

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
1000 Union Heights Drive	Hollister	5	3 1	286	3,216	\$235.54	47,916	\$788,800		\$757,500	07/26/13
800 South Ridgemark Drive	Hollister	3	3 0	8	3,000	\$186.67	10,001	\$559,000	25	\$560,000	07/22/13
100 Koch Drive	Hollister	4	2 0	44	2,020	\$222.28	6,098	\$449,000	3	\$449,000	07/25/13
1561 Mimosa Street	Hollister	5	3 0	10	2,200	\$202.27	6,508	\$425,000	14	\$445,000	07/24/13
421 Recht Street	Hollister	5	3 0	8	2,483	\$172.77	6,090	\$429,000		\$429,000	07/22/13
751 Del Monte Drive	Hollister	3	2 0	3	1,450	\$248.97	6,421	\$345,000	21	\$361,000	07/24/13
1205 Meridian Street	Hollister	3	2 0	20	1,309	\$244.39	6,547	\$319,900	32	\$319,900	07/24/13
714 South Street	Hollister	3	1 1	28	1,550	\$189.03	5,266	\$279,900	54	\$293,000	07/25/13
921 Suiter Street	Hollister	3	2 0	14	1,665	\$150.15	5,001	\$230,000	44	\$250,000	07/24/13

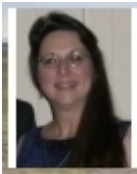
# LISTINGS:	9	AVG VALUES:		47	2,099	\$205.79	11,094	\$425,067	28	\$429,378
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# LISTINGS TOTAL:	9	AVG VALUES FOR ALL:		47	2,099	\$205.79		\$425,067	28	\$429,378
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Quick Statistics (9 Listings Total)

	Min	Max	Median
List Price	\$230,000	\$788,800	\$425,000
Sale Price	\$250,000	\$757,500	\$429,000

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



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Summary of Comparable Properties

Single Family Residential

Sold	1000 Union Heights Drive, Hollister 95023 (Hollister)	\$788,800	MLS: 81230494
	Beds: 5 beds Baths Full/Partial: 3 1		DOM: 286



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$788,800 Date: 08/15/2012
Bds,Bth:	5, 3 1	Age:	Original: \$849,800 Date: 08/15/2012
Sqft:	3,216	Lot:	47,916 Sold: \$757,500 Date: 5/28/2013

Remarks
 1+AC PUD w/ez access to 156 & 25.Close to town, w/grt views of the valley & city lights.Custom 5 bd,3.5ba, 3216 SF.Marble entry,L.R./D.R. combo, fireplace,country ktchn,ample storage space, pantry,eating area,hrdwd floors.Oversized MBR. FR opens to 364 sf solarium built w/permits.5Car garage & carport,w/concrete driveway to backyrd.62 Stall community barn, with arena and round pen.

Property Features		
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 1 Car Carport, Attached, Electric Door or Gate Opener, Guest Parking, RV or Boat Parking, Tan	

Listed By Marilyn J Ferreira, Intero Real Estate Services

Sold	800 South Ridgemark Drive, Hollister 95023 (Ridgemark)	\$559,000	MLS: 81318879
	Beds: 3 beds Baths Full/Partial: 3 0		DOM: 8



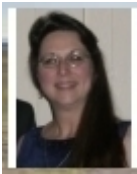
Property Overview		Pricing / Dates	
Area:	Ridgemark (186)	List:	\$559,000 Date: 05/31/2013
Bds,Bth:	3, 3 0	Age:	25 Original: \$559,000 Date: 05/31/2013
Sqft:	3,000	Lot:	10,001 Sold: \$560,000 Date: 6/8/2013

Remarks
 Gabilan fairway location. Grand entrance with marble floors & open beam ceiling. Sunken living rm with gas log fireplace, built-in wet bar & entertaining area. Hardwood floors. Inviting kitchen & unique indoor BBQ grill is sure to please the family gourmet. Separate den. Elegant master suite with jetted tub & large walk-in cedar closet. Home has lots of storage room. New faucets and stove top.

Property Features		
Family Room No Family Room	Informal Dining Area Breakfast Nook	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Attached, Electric Door or Gate Opener, 3 or More Car Garage	

Listed By Augie Bertao, Bertao Real Estate Group.

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Summary of Comparable Properties

Sold	100 Koch Drive, Hollister 95023 (Hollister)	\$449,000	MLS: 81315277
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 44



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **3**
 Sqft: **2,020** Lot: **6,098**

Pricing / Dates

List: **\$449,000** Date: **05/06/2013**
 Original: **\$449,000** Date: **05/06/2013**
 Sold: **\$449,000** Date: **6/19/2013**

Remarks

Anderson Home constructed 3 years ago. One owner and in immaculate condition with new carpeting. Upgrades from original include water treatment and back patio. Granite Counters and Beechwood Cabinetry in kitchen. Move in ready. Walking distance to elementary and middle school.

Property Features

Family Room
Family Room Kitchen

Informal Dining Area
Breakfast Bar, Eat in Kitchen

Formal Dining Area
No Formal Dining Area

Pool Options
--

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

Listed By Bert Aronson, Keller Williams Realty

Sold	421 Recht Street, Hollister 95023 (Hollister)	\$429,000	MLS: 81316840
	Beds: 5 beds Baths Full/Partial: 3 0		DOM: 8



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **5, 3|0** Age:
 Sqft: **2,483** Lot: **6,090**

Pricing / Dates

List: **\$429,000** Date: **05/16/2013**
 Original: **\$429,000** Date: **05/16/2013**
 Sold: **\$429,000** Date: **5/24/2013**

Remarks

Property Features

Family Room
Family Room Kitchen

Informal Dining Area
Eat in Kitchen

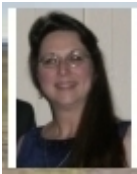
Formal Dining Area
Separate Dining Room

Pool Options
--

Garage/Parking
2 Car Garage

Listed By Kristen Jurevich, Intero Real Estate Services

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Summary of Comparable Properties

Sold	1561 Mimosa Street, Hollister 95023 (Hollister)	\$425,000	MLS: 81319549
	Beds: 5 beds Baths Full/Partial: 3 0		DOM: 10



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$425,000 Date: 06/03/2013
Bds,Bth:	5, 3 0 Age: 14	Original:	\$425,000 Date: 06/03/2013
Sqft:	2,200 Lot: 6,508	Sold	\$445,000 Date: 6/13/2013

Remarks

Beautiful 5 bedroom home with vaulted ceilings and open floor plan. Nice slate floors and hardwood downstairs, and brand new carpet upstairs. Upgraded kitchen features center island, granite counters and stainless steel appliances. One bed and full bath downstairs. Backyard has fresh landscaping and is ready for your summer BBQ. Lots of storage in garage.

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, Electric Door or Gate Opener, 2 Car Garage	

Listed By John Fagan, Superior Realty Partners Inc.

Sold	751 Del Monte Drive, Hollister 95023 (Hollister)	\$345,000	MLS: 81322376
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 3



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$345,000 Date: 06/22/2013
Bds,Bth:	3, 2 0 Age: 21	Original:	\$345,000 Date: 06/22/2013
Sqft:	1,450 Lot: 6,421	Sold	\$361,000 Date: 6/25/2013

Remarks

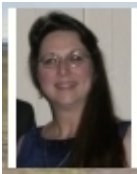
With paint, carpet and a little TLC this home will be a real gem! Seller is offering a \$3000 credit to buyer at closing for paint and carpet. Attractive tile flooring in entry, kitchen/family room and hallway. Open floor plan with high ceilings. Large back yard with covered patio area and cemented side yard. Lots of cabinetry in the garage for all your toys and tools.

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, 2 Car Garage	

Listed By Augie Bertao, Bertao Real Estate Group.

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Summary of Comparable Properties

Sold	1205 Meridian Street, Hollister 95023 (Hollister)	\$319,900	MLS: 81316781
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 20



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$319,900
Bds,Bth:	3, 2 0	Original:	\$319,900
Sqft:	1,309	Sold	\$319,900
Age:	32	Date:	05/15/2013
Lot:	6,547	Date:	05/15/2013
		Date:	6/4/2013

Remarks

"TURN KEY" MOVE IN READY PROPERTY IN A BEAUTIFUL CORNER LOT LOCATION. ALL NEW ELECTRICAL WORK COMPLETED TO THE PROPERTY, EXTERIOR AND INTERIOR NEW PAINT, 2 CAR GARAGE. PLENTY OF PARKING. BEAUTIFUL UPDATED KITCHEN, WITH STAINLESS STEEL APPLIANCES, BRIGHT NEW LIGHT FIXTURES AND NEW INTERIOR DOORS. THIS PROPERTY IS A TRADITIONAL REGULAR SALE. LOTS OF TIME SPEND TOO REMODEL PROPERTY AND READY TO SELL

Property Features

Family Room Separate Family Room	Informal Dining Area No Informal Dining Area	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking 2 Car Garage	

Listed By Jose Belman, Priority Real Estate

Sold	714 South Street, Hollister 95023 (Hollister)	\$279,900	MLS: 81313630
	Beds: 3 beds Baths Full/Partial: 1 1		DOM: 28



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$279,900
Bds,Bth:	3, 1 1	Original:	\$279,900
Sqft:	1,550	Sold	\$293,000
Age:	54	Date:	04/24/2013
Lot:	5,266	Date:	04/24/2013
		Date:	5/22/2013

Remarks

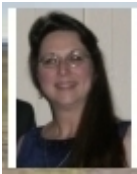
Nice 3 bedroom home near schools, shopping and parks. Patio with built-in BBQ in the back yard. 1 car garage and a carport. Clean, cute and neat. Must see to appreciate.

Property Features

Family Room Dining Area in Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking 1 Car Carport, 1 Car Garage	

Listed By Kim O'Connor, Choice Homes & Land

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Summary of Comparable Properties

Sold	921 Suiter Street, Hollister 95023 (Hollister)	\$230,000	MLS: 81317153
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 14



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **44**
 Sqft: **1,665** Lot: **5,001**

Pricing / Dates

List: **\$230,000** Date: **05/17/2013**
 Original: **\$230,000** Date: **05/17/2013**
 Sold: **\$250,000** Date: **5/31/2013**

Remarks

Custom home in well kept, custom home. Newer Pergo flooring, and roof. 19X18 permitted garage conversion. Family room w/pellet stove. Separate living room. V-Rustic pine ceilings. Tile counters in kitchen and bath. Milgard windows. Foundation retrofit in 1990. Covered patio on lower tier and separate storage shed and brick free-standing BBQ compliment the large private back 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

Garage - Converted, Off Street Parking, Uncovered

Listed By Mary Anne Filice, Mary Anne Filice Realty

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