

Lori Uhl McClelland | DRE#: 01265380
 Broker/Owner/GRI/CDPE - Realty World Providence Properties
"The Right Agent Makes All The Difference In The World"

Office: 831-636-7890
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Summary of Comparable Properties

Single Family Residential

Sold 671 Dooling Road, Hollister 95023 (San Benito - N. County) **\$549,900** MLS: 81138207
 Beds: 4 beds Baths Full/Partial: 4|0 DOM: 644



Property Overview		Pricing / Dates	
Area:	San Benito - N. County (180)	List:	\$549,900
Bds,Bth:	4, 4 0	Original:	\$599,900
Sqft:	4,000	Sold	\$520,000
	Age: 31		Date: 09/02/2011
	Lot: 217,800		Date: 02/03/2010
			Date: 11/9/2011

Remarks
 Nature abounds at this wooded retreat in North County. Perfect for family gatherings or the solitude seeker, this extra-large cabin-like home on 5 acres boasts all the amenities, from a heated pool & hot tub to a radio/intercom system in every room, this estate has it all! Bonus 3rd story loft could be game room, library or craft room...you decide! An outbuilding w/ hay loft offers storage galore!

Property Features

Family Room Separate Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options Pool Sweep Included, Electric Heated Pool	Garage/Parking Detached, Electric Door or Gate Opener, Guest Parking, Off Street Parking, 3 or More Car Gara	

Listed By Vedana Freitas, RE/MAX Synergy

Sold 361 Eastview Court, Hollister 95023 (Hollister) **\$410,000** MLS: 81143128
 Beds: 4 beds Baths Full/Partial: 2|0 DOM: 17



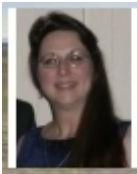
Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$410,000
Bds,Bth:	4, 2 0	Original:	\$410,000
Sqft:	2,651	Sold	\$400,000
	Age: 10		Date: 10/10/2011
	Lot: 8,250		Date: 10/10/2011
			Date: 10/27/2011

Remarks
 Impeccable Single Story home in established neighborhood! This 2,651 sq ft 4 bed/2 bath home has it all! Upgraded counters, hardwood and tile floors throughout make this a catch. This large and spacious floor plan is ideal for a large family with room to grow. Situated in a quiet and well cared for neighborhood, this home shows pride of ownership. Backyard was designed for privacy and entertaining!

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Nook, Breakfast Bar	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Attached, 3 or More Car Garage	

Listed By Robert Reichert, Terra Real Estate Services



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Summary of Comparable Properties

Sold 875 Heatherwood Estates Drive, Hollister 95023 (Hollister) **\$399,900** MLS: 81139324
Beds: 4 beds Baths Full/Partial: 3|0 DOM: 22



Property Overview

Area: Hollister (182)
Bds,Bth: 4, 3|0 Age: 15
Sqft: 2,230 Lot: 220,413

Pricing / Dates

List: \$399,900 Date: 09/12/2011
Original: \$399,900 Date: 09/12/2011
Sold \$400,000 Date: 10/4/2011

Remarks

Great Home on 5 acres has had recent improvements making this a turn-key home. 2 separate master bathrooms w/private entrances.Oversized 3-car garage.Horses permitted.Mountain views.Decks.New int.paint.Hardwood & tile floors.Formal Living room w/dining area,Separate Family Room w/wood beam ceilings,Oversized int.laundry room.Private location.Price to Sale!

Property Features

Family Room

Separate Family Room

Informal Dining Area

Breakfast Bar, Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

--

Garage/Parking

3 or More Car Garage

Listed By Cassandra Cook, Nino Real Estate

Sold 1141 Cypress Street, Hollister 95023 (Hollister) **\$349,900** MLS: 81131733
Beds: 4 beds Baths Full/Partial: 3|0 DOM: 2



Property Overview

Area: Hollister (182)
Bds,Bth: 4, 3|0 Age: 16
Sqft: 2,700 Lot: 9,964

Pricing / Dates

List: \$349,900 Date: 07/19/2011
Original: \$349,900 Date: 07/19/2011
Sold \$340,000 Date: 7/21/2011

Remarks

This lovely 4 bedroom 3 bath home offers 2700 square feet of living space on a quite culdesac neighborhood. RV parking on the side yard The back yard is enormous with an in ground pool.

Property Features

Family Room

Separate Family Room

Informal Dining Area

Breakfast Bar

Formal Dining Area

Living Rm/Dining Rm Combo

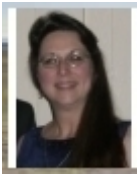
Pool Options

No Pool Heater

Garage/Parking

Attached, RV or Boat Parking, 3 or More Car Garage

Listed By Tony Lobue, Intero Real Estate Services



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Summary of Comparable Properties

Sold 1501 Las Brisas Drive, Hollister 95023 (Hollister) **\$339,000** MLS: 81135907
 Beds: 4 beds Baths Full/Partial: 3|0 DOM: 63



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 3|0** Age: **14**
 Sqft: **2,200** Lot: **6,969**

Pricing / Dates

List: **\$339,000** Date: **08/17/2011**
 Original: **\$345,000** Date: **08/17/2011**
 Sold **\$325,000** Date: **10/19/2011**

Remarks

NOT a Short Sale or Foreclosure! Beautifully maintained home in the desirable Las Brisas area. Ground floor bedroom & full bath. Newer interior & exterior paint; newer baseboard and crown molding; wood laminate floors, recessed kitchen lights; new light fixtures throughout. Wooden mini-blinds; Central Air; beautifully landscaped w/accent lighting. 3-Car Garage + Boat/RV Parking. Walk to Park

Property Features

Family Room Informal Dining Area Formal Dining Area
 Separate Family Room, Family Room Kitchen Breakfast Nook, Breakfast Bar, Eat in Kitchen Living Rm/Dining Rm Combo

Pool Options Garage/Parking
 -- Attached, Electric Door or Gate Opener, RV or Boat Parking, 3 or More Car Garage

Listed By Cherie Colon, Windermere Real Estate SoCal

Sold 710 Verdun Avenue, Hollister 95023 (Hollister) **\$327,000** MLS: 81122745
 Beds: 4 beds Baths Full/Partial: 3|0 DOM: 110



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 3|0** Age: **11**
 Sqft: **2,500** Lot: **6,825**

Pricing / Dates

List: **\$327,000** Date: **05/20/2011**
 Original: **\$327,000** Date: **05/20/2011**
 Sold **\$315,000** Date: **9/7/2011**

Remarks

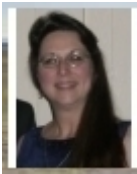
beautiful POOL just time for Summer, massive ceilings, beautiful home plenty of yard tft no fault of the property

Property Features

Family Room Informal Dining Area Formal Dining Area
 Separate Family Room Breakfast Nook, Breakfast Bar Separate Dining Room

Pool Options Garage/Parking
 Gas Heated Pool Attached, RV or Boat Parking, 3 or More Car Garage

Listed By Ray Pierce, Intero Real Estate Services



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Summary of Comparable Properties

Sold 1180 South Ridgemark Drive, Hollister 95023 (Ridgemark) **\$309,000** MLS: 81004158
Beds: 4 beds Baths Full/Partial: 2|1 DOM: 440



Property Overview

Area: **Ridgemark (186)**
Bds,Bth: **4, 2|1** Age: **27**
Sqft: **2,150** Lot: **10,224**

Pricing / Dates

List: **\$309,000** Date: **01/28/2010**
Original: **\$400,000** Date: **01/28/2010**
Sold **\$314,000** Date: **4/13/2011**

Remarks

Excellent Ridgemark! Home yours for the taking. Seperate family and living room make this home great for entertaining, or simply curling up to one of the two fireplaces with a book from the custom built book cases. This home features a bright and spacious floor plan, updated kitchen. In ground pool!

Property Features

Family Room

Separate Family Room

Informal Dining Area

Breakfast Bar

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

Garage/Parking

2 Car Garage

Listed By Steve Becerra, G-7 Realty Inc

Sold 231 Marseille Court, Hollister 95023 (Hollister) **\$299,000** MLS: 81144741
Beds: 5 beds Baths Full/Partial: 3|0 DOM: 7



Property Overview

Area: **Hollister (182)**
Bds,Bth: **5, 3|0** Age: **11**
Sqft: **2,500** Lot: **8,700**

Pricing / Dates

List: **\$299,000** Date: **10/21/2011**
Original: **\$299,000** Date: **10/21/2011**
Sold **\$300,000** Date: **10/28/2011**

Remarks

Beautiful 5 bedroom 3 bathroom home located on a large Cul-de-sac lot. This home features a 3-car garage, air conditioning, a downstairs bedroom, and a house alarm system. Plenty of room to grow your family and park your toys. Close to shopping and freeway access. This home is ready to move at this price. Buyer to verify all listing info. Property will be Sold in "as-is" condition.

Property Features

Family Room

Separate Family Room

Informal Dining Area

Eat in Kitchen

Formal Dining Area

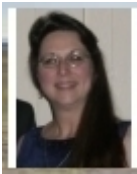
Living Rm/Dining Rm Combo

Pool Options

Garage/Parking

Attached, Electric Door or Gate Opener, 3 or More Car Garage

Listed By John Kunz, Intero Real Estate Services



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Summary of Comparable Properties

Sold 1570 Brighton Drive, Hollister 95023 (Hollister) **\$295,000** MLS: 81137680
 Beds: 4 beds Baths Full/Partial: 2|1 DOM: 28



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$295,000
Bds,Bth:	4, 2 1	Age:	14
Sqft:	2,100	Original:	\$298,800
		Lot:	6,200
		Sold:	\$295,000
		Date:	08/30/2011
		Date:	08/30/2011
		Date:	9/27/2011

Remarks

Regular Sale!!! Not a short sale or REO!! Can close within 21-45 days. No waiting for lenders approval. Fantastic home!! Newer carpet, designer exterior paint & interior. Offers extra large master bdrm with retreat area. large 4th bdrm or multipurpose room. Walking distance to Cera Vista Elem & neighborhood park. Spacious backyard w/ fruit trees. Central AC, alarm system.

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Nook	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Attached, 2 Car Garage	

Listed By Maureen Yue, Better Homes and Gardens Real Estate Ventura Barnet

Sold 2101 Hemlock Court, Hollister 95023 (Hollister) **\$279,500** MLS: 81142681
 Beds: 4 beds Baths Full/Partial: 2|0 DOM: 35



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$279,500
Bds,Bth:	4, 2 0	Age:	14
Sqft:	2,020	Original:	\$287,900
		Lot:	9,339
		Sold:	\$268,000
		Date:	10/06/2011
		Date:	10/06/2011
		Date:	11/10/2011

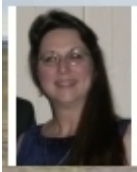
Remarks

4 bed 2 bath Anderson 2020 model in Sunnyslope Village. Open floor plan featuring a living/dining room and family room with fireplace. Eat in kitchen with bar seating. High ceilings. Large lot at the end of a cul de sac. 3 car garage and much more. Don't let this pass you by!

Property Features

Family Room Separate Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Attached, 3 or More Car Garage	

Listed By Douglas Flora, Flora Real Estate Group



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Summary of Comparable Properties

Sold 731 Ruger Court, Hollister 95023 (Hollister) **\$269,900** MLS: 81142698
 Beds: 3 beds Baths Full/Partial: 2|0 DOM: 47



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$269,900
Bds,Bth:	3, 2 0	Original:	\$269,900
Sqft:	1,545	Sold	\$258,400
Age:	14	Date:	10/06/2011
Lot:	5,985	Date:	10/06/2011
		Date:	11/22/2011

Remarks
 In last 3 years its gotten: freshly painted in & out, new carpets, master shower, stove & kitchen faucet, extensive "distressed" laminate flooring (must see!), extensive concrete in rear & side yard, fireplace hearth, tv cabinetry in living room, & more! Must see to appreciate. Oak cabinetry, large side yard is big enough for cars, maybe trailers, too? Offer today and be "home" in 30 days!!

Property Features

Family Room No Family Room	Informal Dining Area Breakfast Bar, Eat in Kitchen	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Attached, Electric Door or Gate Opener, Guest Parking, 2 Car Garage, Off Street Parking, RV o	

Listed By Jason Noble, Nino Real Estate

Sold 1191 El Cerro Court, Hollister 95023 (Hollister) **\$265,900** MLS: 81145273
 Beds: 4 beds Baths Full/Partial: 2|0 DOM: 23



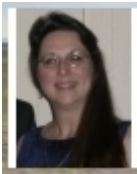
Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$265,900
Bds,Bth:	4, 2 0	Original:	\$265,900
Sqft:	2,007	Sold	\$265,000
Age:	8	Date:	10/26/2011
Lot:	9,135	Date:	10/26/2011
		Date:	11/18/2011

Remarks

Property Features

Family Room No Family Room	Informal Dining Area Breakfast Room	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking 2 Car Garage	

Listed By Tammie Miller, RE/MAX Central Valley Realty



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Summary of Comparable Properties

Sold 890 Capitola Drive, Hollister 95023 (Hollister) **\$249,950** MLS: 81119618
 Beds: 3 beds Baths Full/Partial: 2|0 DOM: 13



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$249,950
Bds,Bth:	3, 2 0	Original:	\$249,950
Age:	17	Sold	\$240,000
Sqft:	1,380	Lot:	6,072
		Date:	05/03/2011
		Date:	04/22/2011
		Date:	5/5/2011

Remarks
 Shows Beautifully...Like a Model Home~!! Nicely Landscaped * Newer Appliances, Laminate Floors, Paint Inside & Out, Recessed Lights and Ceiling Fans * Vaulted Ceilings Gives This Home a Spacious Feeling * Boat/RV Parking * Newer Shed Stays * Quiet Neighborhood * Close to Shopping and Medical Facilities * Property Has Had Routine Pest Control Spraying * If Owner Not Home Dog Will Be in Kennel.

Property Features

Family Room Separate Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking Attached, Electric Door or Gate Opener, 2 Car Garage, Off Street Parking, RV or Boat Parking	

Listed By Susan Fick, Heritage Realty Group

Sold 2370 Calistoga Drive, Hollister 95023 (Hollister) **\$249,900** MLS: 81127929
 Beds: 5 beds Baths Full/Partial: 2|1 DOM: 41



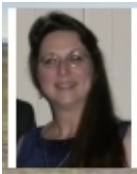
Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$249,900
Bds,Bth:	5, 2 1	Original:	\$265,000
Age:	13	Sold	\$260,000
Sqft:	2,467	Lot:	6,000
		Date:	06/23/2011
		Date:	06/23/2011
		Date:	8/3/2011

Remarks
 5 bedroom 2.5 bath with large family room kitchen combo. Located in a great neighborhood. Great potential, overall great value!

Property Features

Family Room Family Room Kitchen	Informal Dining Area No Informal Dining Area	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Attached, 2 Car Garage	

Listed By Miguel Aguilera, Intero Real Estate Services



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Summary of Comparable Properties

Sold	980 Steinbeck Drive, Hollister 95023 (Hollister)	\$244,990	MLS: 81140110
	Beds: 5 beds Baths Full/Partial: 3 0		DOM: 26



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **5, 3|0** Age: **15**
 Sqft: **1,800** Lot: **6,174**

Pricing / Dates

List: **\$244,990** Date: **09/16/2011**
 Original: **\$244,990** Date: **09/16/2011**
 Sold: **\$260,000** Date: **10/12/2011**

Remarks

This lovely 5 bedroom 3 full bath home is ready to move in. Fresh paint through out the home and hardwood flooring is immaculate. Large side yard can be used for boat or rv parking. This is a must see home. Spacious 2 car garage offers plenty of room for storage. This is not a short sale or bank owned property so you can move in quickly.

Property Features

Family Room

Separate Family Room

Informal Dining Area

No Informal Dining Area

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

--

Garage/Parking

Attached, 2 Car Garage, RV or Boat Parking

Listed By Tony Lobue, Intero Real Estate Services

Sold	400 6Th Street, San Juan Bautista 95045 (San Juan Bautista)	\$240,000	MLS: 81136022
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 5



Property Overview

Area: **San Juan Bautista (183)**
 Bds,Bth: **3, 2|0** Age: **15**
 Sqft: **1,858** Lot: **6,375**

Pricing / Dates

List: **\$240,000** Date: **08/17/2011**
 Original: **\$240,000** Date: **08/17/2011**
 Sold: **\$246,700** Date: **8/22/2011**

Remarks

Wonderful, clean and beautiful San Juan home in the heart of San Juan Bautista. Hardwood floors and fireplace make this great room design so very comfortable and livable. Natural light spills into every room. You will want to make this generous 3BR/2BA 1858 S.F. home your own.

Property Features

Family Room

Dining Area in Family Room

Informal Dining Area

Breakfast Bar

Formal Dining Area

Living Rm/Dining Rm Combo

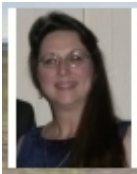
Pool Options

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Garage/Parking

2 Car Garage, Off Street Parking

Listed By Andrew Neubauer, Mission Village Realty



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Summary of Comparable Properties

Sold 2040 Eldene Drive, Hollister 95023 (Hollister) **\$240,000** MLS: 81129866
 Beds: 3 beds Baths Full/Partial: 2|0 DOM: 13



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$240,000
Bds,Bth:	3, 2 0	Original:	\$240,000
Age:	13	Sold:	\$220,000
Sqft:	1,500	Lot:	0
		OffMktDate:	11/07/2011
		Date:	07/06/2011
		Date:	07/06/2011
		Date:	7/19/2011

Remarks

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Bar	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking 2 Car Garage	

Listed By Ray Pierce, Intero Real Estate Services

Sold 2030 Carousel Drive, Hollister 95023 (Hollister) **\$239,900** MLS: 81122428
 Beds: 4 beds Baths Full/Partial: 2|0 DOM: 151



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$239,900
Bds,Bth:	4, 2 0	Original:	\$279,900
Age:	12	Sold:	\$239,900
Sqft:	1,724	Lot:	6,676
		Date:	05/19/2011
		Date:	05/19/2011
		Date:	10/17/2011

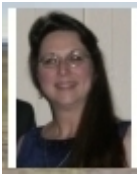
Remarks

Lovely single story home located just a short walk to Ladd Lane Elementary and shopping centers. Landscaped yards with auto sprinklers. Plumbed for A/C. Split floor plan with 4 bedrooms and 2 baths. With 1724 sq ft. there's plenty of room for everyone.

Property Features

Family Room Family Room Kitchen	Informal Dining Area Breakfast Nook	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Attached, Electric Door or Gate Opener, 2 Car Garage	

Listed By Deborah Harter, The Platinum Real Estate Group



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Summary of Comparable Properties

Sold	500 Chardonnay Way, Hollister 95023 (Hollister)	\$235,000	MLS: 81148085
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 12



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$235,000 Date: 11/17/2011
Bds,Bth:	4, 2 1 Age: 19	Original:	\$235,000 Date: 11/17/2011
Sqft:	2,026 Lot: 6,029	Sold	\$230,000 Date: 11/29/2011

Remarks
4BR/2.5BA, Two Story Home, Two Car Garage with good size backyard, on a Corner Lot. Close to Shopping and Schools. Good Curb Appeal. Property Needs a lot of Interior Work. WILL NOT BE ABLE TO FINANCE IN IT'S CURRENT CONDITION.

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Room	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking 2 Car Garage	

Listed By David Ramirez, First Valley Mortgage/ R.E.

Sold	502 7Th Street, San Juan Bautista 95045 (San Juan Bautista)	\$229,000	MLS: 81131880
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 84



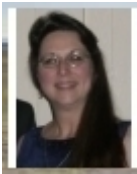
Property Overview		Pricing / Dates	
Area:	San Juan Bautista (183)	List:	\$229,000 Date: 07/19/2011
Bds,Bth:	3, 2 0 Age: 32	Original:	\$229,000 Date: 07/19/2011
Sqft:	1,700 Lot: 8,245	Sold	\$229,000 Date: 10/11/2011

Remarks
Darling ranch home in great neighborhood. New floors greets the weary commuter Cherry wood floors at the front door, gorgeous tiled floor in kitchen and newly carpeted family room ! Sunny outdoor patio, large garage with adjacent bonus room/office indoor laundry room with tons of storage. Steps to historic downtown San Juan Bautista and little league baseball field.It's good to be home!

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Nook, Eat in Kitchen	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Attached, 2 Car Garage, RV or Boat Parking, Uncovered	

Listed By Michele Replogle, David Lyng & Associates



Lori Uhl McClelland | DRE#: 01265380
 Broker/Owner/GRI/CDPE - Realty World Providence Properties
"The Right Agent Makes All The Difference In The World"

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Summary of Comparable Properties

Sold 1451 El Cerro Drive, Hollister 95023 (Hollister) **\$224,900** MLS: 81139119
 Beds: 4 beds Baths Full/Partial: 2|0 DOM: 11



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **17**
 Sqft: **1,600** Lot: **8,150**

Pricing / Dates

List: **\$224,900** Date: **09/09/2011**
 Original: **\$224,900** Date: **09/09/2011**
 Sold **\$242,000** Date: **9/20/2011**

Remarks

You found it! 4 bed 2 bath on a cul de sac featuring new carpet and interior paint. Living/dining room and family room with fireplace. Open kitchen with freshly painted cabinets and new appliances. 2 car garage. Spacious backyard ready for your final touches.

Property Features

Family Room
 Separate Family Room

Informal Dining Area
 Eat in Kitchen

Formal Dining Area
 Living Rm/Dining Rm Combo

Pool Options
 --

Garage/Parking
 Attached, Electric Door or Gate Opener, 2 Car Garage

Listed By Douglas Flora, Flora Real Estate Group

Sold 1381 Trieste Drive, Hollister 95023 (Hollister) **\$219,000** MLS: 81138915
 Beds: 3 beds Baths Full/Partial: 2|0 DOM: 18



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **28**
 Sqft: **1,746** Lot: **7,119**

Pricing / Dates

List: **\$219,000** Date: **09/08/2011**
 Original: **\$219,000** Date: **09/08/2011**
 Sold **\$119,000** Date: **9/26/2011**

Remarks

Beautiful home, desirable location, well maintained, and ready to move in. Short Sale already have established communication with bank institutions

Property Features

Family Room
 Family Room Kitchen

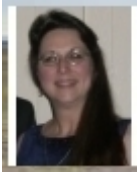
Informal Dining Area
 Dining "L"

Formal Dining Area
 Dining "L"

Pool Options
 --

Garage/Parking
 2 Car Garage

Listed By Ana A Gutierrez, Century 21 Action Realty



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Summary of Comparable Properties

Sold 3060 School Road, San Juan Bautista 95045 (Aromas) **\$179,000** MLS: 81138054
 Beds: 2 beds Baths Full/Partial: 1|0 **DOM: 6**



Property Overview		Pricing / Dates	
Area:	Aromas (185)	List:	\$179,000 Date: 09/01/2011
Bds,Bth:	2, 1 0	Age:	61 Original: \$179,000 Date: 09/01/2011
Sqft:	1,100	Lot:	87,120 Sold \$215,000 Date: 9/7/2011

Remarks
 Cute home with 2 bedrooms, 1 bath plus downstairs bonus room or bedroom. Inside Laundry plus extra daylight basement room for extra storage. Nice views of the canyon and hills. Hardwood flooring in bedrooms and under carpet in living room. Large covered patio. Detached garage with 30 amp, fruit trees, chicken coop or storage shed, private well. Just needs some TLC to fix this country charmer.

Property Features

Family Room No Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking Electric Door or Gate Opener, 2 Car Garage, Off Street Parking, RV or Boat Parking	

Listed By Tracey Jeanot, Coldwell Banker

Sold 21 Karen Court, Hollister 95023 (Hollister) **\$178,500** MLS: 81121847
 Beds: 3 beds Baths Full/Partial: 2|0 **DOM: 159**



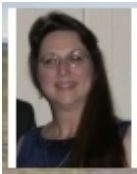
Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$178,500 Date: 05/16/2011
Bds,Bth:	3, 2 0	Age:	16 Original: \$214,900 Date: 05/16/2011
Sqft:	1,400	Lot:	5,326 Sold \$178,500 Date: 10/22/2011

Remarks
 Price reduced! Great home for first time buyers. 3 bedrooms and 2 full baths. New stove and water heater. Tile flooring in kitchen and partial wood laminate flooring. Close to park and shopping center.

Property Features

Family Room No Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking Garage - Converted	

Listed By Suzanne Plascencia, Atlas Premier Properties



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Summary of Comparable Properties

Sold 1274 Central Avenue, Hollister 95023 (Hollister) **\$174,900** MLS: 81133376
 Beds: 3 beds Baths Full/Partial: 2|0 DOM: 50



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$174,900
Bds,Bth:	3, 2 0	Original:	\$199,900
Age:	33	Sold	\$176,000
Sqft:	1,100	Lot:	6,167
		Date:	07/29/2011
		Date:	07/29/2011
		Date:	9/17/2011

Remarks

Cute home with new exterior paint and boat/rv parking possible. Large side yard leads to storage shed/outbuilding. New gas stove in kitchen that has had some upgrading over the years. Newer composition roof and vinyl windows/slider. New front landscaping, too!
 Cancellation subject to signed signatures. Transaction failed at no fault of seller/house. Show and sell today!

Property Features

Family Room No Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking Attached, Garage - Converted, 2 Car Garage, Off Street Parking, RV or Boat Parking	

Listed By Jason Noble, Nino Real Estate

Sold 1141 Wilma Drive, Hollister 95023 (Hollister) **\$169,900** MLS: 81137225
 Beds: 3 beds Baths Full/Partial: 2|0 DOM: 88



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$169,900
Bds,Bth:	3, 2 0	Original:	\$189,900
Age:	14	Sold	\$155,000
Sqft:	1,500	Lot:	6,552
		OffMktDate:	11/25/2011

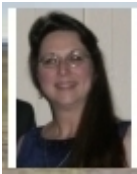
Remarks

Nice 3 bdrm 2bth home, great neighborhood near everything, need some cosmetic work, bring your imagination to make your dream home. buyer to verify sf

Property Features

Family Room Separate Family Room	Informal Dining Area Eat in Kitchen, Dining "L"	Formal Dining Area Dining "L"
Pool Options --	Garage/Parking 2 Car Garage	

Listed By Ana A Gutierrez, Century 21 Action Realty



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Summary of Comparable Properties

Sold 916 Sally Street, Hollister 95023 (Hollister) **\$159,900** MLS: 81100778
 Beds: 2 beds Baths Full/Partial: 1|0 DOM: 198



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$159,900
Bds,Bth:	2, 1 0	Original:	\$199,900
Age:	9	Sold:	\$160,000
Sqft:	1,104	Date:	01/07/2011
Lot:	4,680	Date:	01/07/2011
		Date:	7/24/2011

Remarks
 THIS IS A 2 BED 1 BATH HOME WITH A FINISHED BASEMENT. THIS HOME WAS REMODELED IN 2002. THERE IS A SEPARATE UNIT THAT IS A 1 BED/1 BATH, LEGAL NON-CONFORMING. AGE AND SQ FT TO BE VERIFIED BY BUYERS.

Property Features

Family Room No Family Room	Informal Dining Area No Informal Dining Area	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Uncovered	

Listed By Deborah Martinez, American Trust Homes & Loans

Sold 107 Locust Avenue, Hollister 95023 (Hollister) **\$159,000** MLS: 81118690
 Beds: 2 beds Baths Full/Partial: 1|0 DOM: 167



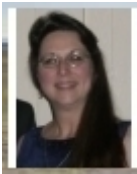
Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$159,000
Bds,Bth:	2, 1 0	Original:	\$169,000
Age:	64	Sold:	\$154,000
Sqft:	1,280	Date:	04/28/2011
Lot:	4,950	Date:	04/28/2011
		Date:	10/12/2011

Remarks
 Great starter home in sunny Hollister. 2 beds, 1 bath, big open kitchen, separate dining room, washer/dryer inside, fenced in back & front yard, detached one car garage. Reverse osmosis & water softener system, newer bathroom vanity, cabinet, and floor, carpet throughout, new lighting fixtures, fresh sod in the back yard. FHA ok, regular sale. Call your agent to schedule an appt to view this home.

Property Features

Family Room No Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Detached, 1 Car Garage	

Listed By Bo Baker, Sereno Group



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Summary of Comparable Properties

Sold 1241 Monica Court, Hollister 95023 (Hollister) **\$143,700** MLS: 81128821
 Beds: 3 beds Baths Full/Partial: 2|0 DOM: 142



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$143,700
Bds,Bth:	3, 2 0	Original:	\$170,700
Age:	27	Sold	\$118,650
Sqft:	1,217	Lot:	4,930
		Date:	06/27/2011
		Date:	06/27/2011
		Date:	11/16/2011

Remarks
 AUCTION STATUS Manufactured Home on Corner Lot in Monica Estates~ Seller is looking for All Cash or Rehab Loan ONLY due to condition! Convenient location to schools and shopping. 3-BR/2-BA with fenced yard, Fireplace in Family Room, Eat In Kitchen Area, 2-Car Garage. Termite Report available. ***Buyer to verify all information***

Property Features

Family Room Separate Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking Attached, 2 Car Garage	

Listed By Lori U. McClelland, Realty World Providence Properties

Sold 2470 Old San Juan-Holl Highway, Hollister 95023 (Hollister) **\$127,700** MLS: 81057732
 Beds: 3 beds Baths Full/Partial: 1|0 DOM: 355



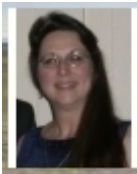
Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$127,700
Bds,Bth:	3, 1 0	Original:	\$139,900
Age:	59	Sold	\$90,000
Sqft:	1,244	Lot:	9,147
		Date:	12/15/2010
		Date:	12/15/2010
		Date:	12/5/2011

Remarks
 Estate sale- being sold in AS-IS condition. Opportunity awaits! Whether you want your first home or you are looking for small office or you just have "stuff" to bring home, this may be it! Hardwood floors in living room (w/ fireplace) & in bedrooms. Definitely a "fixer"(& priced accordingly). Heavy industrial zoning, financing is unlikely to be available. So cash is best! Lot over 9000 sq.ft.

Property Features

Family Room No Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking Attached, 1 Car Garage, Off Street Parking, RV or Boat Parking	

Listed By Jason Noble, Nino Real Estate



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Summary of Comparable Properties

Sold 650 Central Avenue, Hollister 95023 (Hollister) **\$119,900** **MLS: 81145014**
 Beds: 2 beds Baths Full/Partial: 1|0 **DOM: 29**



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **2, 1|0** Age: **81**
 Sqft: **934** Lot: **10,000**

Pricing / Dates

List: **\$119,900** Date: **10/24/2011**
 Original: **\$119,900** Date: **10/24/2011**
 Sold **\$130,000** Date: **11/22/2011**

Remarks

New Carpet and Paint. RV parking. On a huge lot. Calendar Days 1-7: No offers will be considered. Days 8-12: Only offers from NSP buyers, municipalities, non-profit organizations and buyers who purchase a property as a primary residence will be considered. Days 13+ - all offers will be considered. Buyer to verify permits/square footage.

Property Features

Family Room
 No Family Room

Informal Dining Area
 Breakfast Bar

Formal Dining Area
 No Formal Dining Area

Pool Options
 --

Garage/Parking
 Detached, 1 Car Garage

Listed By Melissa Mitchell, Intero Real Estate Services