

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
114 5Th Street	San Juan Bautista	5	3 0	50	2,400	\$239.58	10,742	\$575,000	10	\$575,000	10/22/14
804 1St Street	San Juan Bautista	4	3 0	110	2,332	\$214.37	7,174	\$499,900	0	\$499,900	10/22/14
441 Adrian Court	Hollister	5	3 0	18	2,500	\$176.00	6,286	\$429,000	13	\$440,000	10/22/14
970 Paseo Drive	Hollister	4	2 0	0	1,650	\$247.27	6,800	\$408,000	22	\$408,000	10/21/14
160 Amber Court	Hollister	3	2 0	8	1,490	\$247.65	9,313	\$369,000	17	\$369,000	10/22/14
621 Gabriele Court	Hollister	3	2 0	6	1,534	\$237.94	6,098	\$365,000	17	\$365,000	10/20/14
840 Paseo Drive	Hollister	3	2 0	55	1,200	\$291.67	6,338	\$359,750	23	\$350,000	10/24/14
941 Somme Avenue	Hollister	3	2 0	43	1,484	\$235.85	6,098	\$349,900	33	\$350,000	10/21/14

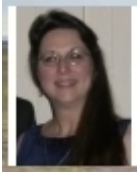
# LISTINGS:	8	AVG VALUES:		36	1,824	\$236.29	7,356	\$419,444	17	\$419,613
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# LISTINGS TOTAL:	8	AVG VALUES FOR ALL:		36	1,824	\$236.29		\$419,444	17	\$419,613
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Quick Statistics (8 Listings Total)

	Min	Max	Median
List Price	\$349,900	\$575,000	\$388,500
Sale Price	\$350,000	\$575,000	\$388,500

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



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Summary of Comparable Properties

Single Family Residential

Sold 114 5Th Street, San Juan Bautista 95045 (San Juan Bautista) **\$575,000** MLS: 81420634
 Beds: 5 beds Baths Full/Partial: 3|0 DOM: 50



Property Overview		Pricing / Dates	
Area:	San Juan Bautista (183)	List:	\$575,000
Bds,Bth:	5, 3 0	Original:	\$575,000
Sqft:	2,400	Sold	\$575,000
	Age: 10		Date: 06/10/2014
	Lot: 10,742		Date: 06/10/2014
			Date: 10/22/2014
		\$/SqFT:	\$239.58

Remarks

Well maintained & ready to move in condition. Granite counters, all stainless steel appliances, gas stove w/pot faucet & walk-in pantry in kitchen. Ceiling fans in most rooms. Walk-in closets in most bedrooms. All tile bathrooms. Master has jetted soaking tub & seperate shower. Alarm. A/C. Large private backyard setting. Oversized 2car garage w/3rd bay. RV parking potential.

Property Features

Family Room No Family Room	Informal Dining Area Breakfast Bar	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Electric Door or Gate Opener, 2 Car Garage	

Listed By Augie Bertao, Bertao Real Estate Group

Sold 804 1St Street, San Juan Bautista 95045 (San Juan Bautista) **\$499,900** MLS: 81420832
 Beds: 4 beds Baths Full/Partial: 3|0 DOM: 110



Property Overview		Pricing / Dates	
Area:	San Juan Bautista (183)	List:	\$499,900
Bds,Bth:	4, 3 0	Original:	\$599,900
Sqft:	2,332	Sold	\$499,900
	Age: 0		Date: 06/11/2014
	Lot: 7,174		Date: 06/11/2014
			Date: 10/22/2014
		\$/SqFT:	\$214.37

Remarks

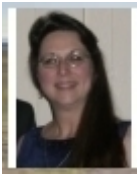
Beautiful new home on quiet street in idyllic San Juan Bautista. This is a 2332 square foot charmer with 4 bedrooms(1 downstairs), 3 full bathrooms, and upgrades throughout. Knotty alder cabinets and granite countertops exude luxury & are accented by extensive tile work and dark laminate floors. Upstairs laundry for convenience. Near wonderful shops, restaurants & historical sites.

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 Karson Klauer, Nino Real Estate

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Summary of Comparable Properties

Sold	441 Adrian Court, Hollister 95023 (Hollister)	\$429,000	MLS: 81430724
	Beds: 5 beds Baths Full/Partial: 3 0		DOM: 18



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$429,000 Date: 08/22/2014
Bds,Bth:	5, 3 0	Age:	13 Original: \$429,000 Date: 08/22/2014
Sqft:	2,500	Lot:	6,286 Sold \$440,000 Date: 10/22/2014
			\$/SqFT: \$176.00

Remarks

THIS IS A BEAUTIFUL HOME READY TO MOVE IN. FRESH INTERIOR PAINT, NEW CARPET UPSTAIRS, NEW STOVE/OVEN/HOOD, NEW INTERIOR DOORS, NEW TOILETS. DOWNSTAIRS BEDROOM & FULL BATH. BEAUTIFUL HIGH CEILINGS. NEW LAWN & SPRINKLERS FRONT & BACK. EASY ACCESS TO HWY 25 & CLOSE TO SHOPPING. THIS IS AN AMAZING HOUSE!

Property Features

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

Listed By **The Jennings Group, KW Bay Area Estates**

Sold	970 Paseo Drive, Hollister 95023 (Hollister)	\$408,000	MLS: 81437704
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 0



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$408,000 Date: 10/19/2014
Bds,Bth:	4, 2 0	Age:	22 Original: \$408,000 Date: 10/19/2014
Sqft:	1,650	Lot:	6,800 Sold \$408,000 Date: 10/21/2014
			\$/SqFT: \$247.27

Remarks

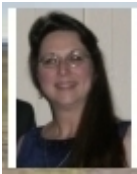
Located on a premium corner lot. Nice home with custom shutters and stainless steel appliances

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, 2 Car Garage	

Listed By **Tammy Davis, Flora Real Estate Group**

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Summary of Comparable Properties

Sold	160 Amber Court, Hollister 95023 (Hollister)	\$369,000	MLS: 81431966
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 8



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **17**
 Sqft: **1,490** Lot: **9,313**

Pricing / Dates

List: **\$369,000** Date: **09/02/2014**
 Original: **\$369,000** Date: **09/02/2014**
 Sold: **\$369,000** Date: **10/22/2014**
 \$/SqFT: **\$247.65**

Remarks

Beautiful home situated on a large lot on the end of a quiet cul-de-sac. Nice layout with high ceilings. Large backyard features covered patio, lawn, mature trees, shed, and room for a garden. Close to shopping and quick access to HWY 25.

Property Features

Family Room

Family Room Kitchen

Informal Dining Area

Breakfast Nook, Eat in Kitchen

Formal Dining Area

No Formal Dining Area

Pool Options

--

Garage/Parking

Attached, 2 Car Garage

Listed By Matt Pivetti, Pivetti Realty

Sold	621 Gabriele Court, Hollister 95023 (Hollister)	\$365,000	MLS: 81431626
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 6



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **17**
 Sqft: **1,534** Lot: **6,098**

Pricing / Dates

List: **\$365,000** Date: **08/30/2014**
 Original: **\$365,000** Date: **08/30/2014**
 Sold: **\$365,000** Date: **10/20/2014**
 \$/SqFT: **\$237.94**

Remarks

Tremendous 3 bedroom 2 bath home open floor plan. All new upgraded stainless steel appliances, new interior paint, new carpet. Both front and backyard completely professionally landscaped.

Property Features

Family Room

Separate Family Room

Informal Dining Area

Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

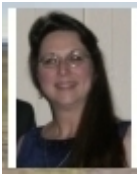
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Garage/Parking

2 Car Garage

Listed By Anita Minkel, Referral Realty-BV

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Summary of Comparable Properties

Sold	840 Paseo Drive, Hollister 95023 (Hollister)	\$359,750	MLS: 81427450
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 55



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **23**
 Sqft: **1,200** Lot: **6,338**

Pricing / Dates

List: **\$359,750** Date: **07/30/2014**
 Original: **\$370,000** Date: **07/30/2014**
 Sold **\$350,000** Date: **10/24/2014**
 \$/SqFT: **\$291.67**

Remarks

THIS IS WHAT YOU WERE LOOKING FOR. 3/2 VERY NICE HOUSE. WIDE OPEN FLOOR PLAN. TILE & WOOD FLOORS. NEW GARAGE DOOR, NEW STOVE, NEW PAINT OUT SIDE. TWO FRENCH DOORS TO THE BACK YARD. NICE YARD WITH BUILT IN BBQ, FRUIT TREES.

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 Jose Carapia, Nino Real Estate

Sold	941 Somme Avenue, Hollister 95023 (Hollister)	\$349,900	MLS: 81428869
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 43



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **33**
 Sqft: **1,484** Lot: **6,098**

Pricing / Dates

List: **\$349,900** Date: **08/07/2014**
 Original: **\$379,900** Date: **08/07/2014**
 Sold **\$350,000** Date: **10/21/2014**
 \$/SqFT: **\$235.85**

Remarks

There's no place like home! Come consider the possibilities in this home with a fireplace in the living room, separate family room, large patio and spacious back yard. Close to schools, shopping, parks, and highway 25 by-pass for commuters. This home has a tile roof and two car garage, too! Why rent when you can own? Rates are still very low. Take advantage today, before rates increase.

Property Features

Family Room
Separate Family Room

Informal Dining Area
Eat in Kitchen

Formal Dining Area
No Formal Dining Area

Pool Options
--

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

Listed By Jason Noble, Nino Real Estate

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