

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

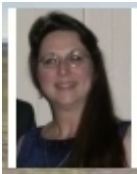
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
710 Joshua Drive	Hollister	4	3 0	47	2,581	\$114.30	6,022	\$295,000	10	\$295,000	12/25/11
431 Verona Place	Hollister	3	2 0	402	1,740	\$135.06	8,000	\$284,000	17	\$235,000	12/28/11
990 Pear Street	Hollister	3	2 0	13	1,425	\$154.39	6,534	\$229,900	28	\$220,000	12/28/11

# LISTINGS:	3	AVG VALUES:		154	1,915	\$134.58	6,852	\$269,633	18	\$250,000
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# LISTINGS TOTAL:	3	AVG VALUES FOR ALL:		154	1,915	\$134.58		\$269,633	18	\$250,000
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Quick Statistics (3 Listings Total)

	Min	Max	Median
List Price	\$229,900	\$295,000	\$284,000
Sale Price	\$220,000	\$295,000	\$235,000



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Summary of Comparable Properties

Single Family Residential

Sold 710 Joshua Drive, Hollister 95023 (Hollister) **\$295,000** MLS: 81139608
 Beds: 4 beds Baths Full/Partial: 3|0 DOM: 47



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$295,000 Date: 09/14/2011
Bds,Bth:	4, 3 0	Original:	\$317,500 Date: 09/14/2011
Sqft:	2,581	Age:	10
		Lot:	6,022
		Sold:	\$295,000 Date: 10/31/2011

Remarks

This home looks brand new and is in turn-key condition. 4 bedrm, 3 full bathrm's with a full bed & bath downstairs for guest. Oversized 3 car garage. Open floorplan with formal living room & dining room combinistion, open kitchen w/island, tile countertops and separate family room with fireplace. Lovely patio and jacuzzi tub in backyard. New carpet and new interior paint. A must see and priced to sale.

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 3 or More Car Garage	

Listed By Cassandra Cook, Nino Real Estate

Sold 431 Verona Place, Hollister 95023 (Hollister) **\$284,000** MLS: 81054414
 Beds: 3 beds Baths Full/Partial: 2|0 DOM: 402



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$284,000 Date: 11/15/2010
Bds,Bth:	3, 2 0	Original:	\$305,000 Date: 11/15/2010
Sqft:	1,740	Age:	17
		Lot:	8,000
		Sold:	\$235,000 Date: 12/22/2011

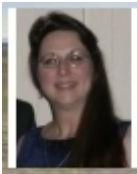
Remarks

JUST REDUCED! HOT NEW PRICE FOR THIS GREAT VALUE! Oversized 8000sqft lot, spacious rooms featuring 3 bdr / 2 bath. All new looks for kitchen, master bath, with a quiet and secure cul-de-sac setting. Priced to sell! Great home for relaxed living or a wonderful investment for income with a solid tenant on board. Very open & bright. Clean inspection report from 5/12/2011. This is a turnkey property.

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 Electric Door or Gate Opener, 2 Car Garage, Off Street Parking	

Listed By Michael A. Pfaff, David Lyng & Associates



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Summary of Comparable Properties

Sold	990 Pear Street, Hollister 95023 (Hollister)	\$229,900	MLS: 81149083
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 13



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **28**
 Sqft: **1,425** Lot: **6,534**

Pricing / Dates

List: **\$229,900** Date: **12/01/2011**
 Original: **\$229,900** Date: **12/01/2011**
 Sold: **\$220,000** Date: **12/14/2011**

Remarks

This wonderful home is a must see. Amenities include a newer composition roof, custom tile work in the kitchen and halls, granite in the kitchen and guest bath, Beautiful newer cabinetry in the kitchen and guest bath and much more. The front yard of this corner lot is nicely landscaped. Don't miss it!

Property Features

Family Room
No Family Room

Informal Dining Area
Eat in Kitchen

Formal Dining Area
No Formal Dining Area

Pool Options
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Garage/Parking
Attached, 2 Car Garage

Listed By Cheryl Calhoun, Nino Real Estate