

Quick Summary of Comparable Properties

Residential Summary

Res. Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
2160 Highland Drive	Hollister	4	2 1	16	1,862	\$257.79	6,120	\$479,900	17	\$480,000	08/14/15
950 Versailles Drive	Hollister	3	2 0	13	1,380	\$320.65	6,098	\$439,950	23	\$442,500	08/14/15
861 B Street	Hollister	3	2 0	15	1,650	\$225.85	8,124	\$347,200	41	\$372,645	08/12/15

SOLD

# LISTINGS:	3	AVG VALUES:		15	1,631	\$268.09	6,781	\$422,350	27	\$431,715
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# LISTINGS TOTAL:	3	AVG VALUES FOR ALL:		15	1,631	\$268.09	6,781	\$422,350	27	\$431,715
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Quick Statistics (3 Listings Total)

	Min	Max	Median
List Price	\$347,200	\$479,900	\$439,950
Sale Price	\$372,645	\$480,000	\$442,500

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

Quick Summary of Comparable Properties

Residential Brief Report

Residential

Sold	2160 Highland Drive , Hollister 95023 (Hollister)	\$479,900	MLS: ML81483947
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 16



Property Overview	Pricing / Dates		
Area: Hollister (182)	Original: \$479,900	Date: 07/07/2015	
Bds,Bth: 4, 2 1	Age: 17	List: \$479,900	
Sqft: 1,862	Lot: 6,120 SqFt	Date: 07/07/2015	
	Sold \$480,000	Date: 8/14/2015	
	\$/SqFT: \$257.79		
	OffMktDate: 07/23/2015		

Remarks

~ Corner Lot w/ RV Parking, Extra Wide Driveway + Walking Distance to Cerra Vista School ~ 1862sf 4-BR/2.5-BA. Formal Living/Dining Combo, Eat in Kitchen Family Room, Gas Cook Top, Fridge stays. Water Softener, R/O System, A/C, Alarm System. Inside Laundry with Built-In Cabinets - Washer/Dryer stay. Extra Storage in Garage + Work Bench. Tool Shed is 7.5ft x 9.5ft. ~ not permitted per seller. Fruit Trees - Orange, Avocado, Santa Rosa Plum. Buyer to verify any and all information.

Property Features

Family Room Kitchen/Family Room Combo	Dining Area Breakfast Bar, In Living Room, Eat in Kitchen
Pool Options --	Garage/Parking Attached, Off-Street Parking, Room for Oversized Vehicle(s)

Listed By Lori McClelland, Realty World Providence Properties

Sold	950 Versailles Drive , Hollister 95023 (Hollister)	\$439,950	MLS: ML81472909
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 13



Property Overview	Pricing / Dates		
Area: Hollister (182)	Original: \$439,950	Date: 07/01/2015	
Bds,Bth: 3, 2 0	Age: 23	List: \$439,950	
Sqft: 1,380	Lot: 6,098 SqFt	Date: 8/14/2015	
	Sold \$442,500		
	\$/SqFT: \$320.65		
	OffMktDate: 07/14/2015		

Remarks

Great opportunity to own this home! Fantastic floor plan with vaulted ceilings gives this home an open feeling. Other features include gleaming hardwood floors, recessed lighting, dual paned windows and french doors, covered patios in front & back yards, and fully landscaped yards with dog run & boat/RV parking.

Property Features

Family Room No Family Room	Dining Area Dining Area
Pool Options --	Garage/Parking Attached, Room for Oversized Vehicle(s)

Listed By Marc A. Gallardo, Bluefin Realty Inc

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Quick Summary of Comparable Properties

Sold	861 B Street , Hollister 95023 (Hollister) Beds: 3 beds Baths Full/Partial: 2 0	\$347,200 MLS: ML81470631 DOM: 15
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Property Overview		Pricing / Dates	
Area:	Hollister (182)	Original:	\$347,200 Date: 06/16/2015
Bds,Bth:	3, 2 0 Age: 41	List:	\$347,200 Date: 06/16/2015
Sqft:	1,650 Lot: 8,124 SqFt	Sold	\$372,645 Date: 8/12/2015
		\$/SqFT:	\$225.85
		OffMktDate:	07/01/2015

Remarks
 This terrific home is perfect for entertaining! It is located on an established, tree lined street, and features separate living and family rooms, as well as a large dining space off the kitchen. The large family room has a fireplace and opens out to the spacious covered patio. What a great place to call home!

Property Features

Family Room Separate Family Room	Dining Area Eat in Kitchen
Pool Options - -	Garage/Parking Attached

Listed By Cheryl Calhoun, Nino Real Estate

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