

Lori Uhl McClelland | DRE#: 01265380

Broker/Owner/CRS/GRI/CDPE - Realty World Providence Properties
Simple... Savvy... Service...

Cell: 831-206-2216

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www.lorimcclelland.com

Summary of Comparable Properties

Single Family Residential

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
3175 Panoche Road	Paicines	3	3 0	20	2,288	\$273.16	6,359,760	\$675,000	42	\$625,000	12/08/12
301 Dooling Road	Hollister	3	3 0	38	4,228	\$113.53	245,678	\$489,800	62	\$480,000	12/14/12
1640 Sonnys Way	Hollister	4	3 0	39	2,517	\$178.78	10,766	\$470,000	18	\$450,000	12/12/12
695 Hospital Road	Hollister	4	3 0	55	2,800	\$153.57	206,474	\$450,000	24	\$430,000	12/14/12
210 Donald Drive	Hollister	4	2 1	52	2,700	\$151.85	10,000	\$420,000	33	\$410,000	12/12/12
2208 Cerra Vista Drive	Hollister	6	3 0	39	2,376	\$175.06	5,884	\$415,950		\$415,950	12/10/12
5083 Fairview Road	Hollister	5	2 1	4	1,900	\$236.84	220,849	\$399,000	32	\$450,000	12/12/12
160 Velado Street	Hollister	4	2 1	5	2,390	\$161.09	6,745	\$389,900	21	\$385,000	12/11/12
2206 Cerra Vista Drive	Hollister	4	3 0	42	1,848	\$200.19	5,916	\$369,950		\$369,950	12/11/12
1230 Gloria Drive	Hollister	3	2 0	7	1,642	\$182.70	8,202	\$319,900	44	\$300,000	12/11/12
950 Pear Street	Hollister	3	2 0	11	1,650	\$169.70	6,120	\$285,975	31	\$280,000	12/12/12
1181 Wilma Drive	Hollister	3	2 0	8	1,100	\$205.45	6,552	\$249,900	22	\$226,000	12/12/12

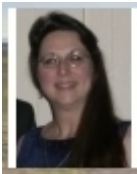
# LISTINGS:	12	AVG VALUES:		27	2,287	\$183.49	591,079	\$411,281	33	\$401,825
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# LISTINGS TOTAL:	12	AVG VALUES FOR ALL:		27	2,287	\$183.49		\$411,281	33	\$401,825
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Quick Statistics (12 Listings Total)

	Min	Max	Median
List Price	\$249,900	\$675,000	\$407,475
Sale Price	\$226,000	\$625,000	\$412,975

The above information is deemed to be accurate but not guaranteed.



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Summary of Comparable Properties

Single Family Residential

Sold 3175 Panoche Road , Paicines 95043 (San Benito - S. County) **\$675,000** MLS: 81234520
Beds: 3 beds Baths Full/Partial: 3|0 DOM: 20



Property Overview

Area: San Benito - S. County (181)
Bds,Bth: 3, 3|0 Age: 42
Sqft: 2,288 Lot: 6,359,760

Pricing / Dates

List: \$675,000 Date: 09/18/2012
Original: \$675,000 Date: 09/18/2012
Sold: \$625,000 Date: 10/8/2012

Remarks

146 ACRES of almost all level land and a very nice home just a few miles south of town. Good floor plan and great for entertaining. This property has a long history. Has been planted to grapes in the past could also be used for other crops.

Property Features

Family Room

Separate Family Room

Informal Dining Area

Breakfast Nook

Formal Dining Area

Separate Dining Room

Pool Options

Possible Pool Site

Garage/Parking

Attached, Guest Parking, RV or Boat Parking, 2 or More Car Carport

Listed By Page Welton, Coldwell Banker

Sold 301 Dooling Road, Hollister 95023 (San Benito - N. County) **\$489,800** MLS: 81230248
Beds: 3 beds Baths Full/Partial: 3|0 DOM: 38



Property Overview

Area: San Benito - N. County (180)
Bds,Bth: 3, 3|0 Age: 62
Sqft: 4,228 Lot: 245,678

Pricing / Dates

List: \$489,800 Date: 08/13/2012
Original: \$489,800 Date: 08/13/2012
Sold: \$480,000 Date: 9/20/2012

Remarks

North County, 5.64 Ac. 4228 SF, 3 bd.3ba, w/upstairs bonus (playroom) room, knotty pine wainscoating and floors in country kitchen & eating area, w/pellet stove, granite slab counters, wet bar area, 3 downstairs bedrooms, MBR bath,2 sinks, jetted tub and stall shower, F.R. & L.R. new paint and roof, attached 883 sf shop. A farmer has planted on acreage,crop belongs to him.

Property Features

Family Room

Separate Family Room

Informal Dining Area

Breakfast Room

Formal Dining Area

Separate Dining Room

Pool Options

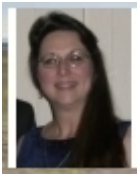
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Garage/Parking

Attached, Guest Parking

Listed By Marilyn J Ferreira, Intero Real Estate Services

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Summary of Comparable Properties

Sold	1640 Sonny's Way, Hollister 95023 (Ridgemark)	\$470,000	MLS: 81228480
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 39



Property Overview		Pricing / Dates	
Area:	Ridgemark (186)	List:	\$470,000 Date: 07/30/2012
Bds,Bth:	4, 3 0	Age:	18 Original: \$490,000 Date: 07/30/2012
Sqft:	2,517	Lot:	10,766 Sold \$450,000 Date: 9/7/2012

Remarks
 11th Fairway. Diablo Course, great views of the course, 4/3 with 2517 s.f. Remodeled kitchen w/maple cabinets, floor to ceiling cabinets in eating area for storage, granite counters/tile back splash, tile, lge. master bedr w/spacious ba. & closet, downstairs bdr. & ba. (possible office) 3 fireplaces, MBR, LR, FR, wonderful family home-something for everyone, great patio area, enclosed spa, 3 car garage..

Property Features		
Family Room Family Room Kitchen	Informal Dining Area Eat in Kitchen	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Attached, Electric Door or Gate Opener, Off Street Parking, 3 or More Car Garage	

Listed By Marilyn J Ferreira, Intero Real Estate Services

Sold	695 Hospital Road, Hollister 95023 (Hollister)	\$450,000	MLS: 81230171
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 55



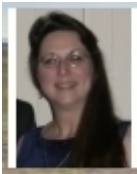
Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$450,000 Date: 08/13/2012
Bds,Bth:	4, 3 0	Age:	24 Original: \$525,000 Date: 08/13/2012
Sqft:	2,800	Lot:	206,474 Sold \$430,000 Date: 10/7/2012

Remarks
 Wonderful property located just outside the city limits. Feel all the comforts of country living while being minutes from town. This lovely 4 bedroom 3 bath home is a must see. If you need storage this is your home. Enormous closets and endless amounts of storage closets. 2800 square feet of living space while on a secluded 4 acres of land. 2 car garage and a 2 car carport.

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 Attached, 2 Car Garage, 2 or More Car Carport	

Listed By Tony Lobue, Dual Pride Properties

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Summary of Comparable Properties

Sold	210 Donald Drive, Hollister 95023 (Ridgemark)	\$420,000	MLS: 81234573
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 52



Property Overview		Pricing / Dates	
Area:	Ridgemark (186)	List:	\$420,000 Date: 09/18/2012
Bds,Bth:	4, 2 1	Age:	33 Original: \$449,900 Date: 09/18/2012
Sqft:	2,700	Lot:	10,000 Sold \$410,000 Date: 11/9/2012

Remarks

Right on 16th Tee in Ridgemark Golf & Country! Solar heated, inground pool, and outdoor bbq/fireplace. New,Jenn-air downdraft stove. Granite countertops. New carpet. Extra storage/workshop. Ready for your own touches. Not short sale, REO so you can move right in.

Property Features

Family Room

Family Room Kitchen

Informal Dining Area

Breakfast Bar

Formal Dining Area

No Formal Dining Area

Pool Options

Pool Sweep Included, Solar Pool Cover, Solar | Attached, 2 Car Garage

Garage/Parking

Listed By Michael Walters, Realty World-Innovative

Sold	2208 Cerra Vista Drive, Hollister 95023 (Hollister)	\$415,950	MLS: 81231968
	Beds: 6 beds Baths Full/Partial: 3 0		DOM: 39



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$415,950 Date: 08/27/2012
Bds,Bth:	6, 3 0	Age:	5,884 Original: \$415,950 Date: 08/27/2012
Sqft:	2,376	Lot:	5,884 Sold \$415,950 Date: 10/5/2012

Remarks

One of 20 new homes/Sales office open daily 10 to 6/Enjoy stucco exterior, tile roof/Granite kitchen w/island/Tile and carpet flooring, high grade stainless steel appliance/Recessed lighting 9ft ceilings/Huge great room/Home should be ready for October-November delivery/Time to choose colors/Home illustrated is similar to actual house/Great Hollister location/Come on by and take a look.

Property Features

Family Room

No Family Room

Informal Dining Area

Breakfast Bar, Eat in Kitchen

Formal Dining Area

No Formal Dining Area

Pool Options

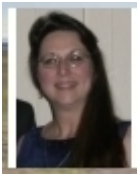
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Garage/Parking

3 or More Car Garage

Listed By Roger Malech, Intero Real Estate Services

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Summary of Comparable Properties

Sold	5083 Fairview Road, Hollister 95023 (San Benito - N. County)	\$399,000	MLS: 81231118
	Beds: 5 beds Baths Full/Partial: 2 1		DOM: 4



Property Overview		Pricing / Dates	
Area:	San Benito - N. County (180)	List:	\$399,000 Date: 08/20/2012
Bds,Bth:	5, 2 1 Age: 32	Original:	\$399,000 Date: 08/20/2012
Sqft:	1,900 Lot: 220,849	Sold	\$450,000 Date: 8/24/2012

Remarks

NICE RANCH HOUSE AT THE END OF A COUNTRY ROAD, 5 USEABLE ACRES, BLUE VALVE WATER, PROPERTY IS COMPLETELY FENCED, WONDERFUL VIEWS OF THE MOUNTAINS, HUGE DETACHED WORK SHOP CURRENTLY USED FOR STORING CARS AND MOTORCYCLES,

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Nook	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking 1 Car Carport, Attached, 2 Car Garage, RV or Boat Parking	

Listed By David A Sanchez, David Anthony Investment Group

Sold	160 Velado Street, Hollister 95023 (Hollister)	\$389,900	MLS: 81237473
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 5



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$389,900 Date: 10/12/2012
Bds,Bth:	4, 2 1 Age: 21	Original:	\$389,900 Date: 10/12/2012
Sqft:	2,390 Lot: 6,745	Sold	\$385,000 Date: 10/17/2012

Remarks

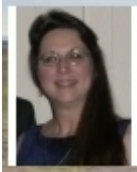
Wow! Located in the "Plantation" homes of Hollister, get ready for the holidays! All new interior/exterior paint, carpet, vinyl, granite counters in kitchen, new cooktop, oven/microwave, sink, and plumbing fixtures. Has hardwood flooring, central vacuum, inside laundry, living room, family room with fireplace, formal dining room, & much more! Even has storage shed & tiered decking in backyard!

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Bar, Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Attached, Electric Door or Gate Opener, 2 Car Garage, Off Street Parking	

Listed By Jason Noble, Nino Real Estate

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Summary of Comparable Properties

Sold	2206 Cerra Vista Drive, Hollister 95023 (Hollister)	\$369,950	MLS: 81231821
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 42



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 3|0** Age:
 Sqft: **1,848** Lot: **5,916**

Pricing / Dates

List: **\$369,950** Date: **08/24/2012**
 Original: **\$366,450** Date: **08/24/2012**
 Sold **\$369,950** Date: **10/5/2012**

Remarks

One of 20 new homes/Sales office open daily 10 to 6/Enjoy stucco exterior, tile roof/Granite kitchen w/island/Tile & carpet flooring, high grade stainless steel appliances/Recessed lighting, 9ft ceilings/Huge great room/Home should be ready for October-November delivery/Time to choose colors/Home illustrated is similar to actual house/Great Hollister location/Come on by and take a look!

Property Features

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

Listed By Roger Malech, Intero Real Estate Services

Sold	1230 Gloria Drive, Hollister 95023 (Hollister)	\$319,900	MLS: 81239324
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 7



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **44**
 Sqft: **1,642** Lot: **8,202**

Pricing / Dates

List: **\$319,900** Date: **10/29/2012**
 Original: **\$319,900** Date: **10/29/2012**
 Sold **\$300,000** Date: **11/5/2012**

Remarks

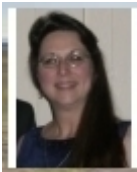
Looking for all that old school charm but with some modern improvements? Look no further. New interior/exterior paint, carpet, vinyl, door hardware, light plugs & switches, light fixtures too! Has newer composition roof, vinyl windows, fans, appliances, nice tiled shower in master, and more! Plus air conditioning, fireplace in family room w/ built-ins, formal living room, & large cul-de-sac lot!

Property Features

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

Listed By Jason Noble, Nino Real Estate

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Summary of Comparable Properties

Sold	950 Pear Street, Hollister 95023 (Hollister)	\$285,975 MLS: 81237496
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 11



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **31**
 Sqft: **1,650** Lot: **6,120**

Pricing / Dates

List: **\$285,975** Date: **10/12/2012**
 Original: **\$285,975** Date: **10/12/2012**
 Sold **\$280,000** Date: **10/23/2012**

Remarks

Great Ready to Move in Property!! Good location. Close to schools and parks. 3 bedroom 2 bath. Nice size back yard. Sellers have done lots of nice upgrades through out the home. Tile flooring,cabinets,corian counter tops,lots of ceiling fans,dual pain windows,interior doors and trim. Newer composition roof. Nice landscaping.. This home has Great Curb Appeal.This is a must see property.

Property Features

Family Room
Family Room Kitchen

Informal Dining Area
Eat in Kitchen

Formal Dining Area
No Formal Dining Area

Pool Options
--

Garage/Parking
Attached, 2 Car Garage

Listed By Kevin Trenberth, Coldwell Banker-Gilroy

Sold	1181 Wilma Drive, Hollister 95023 (Hollister)	\$249,900 MLS: 81239282
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 8



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **22**
 Sqft: **1,100** Lot: **6,552**

Pricing / Dates

List: **\$249,900** Date: **10/29/2012**
 Original: **\$249,900** Date: **10/29/2012**
 Sold **\$226,000** Date: **11/6/2012**

Remarks

NICE 3 BED/2BATH ON A GOOD LOT SIZE HOME.YOU NEED TO COME AND SEE YOUR NEW HOME. IT WAS REMODELED 3 YEARS AGO WITH NEW PAINT INSIDE, NEW TILE FLOOR, WATER SOFTENER, AIR CONDITIONING, BATHROOMS AND MORE. PLEASE COME AND SEE IT. THIS IS A HOUSE JUST FOR YOU.

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, 2 Car Garage

Listed By Jose G. Carapia, Nino Real Estate

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