

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
854 Holly Oak Court	Hollister	4	2 1	7	2,624	\$236.24	13,761	\$619,900	15	\$619,900	09/30/14
967 Oak Creek Court	Hollister	4	2 1	52	2,645	\$230.62	10,049	\$615,000	11	\$610,000	09/30/14
380 Tina Drive	Hollister	5	3 0	13	2,760	\$181.88	8,542	\$495,000	23	\$502,000	09/30/14
1550 Bayberry Street	Hollister	6	3 0	44	2,600	\$177.69	6,991	\$480,100	16	\$462,000	10/02/14
1150 Monica Drive	Hollister	3	2 0	3	1,214	\$296.46	5,658	\$359,900	29	\$359,900	09/29/14
941 C Street	Hollister	3	2 0	7	1,206	\$289.39	7,135	\$349,900	29	\$349,000	10/02/14
7380 Fairview Road	Hollister	2	2 0	89	1,500	\$180.00	14,375	\$274,947	82	\$270,000	09/30/14

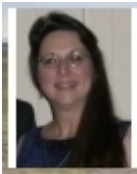
# LISTINGS:	7	AVG VALUES:		31	2,078	\$227.47	9,502	\$456,392	29	\$453,257
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# LISTINGS TOTAL:	7	AVG VALUES FOR ALL:		31	2,078	\$227.47		\$456,392	29	\$453,257
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Quick Statistics (7 Listings Total)

	Min	Max	Median
List Price	\$274,947	\$619,900	\$480,100
Sale Price	\$270,000	\$619,900	\$462,000

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



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Summary of Comparable Properties

Single Family Residential

Sold 854 Holly Oak Court, Hollister 95023 (Hollister) **\$619,900** MLS: 81430049
 Beds: 4 beds Baths Full/Partial: 2|1 DOM: 7



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$619,900 Date: 08/18/2014
Bds,Bth:	4, 2 1	Age:	15 Original: \$619,900 Date: 08/18/2014
Sqft:	2,624	Lot:	13,761 Sold \$619,900 Date: 9/30/2014
		\$/SqFT:	\$236.24

Remarks
 Move in ready with all the bells and whistles. Open floor plan. Hardwood flooring throughout the entry, hallway and kitchen/dining areas. Gourmet style kitchen with pantry and stainless steel appliances. Spacious family room off kitchen area with attractive fireplace. Large indoor laundry with sink. Private master suite. Huge back yard with inviting pool and patio area. Desirable cul-de-sac loc

Property Features

Family Room Family Room Kitchen	Informal Dining Area Breakfast Nook	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options Solar Pool System, Gas Heated Pool	Garage/Parking Attached, 3 or More Car Garage	

Listed By Augie Bertao, Bertao Real Estate Group

Sold 967 Oak Creek Court, Hollister 95023 (Hollister) **\$615,000** MLS: 81423792
 Beds: 4 beds Baths Full/Partial: 2|1 DOM: 52



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$615,000 Date: 07/03/2014
Bds,Bth:	4, 2 1	Age:	11 Original: \$629,000 Date: 07/03/2014
Sqft:	2,645	Lot:	10,049 Sold \$610,000 Date: 9/30/2014
		\$/SqFT:	\$230.62

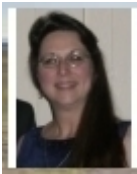
Remarks
 Fantastic home in lovely Oak Creek development. Great home for entertaining. Vaulted ceilings, formal dining room and living room. 4th bedroom can be media room/den or used as bedroom. Huge kitchen/family room combination with eat-in kitchen and fireplace in both living room and family room. Many windows have plantation shutters. Ready to move in. Close to shopping. No sign in yard.

Property Features

Family Room Family Room Kitchen	Informal Dining Area Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options Pool Sweep Included	Garage/Parking RV or Boat Parking, 3 or More Car Garage	

Listed By Christine Frazier, Christine Frazier, Broker

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Summary of Comparable Properties

Sold	380 Tina Drive, Hollister 95023 (Hollister)	\$495,000	MLS: 81428387
	Beds: 5 beds Baths Full/Partial: 3 0		DOM: 13



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **5, 3|0** Age: **23**
 Sqft: **2,760** Lot: **8,542**

Pricing / Dates

List: **\$495,000** Date: **08/05/2014**
 Original: **\$495,000** Date: **08/05/2014**
 Sold **\$502,000** Date: **9/30/2014**
 \$/SqFT: **\$181.88**

Remarks

Large 5 bedroom home in one of the best neighborhoods in Hollister. Lovely wrap around porch in the front, and a large deck area in the backyard. The family room and kitchen combo make this a great place to entertain and enjoy company. Whether eating in the dining area or the kitchen nook you will have great views to the large backyard. The spacious rooms and natural light make this home very comfy

Property Features

Family Room
Family Room Kitchen

Informal Dining Area
Breakfast Nook, Breakfast Bar

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 Marc A. Gallardo, Bluefin Realty Inc

Sold	1550 Bayberry Street, Hollister 95023 (Hollister)	\$480,100	MLS: 81422712
	Beds: 6 beds Baths Full/Partial: 3 0		DOM: 44



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **6, 3|0** Age: **16**
 Sqft: **2,600** Lot: **6,991**

Pricing / Dates

List: **\$480,100** Date: **06/24/2014**
 Original: **\$475,000** Date: **06/24/2014**
 Sold **\$462,000** Date: **10/2/2014**
 \$/SqFT: **\$177.69**

Remarks

6 Bedroom 3 bathroom two story home approx 2600 square feet of living space with rooms for everyone. RV/Boat/Toy parking both in front and behind fence. Inside a mix of Laminate, carpet and tile flooring, Granite tile counters in the Kitchen. New paint, Carpet and appliances inside, Just move in and enjoy. Hot summer days? In ground swimming pool will help you cool off! Auction Terms apply.

Property Features

Family Room
Separate Family Room

Informal Dining Area
Eat in Kitchen

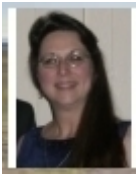
Formal Dining Area
Separate Dining Room

Pool Options
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Garage/Parking
Guest Parking, 2 Car Garage, Off Street Parking, RV or Boat Parking

Listed By Steve Becerra, Flora Real Estate Group

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Summary of Comparable Properties

Sold	1150 Monica Drive, Hollister 95023 (Hollister)	\$359,900 MLS: 81428925
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 3



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **29**
 Sqft: **1,214** Lot: **5,658**

Pricing / Dates

List: **\$359,900** Date: **08/08/2014**
 Original: **\$359,900** Date: **08/08/2014**
 Sold **\$359,900** Date: **9/29/2014**
 \$/SqFT: **\$296.46**

Remarks

Prepare to be impressed! New interior and exterior paint, carpeting, light fixtures, plumbing fixtures, front sod, and bathroom vanities. Home has newer composition roof, granite counters, engineered wood flooring, refinished kitchen cabinets and it is on a corner lot. So, possible RV/boat parking? Come see it today!

Property Features

Family Room
No Family Room

Informal Dining Area
Breakfast Nook, Breakfast Bar

Formal Dining Area
No Formal Dining Area

Pool Options
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Garage/Parking
Attached, 2 Car Garage, Off Street Parking

Listed By Jason Noble, Nino Real Estate

Sold	941 C Street, Hollister 95023 (Hollister)	\$349,900 MLS: 81431144
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 7



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **29**
 Sqft: **1,206** Lot: **7,135**

Pricing / Dates

List: **\$349,900** Date: **08/26/2014**
 Original: **\$349,900** Date: **08/26/2014**
 Sold **\$349,000** Date: **10/2/2014**
 \$/SqFT: **\$289.39**

Remarks

Nice 3 bedroom 2 bath home just waiting for you. Kitchen, dining area & bathroom have tile floors. Bedrooms & living room are carpeted. Alarm system hard wired, nice wood blinds on windows, 1 year old Bosh dishwasher, ceiling fan in living room and all new Pex Plumbing. Two car drive through garage., good sized lot.

Property Features

Family Room
No Family Room

Informal Dining Area
Eat in Kitchen

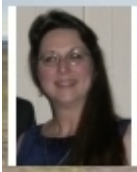
Formal Dining Area
No Formal Dining Area

Pool Options
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Garage/Parking
Attached, 2 Car Garage

Listed By Sharon Shaw-Flores, Realty World-Premier Associates

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Summary of Comparable Properties

Sold	7380 Fairview Road, Hollister 95023 (San Benito - N. County)	\$274,947	MLS: 81416722
	Beds: 2 beds Baths Full/Partial: 2 0		DOM: 89



Property Overview		Pricing / Dates	
Area:	San Benito - N. County (180)	List:	\$274,947 Date: 05/14/2014
Bds,Bth:	2, 2 0 Age: 82	Original:	\$274,947 Date: 05/14/2014
Sqft:	1,500 Lot: 14,375	Sold:	\$270,000 Date: 9/30/2014
		\$/SqFT:	\$180.00

Remarks
 1932 SPANISH BUNGELOW with loads of character and charm. There have been no renovations or refurbishment. It is very original. Real hardwood floors. Two tone tile in the over sized main bathroom. Needs tender loving care but has huge potential for the right buyer. Plenty of room to park equipment or toys. Near one of the best schools in the county. Just a short distance to town and the coffee shop.

Property Features

Family Room No Family Room	Informal Dining Area Breakfast Nook	Formal Dining Area Separate Dining Room
Pool Options Possible Pool Site	Garage/Parking Detached, 2 Car Garage	

Listed By Page Welton, Coldwell Banker

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