

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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Summary of Comparable Properties

Single Family Residential

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
1750 Orchard Road	Hollister	3	3 0	293	3,060	\$285.95	326,700	\$999,999	24	\$875,000	02/01/13
441 Alexander Lane	San Juan Bautista	4	3 1	8	3,682	\$191.47	217,800	\$713,000	21	\$705,000	01/31/13
2843 Ty Drive	Hollister	4	3 1	11	2,800	\$215.00	74,487	\$499,900	14	\$602,000	01/31/13
150 Freds Way	Hollister	3	3 1	17	2,700	\$185.19	10,100	\$525,000	13	\$500,000	01/31/13
311 Holliday Drive	Hollister	4	2 1	32	2,115	\$224.59	41,817	\$499,000	37	\$475,000	01/28/13
470 Hawkins Street	Hollister	3	3 0	215	2,699	\$170.43	22,350	\$499,800	128	\$460,000	01/31/13
1761 Brighton Drive	Hollister	4	3 0	32	2,160	\$185.19	6,300	\$399,900	4	\$400,000	01/31/13
542 Powell Street	Hollister	3	2 0	116	1,500	\$240.00	9,600	\$335,000	3	\$360,000	01/31/13
210 Le Chateau Drive	Hollister	4	2 1	14	1,880	\$176.60	6,301	\$339,900	14	\$332,000	01/31/13
680 Monte Carlo Drive	Hollister	5	2 0	60	1,896	\$171.41	6,104	\$339,950	16	\$325,000	02/01/13
1251 Scenic Circle	Hollister	4	2 0	12	1,520	\$201.97	6,860	\$299,900	50	\$307,000	01/29/13
690 A Street	Hollister	3	2 0	56	1,299	\$200.15	5,974	\$264,900	26	\$260,000	01/31/13
431 El Camino Paraiso	Hollister	3	1 1	10	1,091	\$219.98	7,060	\$229,999	49	\$240,000	01/29/13
1280 Carmen Court	Hollister	3	2 0	111	1,134	\$153.00	5,667	\$159,900	25	\$173,500	02/01/13

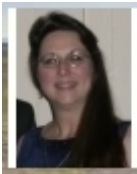
# LISTINGS:	14	AVG VALUES:		71	2,110	\$201.49	53,366	\$436,153	30	\$429,607
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# LISTINGS TOTAL:	14	AVG VALUES FOR ALL:		71	2,110	\$201.49		\$436,153	30	\$429,607
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Quick Statistics (14 Listings Total)

	Min	Max	Median
List Price	\$159,900	\$999,999	\$369,925
Sale Price	\$173,500	\$875,000	\$380,000

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Summary of Comparable Properties

Single Family Residential

Sold	1750 Orchard Road, Hollister 95023 (San Benito - N. County)	\$999,999	MLS: 81204054
	Beds: 3 beds Baths Full/Partial: 3 0		DOM: 293



Property Overview		Pricing / Dates	
Area:	San Benito - N. County (180)	List:	\$999,999 Date: 02/02/2012
Bds,Bth:	3, 3 0 Age: 24	Original:	\$1,094,000 Date: 02/02/2012
Sqft:	3,060 Lot: 326,700	Sold	\$875,000 Date: 11/21/2012

Remarks
7.5 LEVEL ACRES for a Horse Breeder,Trainer,Lay-up facility,a Dog Breeder,Doggy-Day-Care or any business?Use your imagination it could be perfect for many different uses.Consolidate your expenses & your travel time into 3,880 Sq.Ft. office & storage. Beautiful views in every direction from the elevated decks. Legal one bedroom apartment in the barn. Fenced & cross fenced.A unique opportunity!

Property Features

Family Room No Family Room	Informal Dining Area Breakfast Bar	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options Possible Pool Site	Garage/Parking Attached, Guest Parking, Off Street Parking, RV or Boat Parking, 2 or More Car Carport, Uncov	

Listed By Page Welton, Coldwell Banker

Sold	441 Alexander Lane, San Juan Bautista 95045 (Aromas)	\$713,000	MLS: 81243613
	Beds: 4 beds Baths Full/Partial: 3 1		DOM: 8



Property Overview		Pricing / Dates	
Area:	Aromas (185)	List:	\$713,000 Date: 12/20/2012
Bds,Bth:	4, 3 1 Age: 21	Original:	\$713,000 Date: 12/20/2012
Sqft:	3,682 Lot: 217,800	Sold	\$705,000 Date: 12/28/2012

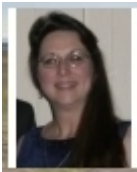
Remarks
This is a unique and beautiful property secluded but close to 101 and access North, South, East and West. 45 minutes to San Jose 45 minutes to Monterey 5 minutes to downtown San Juan Bautista. The kitchen features a 6 burner Viking stove with a grill, 2 dishwashers, sub-zero refrig, compactor, and much more.

Property Features

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

Listed By Ray Pierce, Peggy Pierce, Broker

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Summary of Comparable Properties

Sold	150 Freds Way, Hollister 95023 (Ridgemark)	\$525,000	MLS: 81242840
	Beds: 3 beds Baths Full/Partial: 3 1		DOM: 17



Property Overview

Area: **Ridgemark (186)**
 Bds,Bth: **3, 3|1** Age: **13**
 Sqft: **2,700** Lot: **10,100**

Pricing / Dates

List: **\$525,000** Date: **12/10/2012**
 Original: **\$525,000** Date: **12/10/2012**
 Sold **\$500,000** Date: **12/27/2012**

Remarks

Gracious foyer w/marble flrs.Frml LR and DR features flr to ceiling mirror.Light & bright has southern exposure to enjoy landscaped backyard, access from MBR,Family Kitchen and back bedrm.MBR has walkin closet,plantation shutters & outstanding master bath. The trees have been lighted,yard is manicured in this 3bd,3ba+office w/builtin bookshelves.A Lot of storage,custom bar in FR.Pride of Ownership

Property Features

Family Room
Family Room Kitchen

Informal Dining Area
Breakfast Bar

Formal Dining Area
Separate Dining Room

Pool Options
--

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

Listed By Marilyn J Ferreira, Intero Real Estate Services

Sold	2843 Ty Drive, Hollister 95023 (Hollister)	\$499,900	MLS: 81242374
	Beds: 4 beds Baths Full/Partial: 3 1		DOM: 11



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 3|1** Age: **14**
 Sqft: **2,800** Lot: **74,487**

Pricing / Dates

List: **\$499,900** Date: **12/04/2012**
 Original: **\$499,900** Date: **12/04/2012**
 Sold **\$602,000** Date: **12/15/2012**

Remarks

BEAUTIFUL AND ELEGANT HOME SITUATED ON TOP OF HILL WITH STUNNING VIEWS OF SAN JUAN MISSION VALLEY;FRESH NEW TWO TONE INTERIOR PAINT;GOURMET KITCHEN WITH NEW GAS COOK TOP AND OVENS;GRANITE COUNTERS.LARGE LIVING ROOM WITH FIREPLACE WITH GREAT VIEWS;LARGE MASTER WITH WALK-IN CLOSET. HARDWOOD FLOORS.NICE MATURE TREES AND LANSCAPING.3 CAR GARAGE.PLEASE CALL FOR MORE INFORMATION AND OFFER DATES.THANKS

Property Features

Family Room
Family Room Kitchen

Informal Dining Area
No Informal Dining Area

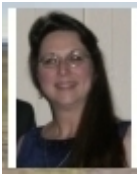
Formal Dining Area
Separate Dining Room, Living Rm/Dining Rm C

Pool Options
--

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

Listed By Luciano V Pinheiro, Intero Real Estate Services

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Summary of Comparable Properties

Sold	470 Hawkins Street, Hollister 95023 (Hollister)	\$499,800	MLS: 81220305
	Beds: 3 beds Baths Full/Partial: 3 0		DOM: 215



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$499,800 Date: 05/30/2012
Bds,Bth:	3, 3 0 Age: 128	Original:	\$600,000 Date: 05/30/2012
Sqft:	2,699 Lot: 22,350	Sold	\$460,000 Date: 12/31/2012

Remarks

PRICE ADJUSTMENT.Pristine Victorian on 145x150SF lot, manicured landscaping, PRISTINE condition, lrg covered porch w/ gingerbread trim. 3BD,+office 3BA, 2699SF w/high ceilings, hardwd flrs, rmdld Kitchen w/eating area that overlooks beautiful brick patio.Wrap around porch. Formal LR & DR. County estimates built in 1885 by CN Hawkins. Detached carport.Unique/Destinctive.SHOWN BY APPT ONLY

Property Features

Family Room Separate Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Detached, Off Street Parking, RV or Boat Parking, 2 or More Car Carport	

Listed By Marilyn J Ferreira, Intero Real Estate Services

Sold	311 Holliday Drive, Hollister 95023 (Hollister)	\$499,000	MLS: 81241706
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 32



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$499,000 Date: 11/26/2012
Bds,Bth:	4, 2 1 Age: 37	Original:	\$499,000 Date: 11/26/2012
Sqft:	2,115 Lot: 41,817	Sold	\$475,000 Date: 12/28/2012

Remarks

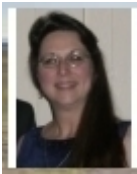
Bring Your Horse! Move in Ready home on an acre. New Carpet, new paint,new appliances, granite in the kitchen, newer roof! Perfect for the first time homebuyer, with young children. Beautiful views, storage shed for gardening, and much more!!

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 2 Car Garage	

Listed By Jacqueline B McAbee, Intero Real Estate Services

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Summary of Comparable Properties

Sold	1761 Brighton Drive, Hollister 95023 (Hollister)	\$399,900	MLS: 81238873
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 32



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 3|0** Age: **4**
 Sqft: **2,160** Lot: **6,300**

Pricing / Dates

List: **\$399,900** Date: **10/25/2012**
 Original: **\$420,000** Date: **10/25/2012**
 Sold: **\$400,000** Date: **11/26/2012**

Remarks

This house is better than new! Not a short sale, ready to move in now -just in time for the holidays. Beautiful designer interior paint, a/c, slab granite in the kitchen, stainless appliances. Newer washer/dryer,fridge, water softener, alarm also included. Easy care stamped concrete and turf in the back yard. This one is a must see ~ beautiful open floorplan! Buyer to verify any & all information.

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, 2 Car Garage

Listed By Tammy Davis, Realty World Providence Properties

Sold	680 Monte Carlo Drive, Hollister 95023 (Hollister)	\$339,950	MLS: 81241074
	Beds: 5 beds Baths Full/Partial: 2 0		DOM: 60



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **5, 2|0** Age: **16**
 Sqft: **1,896** Lot: **6,104**

Pricing / Dates

List: **\$339,950** Date: **11/15/2012**
 Original: **\$320,000** Date: **11/15/2012**
 Sold: **\$325,000** Date: **1/14/2013**

Remarks

Property Features

Family Room
Separate Family Room, Family Room Kitchen

Informal Dining Area
Breakfast Room, Breakfast Bar

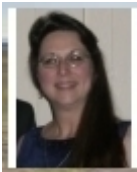
Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
--

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

Listed By Mark Sonntag, Sonntag Properties & Home Loans Inc.

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Summary of Comparable Properties

Sold	210 Le Chateau Drive, Hollister 95023 (Hollister)	\$339,900	MLS: 81241106
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 14



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|1** Age: **14**
 Sqft: **1,880** Lot: **6,301**

Pricing / Dates

List: **\$339,900** Date: **11/16/2012**
 Original: **\$339,900** Date: **11/16/2012**
 Sold: **\$332,000** Date: **11/30/2012**

Remarks

Great corner lot location ! New exterior and interior paint. Move in ready. New carpet thru out. Close to shopping. This wonderful home will go fast. 4 bedroom 2 1/2 bath. Open kitchen with walkin pantry. Living room dining room combo, fireplace in family room. Downstairs bedroom. Nice corner lot.

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

2 Car Garage

Listed By Vedana Freitas, RE/MAX Synergy

Sold	542 Powell Street, Hollister 95023 (Hollister)	\$335,000	MLS: 81226458
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 116



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **3**
 Sqft: **1,500** Lot: **9,600**

Pricing / Dates

List: **\$335,000** Date: **07/14/2012**
 Original: **\$335,000** Date: **07/14/2012**
 Sold: **\$360,000** Date: **11/7/2012**

Remarks

These two lovely homes are close to downtown Hollister and steps away from Dunne Park on a tree lined block. They were recently built from the ground up on this 9,600 square foot lot. The main home was built in 2010 and consists of 3 beds/2 baths and the second home, built in 2005, has 1 bed/1 bath. There is a detached garage accessible by alley way that is perfect as a workshop.

Property Features

Family Room

Separate Family Room

Informal Dining Area

Breakfast Nook

Formal Dining Area

No Formal Dining Area

Pool Options

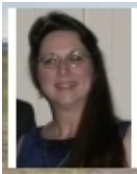
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Garage/Parking

2 Car Garage

Listed By Emily Tam, Prudential CA Franciscan Prop.

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Summary of Comparable Properties

Sold	1251 Scenic Circle, Hollister 95023 (Hollister)	\$299,900	MLS: 81241896
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 12



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **50**
 Sqft: **1,520** Lot: **6,860**

Pricing / Dates

List: **\$299,900** Date: **11/28/2012**
 Original: **\$299,900** Date: **11/28/2012**
 Sold: **\$307,000** Date: **12/10/2012**

Remarks

Wow! All the charm of an older home, but remodel is complete! Painted inside & out, hardwood floors refinished, new vinyl, new roof, hall bathroom, new windows, master bath has granite slab counter & fixtures, kitchen has granite slab counters & stainless appliances, new light fixtures, doors, hardware, baseboards, new plumbing fixtures, new front landscaping incl. timer, new garage door & more!

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, 2 Car Garage, Off Street Parking

Listed By Jason Noble, Nino Real Estate

Sold	690 A Street, Hollister 95023 (Hollister)	\$264,900	MLS: 81232929
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 56



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **26**
 Sqft: **1,299** Lot: **5,974**

Pricing / Dates

List: **\$264,900** Date: **09/05/2012**
 Original: **\$264,900** Date: **09/05/2012**
 Sold: **\$260,000** Date: **10/31/2012**

Remarks

Freshly painted inside and out, new carpet, granite slab counters in kitchen, gas stove, microwave, dishwasher and disposal, and front landscaping. New counters in bathroom, light fixtures throughout, door hardware and more! Has wood burning fireplace in living room. Newer vinyl windows and garage door. Large back yard with mature trees and big patio.

Property Features

Family Room
No Family Room

Informal Dining Area
Breakfast Nook

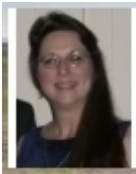
Formal Dining Area
No Formal Dining Area

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	431 El Camino Paraiso , Hollister 95023 (Hollister)	\$229,999	MLS: 81234387
	Beds: 3 beds Baths Full/Partial: 1 1		DOM: 10



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$229,999 Date: 09/17/2012
Bds,Bth:	3, 1 1	Age:	49 Original: \$229,999 Date: 09/17/2012
Sqft:	1,091	Lot:	7,060 Sold \$240,000 Date: 9/27/2012

Remarks

Very nice, well-kept family home on a quiet street. Many updates including windows, tile floor and kitchen updates. Nice floor plan, including paved and covered patio area to entertain guests and family. Mature trees and nice landscaping. A wonderful property with no house behind home.

Property Features

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

Listed By Rafael Castro, RE/MAX Star Properties

Sold	1280 Carmen Court, Hollister 95023 (Hollister)	\$159,900	MLS: 81228778
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 111



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$159,900 Date: 08/01/2012
Bds,Bth:	3, 2 0	Age:	25 Original: \$177,500 Date: 08/01/2012
Sqft:	1,134	Lot:	5,667 Sold \$173,500 Date: 11/20/2012

Remarks

Fannie Mae property. Interior and exterior just painted. New carpet, vinyl, dishwasher, exhaust hood, and completely new bathrooms! Why rent when you can own? Manufactured home on permanent foundation. HUD decals are still present on end of home. Does not qualify for Home Path financing. Will not qualify for USDA financing either.

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, Off Street Parking	

Listed By Jason Noble, Nino Real Estate

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