

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
11 Vineyard Court	Hollister	4	4 0	6	4,681	\$151.89	247,421	\$699,900	24	\$711,000	01/02/14
290 Bonnie Lane	Hollister	3	3 0	126	3,850	\$175.32	9,069	\$720,000	25	\$675,000	12/31/13
580 Lanini Drive	Hollister	4	2 1	92	2,852	\$201.54	11,639	\$579,800	18	\$574,800	12/30/13
358 Seely Avenue	Aromas	2	2 0	19	1,658	\$232.21	102,802	\$425,000	38	\$385,000	12/30/13
2110 Alturas Court	Hollister	4	2 0	46	1,648	\$230.58	6,003	\$399,800	15	\$380,000	01/03/14
1681 Tiburon Drive	Hollister	3	2 0	65	1,819	\$184.17	6,299	\$359,900	26	\$335,000	12/31/13
300 3Rd Street	San Juan Bautista	1	1 0	256	2,500	\$120.00	2,797	\$350,000	164	\$300,000	12/31/13
37 Monterey Street	San Juan Bautista	3	1 0	0	1,040	\$182.69	8,999	\$195,000	64	\$190,000	01/03/14

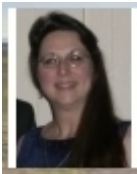
# LISTINGS:	8	AVG VALUES:		76	2,506	\$184.80	49,379	\$466,175	47	\$443,850
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# LISTINGS TOTAL:	8	AVG VALUES FOR ALL:		76	2,506	\$184.80		\$466,175	47	\$443,850
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Quick Statistics (8 Listings Total)

	Min	Max	Median
List Price	\$195,000	\$720,000	\$412,400
Sale Price	\$190,000	\$711,000	\$382,500

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



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Summary of Comparable Properties

Single Family Residential

Sold	11 Vineyard Court, Hollister 95023 (Hollister)	\$699,900	MLS: 81343056
	Beds: 4 beds Baths Full/Partial: 4 0		DOM: 6



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$699,900 Date: 12/13/2013
Bds,Bth:	4, 4 0 Age: 24	Original:	\$699,900 Date: 12/13/2013
Sqft:	4,681 Lot: 247,421	Sold:	\$711,000 Date: 1/2/2014

Remarks

One of the nicest views you can ask for! Approx. 3 acres of producing Grenache grapes. Over 6000 square feet under roof line! Freshly painted exterior, new garage doors and openers, and exterior light fixtures. Office with bookshelves, San Felipe Water available for irrigation plus mutual water company for domestic. There is excess irrigation water paid for by seller available! All this 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, Electric Door or Gate Opener, Guest Parking, Off Street Parking, RV or Boat Parking,	

Listed By Jason Noble, Nino Real Estate

Sold	290 Bonnie Lane, Hollister 95023 (Ridgemark)	\$720,000	MLS: 81320683
	Beds: 3 beds Baths Full/Partial: 3 0		DOM: 126



Property Overview		Pricing / Dates	
Area:	Ridgemark (186)	List:	\$720,000 Date: 06/10/2013
Bds,Bth:	3, 3 0 Age: 25	Original:	\$720,000 Date: 06/10/2013
Sqft:	3,850 Lot: 9,069	Sold:	\$675,000 Date: 12/31/2013
		OffMktDate:	12/27/2013

Remarks

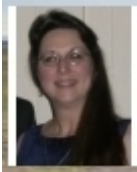
Spectacular home located right on Ridgemark golf course with views of the Mountains and the golf course. This home was completely redone and remodeled in 2002 and offers formal marble entry, formal living room, dining with Floor the ceiling windows, Gourmet kitchen with open floor plan. 2 Full Master Suites ,walk-in closets, main floor bedroom, beautiful swimming pool, This home is a must see.

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Room	Formal Dining Area Separate Dining Room
Pool Options Pool Sweep Included, Gas Heated Pool	Garage/Parking 2 Car Garage	

Listed By Anita Minkel, Referral Realty-BV

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Summary of Comparable Properties

Sold	580 Lanini Drive, Hollister 95023 (Ridgemark)	\$579,800	MLS: 81331350
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 92



Property Overview		Pricing / Dates	
Area:	Ridgemark (186)	List:	\$579,800 Date: 08/23/2013
Bds,Bth:	4, 2 1 Age: 18	Original:	\$579,900 Date: 08/23/2013
Sqft:	2,852 Lot: 11,639	Sold	\$574,800 Date: 12/30/2013

Remarks

Buyer?s Bonus of \$8,000 toward closing cost for a contract that closes by 12/31/13, Spacious one story 4 bedroom 2 1/2 Bath home w/4 Car Garage in desirable Ridgemark Golf&Country Club w/view of 2nd hole tee. Newly refinished hardwood flooring, Separate laundry room, Formal Dining, High Ceilings, fabulous kitchen, LOTS of inside storage & garage attic storage. All this plus a high end Spa.

Property Features

Family Room	Informal Dining Area	Formal Dining Area
Family Room Kitchen	Breakfast Room, Breakfast Bar, Eat in Kitchen	Separate Dining Room
Pool Options	Garage/Parking	
--	Attached, Electric Door or Gate Opener, Guest Parking, Off Street Parking, 3 or More Car Garage	

Listed By Leonette Stafford, Realty World People to People

Sold	358 Seely Avenue, Aromas 95004 (Aromas)	\$425,000	MLS: 81341721
	Beds: 2 beds Baths Full/Partial: 2 0		DOM: 19



Property Overview		Pricing / Dates	
Area:	Aromas (185)	List:	\$425,000 Date: 11/22/2013
Bds,Bth:	2, 2 0 Age: 38	Original:	\$425,000 Date: 11/22/2013
Sqft:	1,658 Lot: 102,802	Sold	\$385,000 Date: 12/30/2013

Remarks

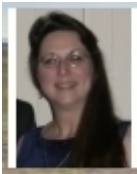
2 bedroom 2 bathroom home with views! House is on a 2.36 acre lot in a great location. House sits on the very top of driveway. Mature fruit and avocado trees. Newer roof (was done in 2008). Bring your tool belt. This house could use some updating.

Property Features

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

Listed By Daniel Rodriquez, Blackhorse Real Estate

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Summary of Comparable Properties

Sold	2110 Alturas Court, Hollister 95023 (Hollister)	\$399,800	MLS: 81336479
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 46



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **15**
 Sqft: **1,648** Lot: **6,003**

Pricing / Dates

List: **\$399,800** Date: **10/03/2013**
 Original: **\$399,800** Date: **10/03/2013**
 Sold **\$380,000** Date: **1/3/2014**

Remarks

Quiet Sunnyslope location, near Cerra Vista School. Anderson built home 1648 s.f. 4bd/2ba. L.R./D.R.combo, Gas stove top, big oven, oak cabinets, well cared for. Family room has fireplace w/gas starter. High ceilings. Indoor laundry area, A/C. tile roof and stucco exterior. This is the home your client has been waiting for.

Property Features

Family Room

Dining Area in Family Room, Family Room Kitc

Informal Dining Area

Breakfast Nook, 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 Marilyn Ferreira, Intero Real Estate Services

Sold	1681 Tiburon Drive, Hollister 95023 (Hollister)	\$359,900	MLS: 81336376
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 65



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **26**
 Sqft: **1,819** Lot: **6,299**

Pricing / Dates

List: **\$359,900** Date: **10/01/2013**
 Original: **\$409,900** Date: **10/01/2013**
 Sold **\$335,000** Date: **12/31/2013**

Remarks

Freddie Mac Property! The house comes with three bedrooms, 2 bathroom, new interior paint, new carpet, ample backyard space perfect for entertainment, while being conveniently close to shops, schools and transport.

Property Features

Family Room

Separate Family Room

Informal Dining Area

Eat in Kitchen

Formal Dining Area

No Formal Dining Area

Pool Options

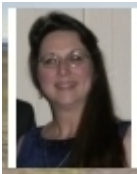
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Garage/Parking

2 Car Garage

Listed By Sigifredo Ponce, Real Time Realty Inc.

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Summary of Comparable Properties

Sold	300 3Rd Street, San Juan Bautista 95045 (San Juan Bautista)	\$350,000	MLS: 81341386
	Beds: 1 beds Baths Full/Partial: 1 0		DOM: 256



Property Overview

Area: **San Juan Bautista (183)**
 Bds,Bth: **1, 1|0** Age: **164**
 Sqft: **2,500** Lot: **2,797**

Pricing / Dates

List: **\$350,000** Date: **11/19/2013**
 Original: **\$350,000** Date: **04/01/2013**
 Sold **\$300,000** Date: **12/31/2013**
 OffMktDate: **01/01/2014**

Remarks

WOW!WOW! Building for sale! Great opportunity to own a piece of land with income providing in this historic area. Front unit is on a month to month lease to a succesful cafe and restaurant all equipment to keep operating is included in the sale. Back unit is a residential studio also on a month to month lease.

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
No Garage/Parking

Listed By Gonzalo Sotelo, Century 21 Scenic Bay Properties

Sold	37 Monterey Street, San Juan Bautista 95045 (San Juan Bautista)	\$195,000	MLS: 81342650
	Beds: 3 beds Baths Full/Partial: 1 0		DOM: 0



Property Overview

Area: **San Juan Bautista (183)**
 Bds,Bth: **3, 1|0** Age: **64**
 Sqft: **1,040** Lot: **8,999**

Pricing / Dates

List: **\$195,000** Date: **12/07/2013**
 Original: **\$195,000** Date: **12/07/2013**
 Sold **\$190,000** Date: **1/3/2014**

Remarks

Fixer upper, Needs major work,This is a Center Block home on a concrete slab.

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
Off Street Parking, RV or Boat Parking, Street Parking Only

Listed By Andy Moore, Pierce Real Estate

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