

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
6435 Cabernet Drive	Hollister	5	3 1	16	3,844	\$195.11	230,432	\$799,900	24	\$750,000	03/22/13
6930 San Felipe Road	Hollister	3	3 2	37	3,033	\$217.61	435,600	\$698,900	113	\$660,000	03/22/13
55 Koch Drive	Hollister	5	2 1	53	2,479	\$171.84	5,992	\$424,900	2	\$426,000	03/18/13
1031 Trinity Drive	Hollister	3	2 0	198	2,700	\$123.89	7,930	\$299,900	26	\$334,500	03/20/13
1361 Sawtooth Drive	Hollister	3	2 0	11	1,500	\$190.59	7,245	\$279,500	28	\$285,883	03/20/13
950 Homestead Avenue	Hollister	5	3 0	46	1,862	\$150.38	6,300	\$242,500	11	\$280,000	03/18/13
1381 Westward Drive	Hollister	2	2 1	13	1,872	\$133.55	7,919	\$225,000	54	\$250,000	03/21/13
2060 Evelyns Drive	Hollister	4	2 0	2	1,460	\$130.14	11,178	\$190,000	21	\$190,000	03/21/13

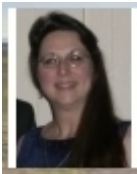
# LISTINGS:	8	AVG VALUES:		47	2,344	\$164.14	89,075	\$395,075	35	\$397,048
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# LISTINGS TOTAL:	8	AVG VALUES FOR ALL:		47	2,344	\$164.14		\$395,075	35	\$397,048
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Quick Statistics (8 Listings Total)

	Min	Max	Median
List Price	\$190,000	\$799,900	\$289,700
Sale Price	\$190,000	\$750,000	\$310,192

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



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Summary of Comparable Properties

Single Family Residential

Sold	6435 Cabernet Drive, Hollister 95023 (Hollister)	\$799,900	MLS: 81302072
	Beds: 5 beds Baths Full/Partial: 3 1		DOM: 16



Property Overview Pricing / Dates

Area:	Hollister (182)	List:	\$799,900	Date:	01/23/2013
Bds,Bth:	5, 3 1	Age:	24	Original:	\$799,900
Sqft:	3,844	Lot:	230,432	Sold:	\$750,000
				Date:	2/8/2013

Remarks

Unbelievable! Must see to appreciate. Almost 1200 square foot garage PLUS 2560 square foot detached shop with 8+ car parking! Home completely remodeled (granite counters, new kitchen appliances, carpet, tile, interior and exterior paint, front landscaping, concrete, and much, much more!). Home has living room, family room, dining room AND HUGE bonus room, two master suites, office and more!

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Room, Breakfast Bar	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Attached, Detached, Guest Parking, Off Street Parking, RV or Boat Parking, 3 or More Car Garage	

Listed By Jason Noble, Nino Real Estate

Sold	6930 San Felipe Road, Hollister 95023 (San Benito - N. County)	\$698,900	MLS: 81300074
	Beds: 3 beds Baths Full/Partial: 3 2		DOM: 37



Property Overview Pricing / Dates

Area:	San Benito - N. County (180)	List:	\$698,900	Date:	01/01/2013
Bds,Bth:	3, 3 2	Age:	113	Original:	\$698,900
Sqft:	3,033	Lot:	435,600	Sold:	\$660,000
				Date:	2/7/2013

Remarks

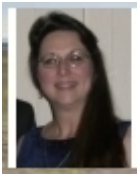
Equestrian prop. on 10 useable acres. Main hse: 2258 sf w/2 bed & 2.5 bath. 775 sf 1-1 inlaw unit above garage. Additional bath in garage/laundry. Effective age much younger: Double pane windows, 5 yr old roof, updated plumbing/electrical, tile flooring, Wolf stove/oven, new carpets, termite clearance. Lighted all weather arena & round pen. 36'x 144' 6 stall barn w/tack rm, wash rack & paddocks.

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, Guest Parking, 2 Car Garage, RV or Boat Parking	

Listed By Augie Bertao, Bertao Real Estate Group.

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Summary of Comparable Properties

Sold	55 Koch Drive, Hollister 95023 (Hollister)	\$424,900	MLS: 81304019
	Beds: 5 beds Baths Full/Partial: 2 1		DOM: 53



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **5, 2|1** Age: **2**
 Sqft: **2,479** Lot: **5,992**

Pricing / Dates

List: **\$424,900** Date: **02/09/2013**
 Original: **\$424,900** Date: **12/21/2012**
 Sold: **\$426,000** Date: **2/12/2013**

Remarks

Welcome home! Almost new KB Home with no neighbors to rear! Home has granite counters, stainless appliances, FIVE bedrooms, 8 foot doors, inside laundry, air conditioning, alarm, extensive can lighting, framed bathroom mirrors, dual sinks in master bath, & more! Possible boat/rv parking on side yard (you measure & decide). Close to school and by-pass for commuters. Call your realtor to see today!

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

Listed By Jason Noble, Nino Real Estate

Sold	1031 Trinity Drive, Hollister 95023 (Hollister)	\$299,900	MLS: 81229102
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 198



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **26**
 Sqft: **2,700** Lot: **7,930**

Pricing / Dates

List: **\$299,900** Date: **08/02/2012**
 Original: **\$255,000** Date: **08/02/2012**
 Sold: **\$334,500** Date: **2/16/2013**

Remarks

Short sale approved send offer subject to inspection asap. Great family home! Three bed two bath! Extra hot ub room, and extra play room all permitted. Short sale approved. Fell out no fault of the property. Commission subject to lender approval split 50/50

Property Features

Family Room
Dining Area in Family Room

Informal Dining Area
Eat in Kitchen

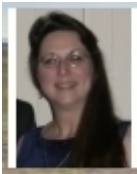
Formal Dining Area
Separate Dining Room

Pool Options
--

Garage/Parking
2 Car Garage

Listed By Donna McGuire, Monopoly Real Estate of Pebble Beach Inc.

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Summary of Comparable Properties

Sold	1361 Sawtooth Drive, Hollister 95023 (Hollister)	\$279,500	MLS: 81231661
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 11



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **28**
 Sqft: **1,500** Lot: **7,245**

Pricing / Dates

List: **\$279,500** Date: **08/24/2012**
 Original: **\$279,500** Date: **08/24/2012**
 Sold: **\$285,883** Date: **9/4/2012**

Remarks

LAS BRISAS NEIGHBORHOOD, VERY NICE HOME IN CUL-DE-SAC LOCATION, INGROUND POOL/SPA. NEIGHBORHOOD PARK, LOW MAINTENANCE YARD.

Property Features

Family Room
Separate Family Room

Informal Dining Area **Formal Dining Area**
 Breakfast Room, Breakfast Nook, Eat in Kitche No Formal Dining Area

Pool Options
--

Garage/Parking
2 Car Garage

Listed By Alma Gonzalez, American Heritage Group

Sold	950 Homestead Avenue, Hollister 95023 (Hollister)	\$242,500	MLS: 81240369
	Beds: 5 beds Baths Full/Partial: 3 0		DOM: 46



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **5, 3|0** Age: **11**
 Sqft: **1,862** Lot: **6,300**

Pricing / Dates

List: **\$242,500** Date: **11/08/2012**
 Original: **\$242,500** Date: **11/08/2012**
 Sold: **\$280,000** Date: **12/24/2012**
 OffMktDate: **02/07/2013**

Remarks

SINGLE STORY, 5 BEDROOM, 3 FULL BATH on a cul-de-sac, features tile floors in living/family/kitchen/hallway areas, custom tiled bathrooms, kitchen granite counters with custom tile backsplash, nice size backyard, 2 car garage, very nice and with huge potential!

Property Features

Family Room
Separate Family Room

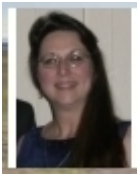
Informal Dining Area **Formal Dining Area**
 Breakfast Nook Living Rm/Dining Rm Combo

Pool Options
--

Garage/Parking
Attached, 2 Car Garage

Listed By Noe Renteria, RE/MAX Real Estate Services

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Summary of Comparable Properties

Sold	1381 Westward Drive, Hollister 95023 (Hollister)	\$225,000	MLS: 81231960
	Beds: 2 beds Baths Full/Partial: 2 1		DOM: 13



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **2, 2|1** Age: **54**
 Sqft: **1,872** Lot: **7,919**

Pricing / Dates

List: **\$225,000** Date: **08/27/2012**
 Original: **\$225,000** Date: **08/27/2012**
 Sold: **\$250,000** Date: **9/9/2012**

Remarks

This wonderful 2 bedroom, 2.5 bath home on almost an 8000sf lot is a diamond in the rough. It has some special features however - it does need some Home Improvement. This house is located on a quiet street in the Cerra Vista School District and offers lots of indoor and outdoor living space. Come have a look and see what we are talking about.

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	

Listed By John Kunz, Intero Real Estate Services

Sold	2060 Evelyns Drive, Hollister 95023 (Hollister)	\$190,000	MLS: 81302003
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 2



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **21**
 Sqft: **1,460** Lot: **11,178**

Pricing / Dates

List: **\$190,000** Date: **01/21/2013**
 Original: **\$190,000** Date: **01/21/2013**
 Sold: **\$190,000** Date: **1/23/2013**

Remarks

Home was a rental....basically needs to be gutted...very rough inside. Roll-up garage door is nailed from inside to stay up so do not try to open. This house is for the handyman. It is NOT turn-key. A good opportunity for someone who has the time to put it back to the cute home it once was. Short sale - one loan.

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 2 Car Garage	

Listed By Deborah Harter, The Platinum Real Estate Group

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