

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

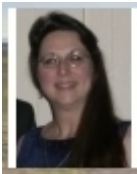
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
936 Calle Cruz	San Juan Bautista	3	2 1	0	3,435	\$222.42	27,007	\$764,000	8	\$764,000	10/01/13
950 Via Rodriguez	San Juan Bautista	4	3 0	6	3,148	\$234.75	22,002	\$739,000	8	\$739,000	10/02/13
1090 Paullus Drive	Hollister	4	2 0	146	2,375	\$227.37	10,359	\$549,900	13	\$540,000	10/04/13
180 Daffodil Drive	Hollister	4	3 1	267	2,900	\$181.38	40,075	\$460,000		\$526,000	09/30/13
697 Carr Avenue	Aromas	3	2 0	26	1,945	\$264.78	85,378	\$525,000	37	\$515,000	10/01/13
2261 Ventana Court	Hollister	4	2 1	4	1,862	\$220.19	6,560	\$409,000	12	\$410,000	10/04/13
700 Hillside Road	San Juan Bautista	3	1 1	5	1,129	\$349.87	42,253	\$395,000	53	\$395,000	10/01/13
680 Summer Drive	Hollister	4	2 1	3	2,060	\$186.89	5,998	\$380,000	23	\$385,000	10/04/13
1521 Vallejo Drive	Hollister	3	2 0	39	1,830	\$204.92	6,800	\$375,000	25	\$375,000	10/04/13
1500 Vallejo Drive	Hollister	3	2 0	41	1,619	\$222.36	6,800	\$369,000	24	\$360,000	10/03/13
1245 Meadow Way Circle	Hollister	3	2 0	29	1,625	\$215.38	6,077	\$356,800	29	\$350,000	10/03/13
750 Neil Drive	Hollister	3	2 0	92	1,575	\$196.83	6,565	\$300,000	37	\$310,000	10/02/13
537 B Street	Hollister	2	1 0	8	1,312	\$224.85	5,458	\$289,800	51	\$295,000	10/02/13
# LISTINGS:	13	AVG VALUES:		51	2,063	\$227.08	20,872	\$454,808	27	\$458,769	

# LISTINGS TOTAL:	13	AVG VALUES FOR ALL:		51	2,063	\$227.08		\$454,808	27	\$458,769
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Quick Statistics (13 Listings Total)

	Min	Max	Median
List Price	\$289,800	\$764,000	\$395,000
Sale Price	\$295,000	\$764,000	\$395,000

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Summary of Comparable Properties

Single Family Residential

Sold 936 Calle Cruz , San Juan Bautista 95045 (San Juan Bautista) **\$764,000** MLS: 81336230
 Beds: 3 beds Baths Full/Partial: 2|1 **DOM: 0**



Property Overview		Pricing / Dates	
Area:	San Juan Bautista (183)	List:	\$764,000
Bds,Bth:	3, 2 1	Original:	\$764,000
Sqft:	3,435	Sold:	\$764,000
	Age: 8		Date: 10/01/2013
	Lot: 27,007		Date: 10/01/2013
			Date: 10/1/2013

Remarks
 Gorgeous custom built single story with magnificent views, over \$300K in upgrades, tile and hardwood floors throughout, huge island kitchen with slab granite counters, all Thermador stainless steel appliances, custom french doors, custom window coverings, outdoor kitchen, water feature, fire pit and storage shed.

Property Features

Family Room Family Room Kitchen	Informal Dining Area Breakfast Bar	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Attached, Electric Door or Gate Opener, RV or Boat Parking, 3 or More Car Garage	

Listed By Jean M Chase, Alain Pinel Realtors

Sold 950 Via Rodriguez , San Juan Bautista 95045 (San Juan Bautista) **\$739,000** MLS: 81330411
 Beds: 4 beds Baths Full/Partial: 3|0 **DOM: 6**



Property Overview		Pricing / Dates	
Area:	San Juan Bautista (183)	List:	\$739,000
Bds,Bth:	4, 3 0	Original:	\$739,000
Sqft:	3,148	Sold:	\$739,000
	Age: 8		Date: 08/18/2013
	Lot: 22,002		Date: 08/18/2013
			Date: 8/24/2013

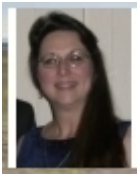
Remarks
 Exquisite single-story Executive home in gated Rancho Larios. Private - No near neighbors side or back! Custom Craftsmanship includes rich hardwood floors, triple crown moldings, built-ins thru-out, spacious granite island kitchen, Breakfast Nook & high-end appliance package. Large separate family room-an entertainer's dream! Impeccable details throughout. Stunning backyard, covered patio & views!

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Nook, Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Attached, Electric Door or Gate Opener, Guest Parking, Off Street Parking, RV or Boat Parking,	

Listed By Cherie Colon, ColonRE

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Summary of Comparable Properties

Sold	1090 Paullus Drive, Hollister 95023 (Ridgemark)	\$549,900 MLS: 81309326
	Beds: 4 beds Baths Full/Partial: 2 0	DOM: 146



Property Overview	Pricing / Dates	
Area: Ridgemark (186)	List: \$549,900	Date: 03/24/2013
Bds,Bth: 4, 2 0	Age: 13	Original: \$549,900
Sqft: 2,375	Lot: 10,359	Sold \$540,000
		Date: 8/17/2013
		OffMktDate: 09/25/2013

Remarks

Great views of the mountains, large lot. This 4 bedroom 2 bath home has hardwood floor in entry, kitchen nook. Granite tile faced fireplace with raised hearth,. Granite tile counter tops, oak cabinets, ceiling fans. Oversized master bedroom with ceiling treatment. 4 bedroom of the entry is being used as an office.

Property Features

Family Room
Family Room Kitchen

Informal Dining Area
Breakfast Nook

Formal Dining Area
No Formal Dining Area

Pool Options
--

Garage/Parking
Attached, Electric Door or Gate Opener, Off Street Parking, 3 or More Car Garage

Listed By Vedana Freitas, RE/MAX Synergy

Sold	697 Carr Avenue, Aromas 95004 (Aromas)	\$525,000 MLS: 81328499
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 26



Property Overview	Pricing / Dates	
Area: Aromas (185)	List: \$525,000	Date: 08/05/2013
Bds,Bth: 3, 2 0	Age: 37	Original: \$525,000
Sqft: 1,945	Lot: 85,378	Sold \$515,000
		Date: 8/31/2013

Remarks

Stunning views of Valley and Mountains, Spanish style 3 bed 2 bath home on top of the hill. Large deck, hardwood flooring - useable land at bottom of property (Yurt does not stay).

Property Features

Family Room
Separate Family Room

Informal Dining Area
No Informal Dining Area

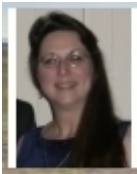
Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
--

Garage/Parking
2 Car Garage

Listed By Jurgen Herzog, Cottage & Castles Real Estate

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Summary of Comparable Properties

Sold	180 Daffodil Drive, Hollister 95023 (Hollister)	\$460,000	MLS: 81321731
	Beds: 4 beds Baths Full/Partial: 3 1		DOM: 267



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$460,000 Date: 06/18/2013
Bds,Bth:	4, 3 1 Age:	Original:	\$460,000 Date: 10/03/2012
Sqft:	2,900 Lot:	Sold	\$526,000 Date: 6/27/2013

Remarks

Home on almost 1 acre. Fruit trees, rose garden, Horses may be allowed. Living room with fireplace, separate family room and large eat-in kitchen. 4 generously sized bedrooms with lots of storage space.

Property Features

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

Listed By David Ross, Ross Realty

Sold	2261 Ventana Court, Hollister 95023 (Hollister)	\$409,000	MLS: 81330342
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 4



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$409,000 Date: 08/16/2013
Bds,Bth:	4, 2 1 Age:	Original:	\$409,000 Date: 08/16/2013
Sqft:	1,862 Lot:	Sold	\$410,000 Date: 8/20/2013

Remarks

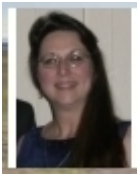
Popular 4 bedroom 2 1/2 bath Anderson Home in the Cerra Vista Estates neighborhood. Large indoor Laundry Room with sink and lots of cabinets. This home is located in a small and serene cul de sac with the convenience of a nearby school.

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 2 Car Garage	

Listed By Charlene King, Flora Real Estate Group

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Summary of Comparable Properties

Sold	700 Hillside Road, San Juan Bautista 95045 (San Juan Bautista)	\$395,000	MLS: 81330347
	Beds: 3 beds Baths Full/Partial: 1 1		DOM: 5



Property Overview

Area: **San Juan Bautista (183)**
 Bds,Bth: **3, 1|1** Age: **53**
 Sqft: **1,129** Lot: **42,253**

Pricing / Dates

List: **\$395,000** Date: **08/16/2013**
 Original: **\$395,000** Date: **08/16/2013**
 Sold **\$395,000** Date: **8/21/2013**

Remarks

No more STRESS...Start relaxing the minute you come through the gate onto this gorgeous 1 acre lot. The home site is nestled at the top of the hill with beautiful views of the canyon. Bring your swing chair and enjoy the surroundings on the large deck off of the kitchen. Plenty of room for parking. You will not want to miss out on the wonderful opportunity to own this home!

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 Charlene King, Flora Real Estate Group

Sold	680 Summer Drive, Hollister 95023 (Hollister)	\$380,000	MLS: 81334192
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 3



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|1** Age: **23**
 Sqft: **2,060** Lot: **5,998**

Pricing / Dates

List: **\$380,000** Date: **09/14/2013**
 Original: **\$380,000** Date: **09/14/2013**
 Sold **\$385,000** Date: **9/17/2013**

Remarks

Pride of Ownership shows in this well kept move-in ready 2060 sq.ft.home with 4 bedrooms & 2.5 baths, you'll be happy to call this place your New Home! Amenities include, hardwood floors,plantation shutters,granite slab counter tops in kitchen & baths,stainless steel kitchen appliances,downstairs master bedroom,recently remodeled baths with custom cabinetry & tiled showers & so much more!

Property Features

Family Room

Separate Family Room

Informal Dining Area

Breakfast Bar, Eat in Kitchen

Formal Dining Area

No Formal Dining Area

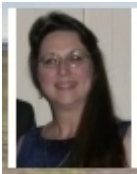
Pool Options

Garage/Parking

Attached, 2 Car Garage

Listed By Donna L Silva, Nino Real Estate

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Summary of Comparable Properties

Sold	1521 Vallejo Drive, Hollister 95023 (Hollister)	\$375,000	MLS: 81328626
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 39



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **25**
 Sqft: **1,830** Lot: **6,800**

Pricing / Dates

List: **\$375,000** Date: **08/06/2013**
 Original: **\$375,000** Date: **08/06/2013**
 Sold **\$375,000** Date: **9/14/2013**

Remarks

Well maintained home near Cerra Vista school. New carpet just installed throughout. Spacious 3 bedrooms & 2 bathroom. Vaulted wood ceiling in living room, covered patio and concrete side yard, indoor laundry room, plenty of storage in kitchen with extra custom built-in cabinetry.

Property Features

Family Room
No Family Room

Informal Dining Area
Breakfast Bar, Eat in Kitchen

Formal Dining Area
No Formal Dining Area

Pool Options
--

Garage/Parking
Attached, 2 Car Garage

Listed By Karey Grimsley, Nino Real Estate

Sold	1500 Vallejo Drive, Hollister 95023 (Hollister)	\$369,000	MLS: 81326307
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 41



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **24**
 Sqft: **1,619** Lot: **6,800**

Pricing / Dates

List: **\$369,000** Date: **07/19/2013**
 Original: **\$389,000** Date: **07/19/2013**
 Sold **\$360,000** Date: **8/29/2013**

Remarks

GREAT HOME 3 bed 2 bath new paint, new carpet move-in ready close to schools nice neighborhood.

Property Features

Family Room
Separate Family Room

Informal Dining Area
Breakfast Bar

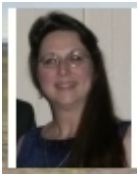
Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
--

Garage/Parking
2 Car Garage

Listed By Executive Estates, Executive Estates, Inc

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Summary of Comparable Properties

Sold	1245 Meadow Way Circle, Hollister 95023 (Hollister)	\$356,800	MLS: 81331125
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 29



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$356,800
Bds,Bth:	3, 2 0	Original:	\$361,800
Age:	29	Sold:	\$350,000
Sqft:	1,625	Date:	08/22/2013
Lot:	6,077	Date:	08/22/2013
		Date:	9/20/2013

Remarks

Clean and Ready for Move-In. Open Floor plan with large Great Room w/corner fireplace and sliding door out to back. Large Kitchen and Dining area with slider out to side patio. Large Entry with tile floors. Tile countertops and tile bath floors. Newer exterior paint, comp roof and water heater. Close to shopping and schools.

Property Features

Family Room No Family Room	Informal Dining Area Breakfast Bar	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking Attached, 2 Car Garage	

Listed By Lisa Scagliotti, Intero Real Estate Services

Sold	750 Neil Drive, Hollister 95023 (Hollister)	\$300,000	MLS: 81311931
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 92



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$300,000
Bds,Bth:	3, 2 0	Original:	\$280,000
Age:	37	Sold:	\$310,000
Sqft:	1,575	Date:	04/12/2013
Lot:	6,565	Date:	04/12/2013
		Date:	7/13/2013

Remarks

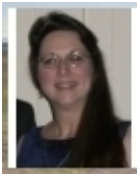
Nice home on a nice street. Updated kitchen and bathrooms. Hardwood floors throughout. Large backyard with a covered patio - quiet and private! Great home for your first time home buyers!

Property Features

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

Listed By Michelle M Gutierrez, Realty Marketing Group

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Summary of Comparable Properties

Sold	537 B Street, Hollister 95023 (Hollister)	\$289,800	MLS: 81331613
	Beds: 2 beds Baths Full/Partial: 1 0		DOM: 8



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **2, 1|0** Age: **51**
 Sqft: **1,312** Lot: **5,458**

Pricing / Dates

List: **\$289,800** Date: **08/27/2013**
 Original: **\$289,800** Date: **08/27/2013**
 Sold: **\$295,000** Date: **9/4/2013**

Remarks

The starter home has WOW POWER,hrdwd floors thru out, except for tile in kitchen,eating area & bath.Laundry rm/play area.Walk into living room,crown molding,canned lights, floor to ceiling brick fireplace w/hearth.Kitchen/eating area,updated,freestanding stainless steel 4 burner gas range,microwave,dishwasher,island remain.Remodeled Bath,SOT.Nice Terraced yard,mature Indscaping,Frnt Auto Sprinkl

Property Features

Family Room No Family Room	Informal Dining Area Breakfast Room	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking 1 Car Carport, Attached	

Listed By Marilyn J Ferreira, Intero Real Estate Services

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