

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 |
|----------------------|-----------|----|-----|-----|-------|----------|----------|------------|-----|------------|----------|
| 134 Summerset Drive | Hollister | 4 | 2 1 | 19 | 2,425 | \$288.62 | 43,996 | \$699,900 | 0 | \$699,900 | 09/06/13 |
| 480 Ricardo Drive | Aromas | 3 | 2 1 | 5 | 2,145 | \$303.50 | 243,936 | \$629,900 | 27 | \$651,000 | 09/04/13 |
| 361 Tierra Del Sol | Hollister | 4 | 2 1 | 20 | 2,420 | \$239.63 | 23,222 | \$579,900 | 22 | \$579,900 | 09/05/13 |
| 2321 Calistoga Drive | Hollister | 3 | 2 0 | 14 | 1,780 | \$235.96 | 6,098 | \$423,500 | 14 | \$420,000 | 09/06/13 |

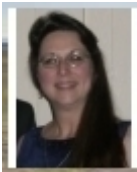
| | | | | | | | | | | |
|-------------|---|-------------|--|----|-------|----------|--------|-----------|----|-----------|
| # LISTINGS: | 4 | AVG VALUES: | | 15 | 2,193 | \$266.92 | 79,313 | \$583,300 | 16 | \$587,700 |
|-------------|---|-------------|--|----|-------|----------|--------|-----------|----|-----------|

| | | | | | | | | | | |
|-------------------|---|---------------------|--|----|-------|----------|--|-----------|----|-----------|
| # LISTINGS TOTAL: | 4 | AVG VALUES FOR ALL: | | 15 | 2,193 | \$266.92 | | \$583,300 | 16 | \$587,700 |
|-------------------|---|---------------------|--|----|-------|----------|--|-----------|----|-----------|

Quick Statistics (4 Listings Total)

| | Min | Max | Median |
|------------|-----------|-----------|-----------|
| List Price | \$423,500 | \$699,900 | \$604,900 |
| Sale Price | \$420,000 | \$699,900 | \$615,450 |

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



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Summary of Comparable Properties

Single Family Residential

| | | | |
|-------------|---|------------------|----------------------|
| Sold | 134 Summerset Drive, Hollister 95023 (Hollister) | \$699,900 | MLS: 81326057 |
| | Beds: 4 beds Baths Full/Partial: 2 1 | | DOM: 19 |



| Property Overview | | Pricing / Dates | |
|-------------------|------------------------|-----------------|---|
| Area: | Hollister (182) | List: | \$699,900 Date: 07/18/2013 |
| Bds,Bth: | 4, 2 1 | Age: | 0 Original: \$789,000 Date: 07/18/2013 |
| Sqft: | 2,425 | Lot: | 43,996 Sold: \$699,900 Date: 8/6/2013 |

Remarks

New, semi-custom home on 1 acre! Custom cabinets & doors, stainless appliances, granite counters, extensive tile flooring & can lights, custom hand textured drywall. Unique cross head beams, custom stonework at entry & fireplace, oil rubbed bronze fixtures & hardware! Natural gas, prepped for AC & water softener, shared well. Front landscaping, circular concrete driveway, and vinyl fencing - done!

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, Electric Door or Gate Opener, Guest Parking, Off Street Parking, RV or Boat Parking, | |

Listed By Jason Noble, Nino Real Estate

| | | | |
|-------------|--|------------------|----------------------|
| Sold | 480 Ricardo Drive, Aromas 95004 (Aromas) | \$629,900 | MLS: 81324984 |
| | Beds: 3 beds Baths Full/Partial: 2 1 | | DOM: 5 |



| Property Overview | | Pricing / Dates | |
|-------------------|---------------------|-----------------|--|
| Area: | Aromas (185) | List: | \$629,900 Date: 07/11/2013 |
| Bds,Bth: | 3, 2 1 | Age: | 27 Original: \$629,900 Date: 07/11/2013 |
| Sqft: | 2,145 | Lot: | 243,936 Sold: \$651,000 Date: 7/16/2013 |

Remarks

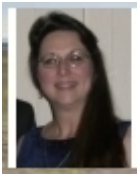
Over 5 acres of mostly level horse property sits this stunning Mediterranean-Style 2,145 sq ft home w/3 beds/3baths. Elegant Living & Dining Rm. Separate Family Rm w/high vaulted ceilings and wood burning fireplace. Maple wood flooring throughout. European-style bathrooms. 5 car garage w/hobby rm in back. Well-Maintained garden w/fountain, 2 storage sheds. Panoramic Views.

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, Detached, 3 or More Car Garage | |

Listed By Mary Erickson, Cottage & Castles Real Estate

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Summary of Comparable Properties

| | | | |
|-------------|---|------------------|----------------------|
| Sold | 361 Tierra Del Sol , Hollister 95023 (Hollister) | \$579,900 | MLS: 81325316 |
| | Beds: 4 beds Baths Full/Partial: 2 1 | | DOM: 20 |



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|1** Age: **22**
 Sqft: **2,420** Lot: **23,222**

Pricing / Dates

List: **\$579,900** Date: **07/13/2013**
 Original: **\$579,900** Date: **07/13/2013**
 Sold: **\$579,900** Date: **8/2/2013**

Remarks

Beautiful single story home on 1/2 acre lot in desirable Cielo Vista subdivision. Updated kitchen with silestone counters and updated appliances. Bright open floor plan with formal living & dining room. Inviting pool and spa amongst gorgeous landscaping providing your own retreat area in the rear yard. There is a covered BBQ area for entertaining, and fruit trees.

Property Features

Family Room

Family Room Kitchen

Informal Dining Area

Breakfast Nook

Formal Dining Area

Separate Dining Room

Pool Options

Pool Sweep Included, Gas Heated Pool

Garage/Parking

Attached, 3 or More Car Garage

Listed By Janice Kisla, Intero Real Estate Services

| | | | |
|-------------|--|------------------|----------------------|
| Sold | 2321 Calistoga Drive, Hollister 95023 (Hollister) | \$423,500 | MLS: 81326690 |
| | Beds: 3 beds Baths Full/Partial: 2 0 | | DOM: 14 |



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **14**
 Sqft: **1,780** Lot: **6,098**

Pricing / Dates

List: **\$423,500** Date: **07/23/2013**
 Original: **\$423,500** Date: **07/23/2013**
 Sold: **\$420,000** Date: **8/6/2013**

Remarks

Great home near parks and schools. Open floor plan with huge master suite. Large kitchen off family room area. Attractive and durable laminate flooring. Spacious exterior decking with great views of the neighboring mountains. Possible boat or RV parking with double gate entry. Exterior shed for additional storage.

Property Features

Family Room

Family Room Kitchen

Informal Dining Area

No Informal Dining Area

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

--

Garage/Parking

2 Car Garage, RV or Boat Parking

Listed By Augie Bertao, Bertao Real Estate Group.

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