder: Mark Cristofalo & Company *Architectural Designer & Developer*

Architect: James Newhall Smith

Landscape Architect: Lee Duckering