

# \$2,245,000 - 31440 Via Las Rosas, CARMEL VALLEY

MLS® #ML81946296

## \$2,245,000

3 Bedroom, 2.00 Bathroom, 2,891 sqft  
Single Family Residential on 2 Acres

N/A, CARMEL VALLEY, CA

Nestled on a majestic Oak knoll, this breathtaking setting has spectacular unobstructed 320-degree views of Holman, Wilson, Village Ranches and amazing panoramic Carmel Valley vistas. Gated and private; this wonderful hilltop home features an open and flowing floor plan, that exudes the feeling of modern casual elegance, peace, reflection, and relaxation. Recently updated, this beautiful home features 3 generous bedrooms, 2 baths, 2 fireplaces, living room, family room, an open concept kitchen and dining room, pantry, large laundry room and great storage. The primary bedroom suite is conveniently located on the first floor and features an en-suite bathroom, walk-in closet, fireplace, and private patio with hot tub. Other features of this home include an oversized two car garage, wine storage room and detached office/studio. As a bonus, this property comes with a Mal Paso water permit of 0.11-acre feet, which would allow a future owner to add a guest house, ADU or swimming pool.

Built in 1989

## Essential Information

MLS® #	ML81946296
Price	\$2,245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	2,891
Square Footage	Other
Acres	2.48
Year Built	1989
Type	Single Family Residential
Sub-Type	Detached Single Family
Status	Active

### Community Information

Address	31440 Via Las Rosas
Area	Carmel Valley Village
Subdivision	N/A
City	CARMEL VALLEY
County	Monterey
State	CA
Zip Code	93924

### Amenities

Amenities	High Ceilings, Skylight(s)
Utilities	Individual Electric Meters, Propane On Site, Generator
Parking Spaces	4
Garages	Attached, Electric Door or Gate Opener, Off Street Parking, 2 Car Garage
View	Garden/Greenbelt, Hills, Pasture, Valley, Vineyard, Mountains, Ridge

### Interior

Appliances	Cooktop - Gas, Oven - Built-In, Oven - Double, Refrigerator (s), Warming Drawer
Heating	Central Forced Air Heat, Propane
Cooling	No Cooling
Fireplace	Yes
# of Stories	2

### Exterior

Lot Description	Grade - Mostly Level, Grade - Varies
Roof	Tile Roof
Construction	Stucco, Wood Construction
Foundation	Concrete Perimeter, Crawl Space

### Additional Information

Zoning LDR/B-6-D-S-RAZ

## Listing Details

Listing Agent Laura Ciucci  
Listing Office Sotheby's International Realty



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