

Greenridge Views

Big Sur Ocean View



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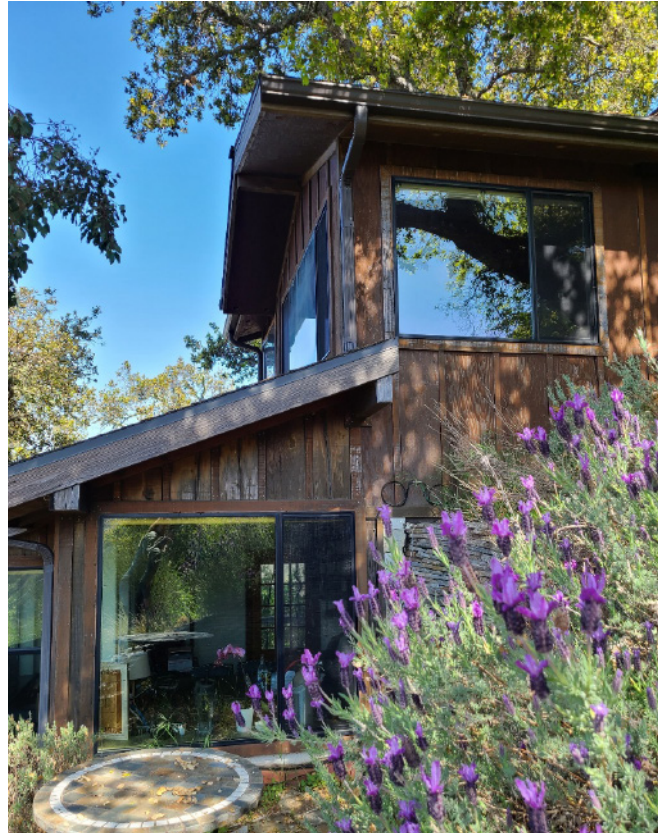


CARMEL REALTY COMPANY
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Greenridge Views

Big Sur Ocean View | Off Market Opportunity

- Off-grid Ocean view homestead with two houses on ten acres on the north coast of Big Sur.
- Coveted Lower Greenridge neighborhood
- Parcel includes developed area with ocean view homes and redwoods growing along the creek
- Two independent solar systems both with new battery banks in 2022.
- Highlifter gravity pumps water 900 vertical from creek to 6k gallon water storage capacity.
- Existing Three story redwood cabin built by revered local craftsman. Has radiant floors, concrete countertops, large gas range, artists tower with sweeping ocean views.
- Newly constructed 2br/2ba “modern farmhouse”
- Hardiplank concrete exterior with metal roof to reduce fire danger.
- Ocean views from bed in master bedroom with large private deck.
- Teak hardwood floors upstairs and radiant tile floors downstairs
- Milgard high efficiency windows and doors throughout.
- Bathroom tiles imported from Malta
- Double slipper tub in master bath



- Light, bright, and extremely private Ocean views down Rocky Creek Canyon and Palo Colorado Canyon
- Mature fruit trees include pears, apples, plum, apple/pear, quince, and some older almonds. There is an irrigation system for the whole developed part of the property. .
- Garden beds planted with nitrogen fixing crops to prepare soil
- Property has two fire insurance policies through California Fair Plan

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