

Lori Uhl McClelland | DRE#: 01265380

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

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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
45 Mayme Court	Hollister	3	2 1	79	2,942	\$176.75	14,610	\$545,000	15	\$520,000	02/26/13
2140 Raleigh Circle	Hollister	4	3 0	62	3,147	\$155.70	6,882	\$490,000	19	\$490,000	02/26/13
230 Carr Avenue	Aromas	3	2 0	120	1,601	\$251.09	46,173	\$404,000	8	\$402,000	02/28/13
1271 Crestview Drive	Hollister	3	2 1	7	1,862	\$185.28	7,636	\$344,900	15	\$345,000	02/28/13
1681 Bayberry Street	Hollister	3	2 0	6	1,750	\$180.00	6,600	\$317,000	11	\$315,000	03/01/13

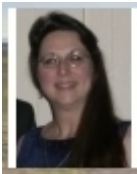
# LISTINGS:	5	AVG VALUES:		55	2,260	\$189.77	16,380	\$420,180	14	\$414,400
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# LISTINGS TOTAL:	5	AVG VALUES FOR ALL:		55	2,260	\$189.77		\$420,180	14	\$414,400
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Quick Statistics (5 Listings Total)

	Min	Max	Median
List Price	\$317,000	\$545,000	\$404,000
Sale Price	\$315,000	\$520,000	\$402,000

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



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Summary of Comparable Properties

Single Family Residential

Sold	45 Mayme Court, Hollister 95023 (Ridgemark)	\$545,000	MLS: 81236059
	Beds: 3 beds Baths Full/Partial: 2 1		DOM: 79



Property Overview

Area: **Ridgemark (186)**
 Bds,Bth: **3, 2|1** Age: **15**
 Sqft: **2,942** Lot: **14,610**

Pricing / Dates

List: **\$545,000** Date: **10/01/2012**
 Original: **\$569,000** Date: **10/01/2012**
 Sold: **\$520,000** Date: **12/19/2012**

Remarks

SUBJECT TO SHORT SALE APPROVAL!! Awesome Executive Home, Located on Fairway at Ridgemark! 3 Bedrooms Walk In Closets* Office* Granite Kitchen Counters* Trash Compactor* Washer* Dryer * Refrigerator *Central Vacuum System* Outstanding Back Yard* Alarm System* Water System * Master Suite Bedroom, Jetted Tub. New Exterior Paint.

Property Features

Family Room

Separate Family Room, Dining Area in Family Rm

Informal Dining Area

Breakfast Bar, Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

Possible Pool Site

Garage/Parking

2 Car Garage

Listed By Lisa K Cimino, Condo to Castle Prop, Inc.

Sold	2140 Raleigh Circle, Hollister 95023 (Hollister)	\$490,000	MLS: 81242160
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 62



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 3|0** Age: **19**
 Sqft: **3,147** Lot: **6,882**

Pricing / Dates

List: **\$490,000** Date: **11/28/2012**
 Original: **\$490,000** Date: **11/28/2012**
 Sold: **\$490,000** Date: **1/29/2013**

Remarks

A Regular Sale with a Pool! This well maintained Home offers 2 Master Suites, One Up and One Down, 2 additional Bedrooms & Den. The views of the Hills are very Majestic from the near 600 Square Foot Upstairs Master with enough room for exercise equipment and retreat area. There is an Alarm system, New Fencing all around, Solar Heating for the Pool and Solar for the Home, cabs in garage go w/owner

Property Features

Family Room

Family Room Kitchen

Informal Dining Area

Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

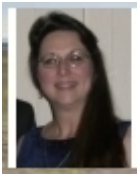
Solar Pool System

Garage/Parking

3 or More Car Garage

Listed By Charlene King, Flora Real Estate Group

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Summary of Comparable Properties

Sold	230 Carr Avenue, Aromas 95004 (Aromas)	\$404,000	MLS: 81234015
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 120



Property Overview		Pricing / Dates	
Area:	Aromas (185)	List:	\$404,000 Date: 09/13/2012
Bds,Bth:	3, 2 0 Age: 8	Original:	\$375,000 Date: 09/13/2012
Sqft:	1,601 Lot: 46,173	Sold	\$402,000 Date: 1/11/2013

Remarks

Approved Short Sale with conditions. Super clean! Ranch style 3 bedroom 2 bath home on a usable 1 acre in sunny Aromas! 1601sf of well- designed living. Kitchen with beautiful granite slab counters-tile splash backs-garden window & gas range. Open floorplan with wood burning fireplace in living room, vaulted ceilings, inside laundry, finished 2 car garage. Master bedroom & dining room open to rear deck.

Property Features

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

Listed By Sherry M. Owen, Blackhorse Real Estate

Sold	1271 Crestview Drive, Hollister 95023 (Hollister)	\$344,900	MLS: 81301069
	Beds: 3 beds Baths Full/Partial: 2 1		DOM: 7



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$344,900 Date: 01/14/2013
Bds,Bth:	3, 2 1 Age: 15	Original:	\$344,900 Date: 01/14/2013
Sqft:	1,862 Lot: 7,636	Sold	\$345,000 Date: 1/21/2013

Remarks

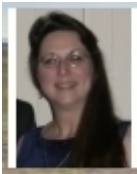
Fannie Mae Home Path property. Own with as little as 3% down! Call your realtor or lender today. New interior/exterior paint, new hardwood floors, carpet, vinyl, stove, dishwasher and exhaust hood! Large yard - room for boat or RV in side yard? Even has air conditioning and a fireplace in family room. Small storage shed/outbuilding in back yard, too!

Property Features

Family Room Family Room Kitchen	Informal Dining Area Breakfast Bar, Eat in Kitchen	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Attached, 2 Car Garage	

Listed By Jason Noble, Nino Real Estate

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Summary of Comparable Properties

Sold	1681 Bayberry Street, Hollister 95023 (Hollister)	\$317,000	MLS: 81242855
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 6



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$317,000
Bds,Bth:	3, 2 0	Original:	\$317,000
Sqft:	1,750	Sold	\$315,000
Age:	11	Date:	12/08/2012
Lot:	6,600	Date:	12/08/2012
		Date:	12/14/2012

Remarks
 Adorable 10 year old K & B home. Light, bright, open floor plan. Maple cabinets, gas range. Huge master suite leads to concrete paver patio and tropical landscape. 1 block to neighborhood park.

Property Features

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

Listed By Vedana Freitas, RE/MAX Synergy

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