

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
815 Oak Ridge Drive	Hollister	3	2 0	10	2,456	\$234.53	9,988	\$559,000	16	\$576,000	07/17/13
1031 Trinity Drive	Hollister	3	2 0	63	2,282	\$190.62	7,930	\$435,900	26	\$435,000	07/18/13
1650 Cerra Vista Drive	Hollister	4	2 0	9	1,890	\$211.64	7,588	\$399,900	22	\$400,000	07/17/13
450 Bordeaux Place	Hollister	4	3 0	7	1,950	\$202.56	6,077	\$379,900	20	\$395,000	07/17/13
650 Somme Avenue	Hollister	4	2 0	7	1,651	\$233.19	7,492	\$365,000	23	\$385,000	07/16/13
230 San Tropez Drive	Hollister	4	2 0	4	1,660	\$216.87	5,992	\$329,000	15	\$360,000	07/17/13
1080 Oak Street	Hollister	3	2 0	5	2,000	\$167.50	8,500	\$320,000	42	\$335,000	07/19/13
742 College Street	Hollister	3	1 0	1	1,255	\$183.27	4,879	\$225,000	60	\$230,000	07/17/13

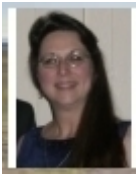
# LISTINGS:	8	AVG VALUES:		13	1,893	\$205.02	7,306	\$376,713	28	\$389,500
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# LISTINGS TOTAL:	8	AVG VALUES FOR ALL:		13	1,893	\$205.02		\$376,713	28	\$389,500
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Quick Statistics (8 Listings Total)

	Min	Max	Median
List Price	\$225,000	\$559,000	\$372,450
Sale Price	\$230,000	\$576,000	\$390,000

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



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Summary of Comparable Properties

Single Family Residential

Sold	815 Oak Ridge Drive, Hollister 95023 (Hollister)	\$559,000	MLS: 81320305
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 10



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$559,000 Date: 06/09/2013
Bds,Bth:	3, 2 0	Age:	16 Original: \$559,000 Date: 06/09/2013
Sqft:	2,456	Lot:	9,988 Sold: \$576,000 Date: 6/19/2013

Remarks
a must see.major remodel.new kitchen appliances includes 6 burner professional range and hood.open flowing floor plan.kitchen island.the works.home theatre system(state of the art)the list goes on.outdoor kitchen w/ all the bells and whistles including kegorator(WOW)seperate den.low maintenance landscaping.gr8 neighborhood

Property Features		
Family Room Separate Family Room	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 Doug Kuerschner, Coldwell Banker-Gilroy

Sold	1031 Trinity Drive, Hollister 95023 (Hollister)	\$435,900	MLS: 81313354
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 63



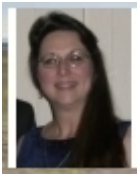
Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$435,900 Date: 04/23/2013
Bds,Bth:	3, 2 0	Age:	26 Original: \$459,000 Date: 04/23/2013
Sqft:	2,282	Lot:	7,930 Sold: \$435,000 Date: 6/25/2013

Remarks
Delightful Las Brisas home within 1 block from neighborhood park. Move in ready! Spacious home with over 2200 sf, large bedrooms, family room, living room and an extra bonus/game room. New exterior and interior paint, new carpet, granite counter top, appliances and lighting. Roof restortation with 5 yr certification. Possible boat or RV parking at side yard.

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

Listed By Karey Grimsley, Nino Real Estate

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Summary of Comparable Properties

Sold	1650 Cerra Vista Drive, Hollister 95023 (Hollister)	\$399,900	MLS: 81319361
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 9



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$399,900 Date: 06/03/2013
Bds,Bth:	4, 2 0	Age:	22 Original: \$399,900 Date: 06/03/2013
Sqft:	1,890	Lot:	7,588 Sold \$400,000 Date: 6/12/2013

Remarks

Immaculately kept home, single owner, updated. Open floor plan, formal dining, open kitchen-nook-family room, fresh interior paint, laminate floors, granite slab counters, newer stainless appliances, attic fan, storage, fully landscaped with side yard large enough for RV or toys, 3 car garage. Close to shopping and schools - easy commute.

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Nook, 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 Vedana Freitas, RE/MAX Synergy

Sold	450 Bordeaux Place, Hollister 95023 (Hollister)	\$379,900	MLS: 81320132
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 7



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$379,900 Date: 06/07/2013
Bds,Bth:	4, 3 0	Age:	20 Original: \$379,900 Date: 06/07/2013
Sqft:	1,950	Lot:	6,077 Sold \$395,000 Date: 6/14/2013

Remarks

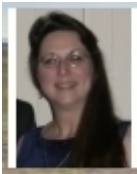
Beautiful home located in nice area. This home offers over 1950 Square feet of living space and offers 4 bedrooms, 3 full bathrooms... There is a bedroom and full bathroom downstairs. The kitchen has granite counters and some stainless steel appliances. The backyard is great for entertaining with a built-in-kitchen. located close to shopping and schools. Regular sale. Buyer to verify any&all info

Property Features

Family Room Separate Family Room, Family Room Kitchen	Informal Dining Area Breakfast Nook, Breakfast Bar, Eat in Kitchen	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking 2 Car Garage, RV or Boat Parking	

Listed By Janet Marquez, Realty World Providence Properties

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Summary of Comparable Properties

Sold	650 Somme Avenue, Hollister 95023 (Hollister)	\$365,000	MLS: 81318720
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 7



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **23**
 Sqft: **1,651** Lot: **7,492**

Pricing / Dates

List: **\$365,000** Date: **05/30/2013**
 Original: **\$365,000** Date: **05/30/2013**
 Sold: **\$385,000** Date: **6/6/2013**

Remarks

Don't waste Time. You can keep on looking but this 4bd 2 bth home with a beautiful custom kitchen, including wood plank floors, Bosch Appliances, updated bathrooms with tile and dramatic vanities. Wonderful updated fixtures! Is impressive and won't last long!

Property Features

Family Room

Separate Family Room

Informal Dining Area

Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

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Garage/Parking

2 Car Garage

Listed By Christine M. Fortney, Intero Real Estate Services

Sold	230 San Tropez Drive, Hollister 95023 (Hollister)	\$329,000	MLS: 81315155
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 4



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **15**
 Sqft: **1,660** Lot: **5,992**

Pricing / Dates

List: **\$329,000** Date: **05/04/2013**
 Original: **\$329,000** Date: **05/04/2013**
 Sold: **\$360,000** Date: **5/8/2013**

Remarks

Desirable single home with a spacious open floor plan, a 3-car garage and tile roof. Large sunny kitchen with a Stainless Steel Bosch Dishwasher and Stove/oven. Enjoy the cozy wood-burning fireplace in family room. Convenient inside laundry. Covered front patio and porch area. Lattice/Trellis-type cover on backyard patio. Private fenced backyard. Shelves and extra storage in garage.

Property Features

Family Room

Separate Family Room, Family Room Kitchen

Informal Dining Area

Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

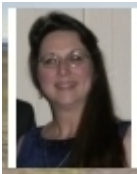
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Garage/Parking

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

Listed By Cherie Colon, ColonRE

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Summary of Comparable Properties

Sold 1080 Oak Street, Hollister 95023 (Hollister) **\$320,000** MLS: 81306485
 Beds: 3 beds Baths Full/Partial: 2|0 DOM: 5



Property Overview		Pricing / Dates					
Area:	Hollister (182)	List:	\$320,000	Date:	03/02/2013		
Bds,Bth:	3, 2 0	Age:	42	Original:	\$320,000	Date:	03/02/2013
Sqft:	2,000	Lot:	8,500	Sold	\$335,000	Date:	3/7/2013

Remarks

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Nook, Breakfast Bar	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Attached, 2 Car Garage	

Listed By Ray Pierce, Pierce Real Estate

Sold 742 College Street, Hollister 95023 (Hollister) **\$225,000** MLS: 81318576
 Beds: 3 beds Baths Full/Partial: 1|0 DOM: 1



Property Overview		Pricing / Dates					
Area:	Hollister (182)	List:	\$225,000	Date:	05/27/2013		
Bds,Bth:	3, 1 0	Age:	60	Original:	\$225,000	Date:	05/27/2013
Sqft:	1,255	Lot:	4,879	Sold	\$230,000	Date:	5/28/2013

Remarks

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 Detached, 1 Car Garage	

Listed By Ray Rojas, Realty World - Cornerstone Properties

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