

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
624 Via Vaquero Sur	San Juan Bautista	4	3 1	3	3,500	\$254.29	30,523	\$900,000	12	\$890,000	08/28/15
1801 Hemlock Court	Hollister	4	3 0	41	2,450	\$221.22	6,508	\$535,000	18	\$542,000	08/25/15
1620 Vallejo Drive	Hollister	4	2 1	11	1,750	\$262.86	6,700	\$459,900	33	\$460,000	08/28/15
1002 N Victoria Street	Hollister	3	1 1	7	2,085	\$220.62	8,398	\$460,000	82	\$460,000	08/27/15
2360 Paradise Drive	Hollister	4	2 0	24	1,477	\$306.03	6,752	\$459,000	18	\$452,000	08/28/15
1671 Vallejo Drive	Hollister	3	2 0	35	1,680	\$267.86	6,700	\$449,900	31	\$450,000	08/24/15

SOLD

# LISTINGS:	6	AVG VALUES:		20	2,157	\$255.48	10,930	\$543,967	32	\$542,333
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# LISTINGS TOTAL:	6	AVG VALUES FOR ALL:		20	2,157	\$255.48	10,930	\$543,967	32	\$542,333
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Quick Statistics (6 Listings Total)

	Min	Max	Median
List Price	\$449,900	\$900,000	\$459,950
Sale Price	\$450,000	\$890,000	\$460,000

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

Quick Summary of Comparable Properties

Residential Brief Report

Residential

Sold	624 Via Vaquero Sur , San Juan Bautista 95045 (San Juan Bauti	\$900,000	MLS: ML81483816
	Beds: 4 beds Baths Full/Partial: 3 1		DOM: 3



Property Overview	Pricing / Dates		
Area: San Juan Bautista (183)	Original: \$900,000	Date: 07/05/2015	
Bds,Bth: 4, 3 1	Age: 12	List: \$900,000	
Sqft: 3,500	Lot: 30,523 SqFt	Date: 07/05/2015	
	Sold \$890,000	Date: 8/28/2015	
	\$/SqFT: \$254.29		
	OffMktDate: 07/08/2015		

Remarks

Within Rancho Larios lies this executive home. Its park-like grounds covers nearly 3/4 ac. Dramatic views in all directions. Many comfort features recirculating hot water pump; frameless glass shower in master bath; a/c, dual heat zones; surround sound system in family & living rooms which also have their own fireplaces; 4 car garage; 18' coved ceiling, and many more, contribute to luxurious living. Less than Hwy 101 for an easy commute yet tucked back in the rolling, San Juan Bautista hills.

Property Features

<p>Family Room Kitchen/Family Room Combo</p> <p>Pool Options --</p>	<p>Dining Area In Living Room</p> <p>Garage/Parking Gate/Door Opener, Off-Street Parking</p>
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Listed By Mike Walters, Realty World - Advantage

Sold	1801 Hemlock Court , Hollister 95023 (Hollister)	\$535,000	MLS: ML81470883
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 41



Property Overview	Pricing / Dates		
Area: Hollister (182)	Original: \$535,000	Date: 06/15/2015	
Bds,Bth: 4, 3 0	Age: 18	List: \$535,000	
Sqft: 2,450	Lot: 6,508 SqFt	Date: 8/25/2015	
	Sold \$542,000		
	\$/SqFT: \$221.22		
	OffMktDate: 07/26/2015		

Remarks

Well taken care of home located in the desirable Sunnyslope Village community. Nice quiet location near the end of a cul-de-sac and a short walk to the family park. Easy care, drought tolerate mature landscaping in front and back. RV parking on side of home which goes back to a 220 sq. ft. PERMITTED shop. Don't miss the large walk-in kitchen pantry, walk in closets and three car garage. Refrigerator, washer and dryer are included in sale....all you have to do is move in! This one won't last long!!

Property Features

<p>Family Room Kitchen/Family Room Combo, Separate Family</p> <p>Pool Options --</p>	<p>Dining Area In Living Room, Eat in Kitchen</p> <p>Garage/Parking Attached</p>
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Listed By Tammy Davis, Flora Real Estate Group

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Quick Summary of Comparable Properties

Sold

1002 N Victoria Street , Hollister 95023 (Hollister)

\$460,000 MLS: ML81485044

Beds: 3 beds Baths Full/Partial: 1|1

DOM: 7



Property Overview

Pricing / Dates

Area: **Hollister (182)**

Original: **\$460,000** Date: **07/14/2015**

Bds,Bth: **3, 1|1**

Age: **82**

List: **\$460,000** Date: **07/14/2015**

Sqft: **2,085**

Lot: **8,398 SqFt**

Sold **\$460,000** Date: **8/27/2015**

\$/SqFT: **\$220.62**

OffMktDate: **07/21/2015**

Remarks

INVESTOR/BUILDER OPPORTUNITY! THIS 1930's HOME NEEDS SOME WORK. THE 2085 SQ.FT. HOME WAS LAST UPDATED IN 1950'S. FORMAL LIVING & DINING. HARDWOOD & TILE FLOORING. 1688 SQ.FT. PARTIALLY FINISHED BASEMENT AREA- KITCHEN, LAUNDRY, BAR, STORAGE, ETC. 580 SQ. FT. DETACHED GARAGE. 357 SQ.FT. CABANA. 8400 SQ. FT. CORNER LOT ZONED OTM (OLD TOWN MEDIUM DENSITY). SECOND UNIT POSSIBLE. GREAT PATIO.

Property Features

Family Room

Kitchen/Family Room Combo

Dining Area

Dining Area, Eat in Kitchen, Formal Room

Pool Options

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Garage/Parking

Detached, Enclosed, Guest / Visitor Parking

Listed By **Mary Anne Filice, Mary Anne Filice Realty**

Sold

1620 Vallejo Drive , Hollister 95023 (Hollister)

\$459,900 MLS: ML81484610

Beds: 4 beds Baths Full/Partial: 2|1

DOM: 11



Property Overview

Pricing / Dates

Area: **Hollister (182)**

Original: **\$459,900** Date: **07/10/2015**

Bds,Bth: **4, 2|1**

Age: **33**

List: **\$459,900** Date: **07/10/2015**

Sqft: **1,750**

Lot: **6,700 SqFt**

Sold **\$460,000** Date: **8/28/2015**

\$/SqFT: **\$262.86**

OffMktDate: **07/21/2015**

Remarks

Spacious, freshly updated Sunnyslope 2 story! New kitchen cabinets, granite counters, stainless appls. Separate living room, dining area and family room w/fireplace! New flooring, new roof, new baths! Spacious backyard w/patio and space for a lawn! Good schools. Exceptionally clean and move in ready!

Property Features

Family Room

Separate Family Room

Dining Area

Formal Room

Pool Options

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Garage/Parking

Attached

Listed By **Mark Delano Vincent, Coldwell Banker**

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Quick Summary of Comparable Properties

Sold	2360 Paradise Drive , Hollister 95023 (Hollister) Beds: 4 beds Baths Full/Partial: 2 0	\$459,000 MLS: ML81472565 DOM: 24
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Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **18**
 Sqft: **1,477** Lot: **6,752 SqFt**

Pricing / Dates

Original: **\$459,000** Date: **06/26/2015**
 List: **\$459,000** Date: **06/26/2015**
 Sold: **\$452,000** Date: **8/28/2015**
 \$/SqFT: **\$306.03**
 OffMktDate: **07/20/2015**

Remarks

Perfect location makes this 4 bedroom 2 Bathroom home located on corner lot a ideal place for your new home. Hardwood and laminate flooring throughout will impress you and your family and guests once inside this well kept home. Instant hot water, meticulously maintained inside, new paint and well kept landscaping provides curb appeal and you can take full advantage of a private patio area in the front yard.

Property Features

Family Room
 Separate Family Room

Dining Area
 Eat in Kitchen

Pool Options
 --

Garage/Parking
 Attached

Listed By Steve Becerra, Four Corners Real Estate Group Inc

Sold	1671 Vallejo Drive , Hollister 95023 (Hollister) Beds: 3 beds Baths Full/Partial: 2 0	\$449,900 MLS: ML81471527 DOM: 35
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Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **31**
 Sqft: **1,680** Lot: **6,700 SqFt**

Pricing / Dates

Original: **\$449,900** Date: **06/22/2015**
 List: **\$449,900** Date: **06/22/2015**
 Sold: **\$450,000** Date: **8/24/2015**
 \$/SqFT: **\$267.86**
 OffMktDate: **07/27/2015**

Remarks

Beautiful home, it has been updated & maintained very well. The kitchen had Quartz counter tops and a marble tile back-splash along w/ recessed lighting installed. Floor plan is great, dual entry doors, formal entry, Step down family room w/ wood burning fireplace, separate dining room, Den/Study/Office, updated bathrooms, large master bedroom, new exterior paint, raised panel doors, newer roof & gutter, water softener, newer furnace / AC, new sod in backyard with large concrete patio for entertaining.

Property Features

Family Room
 No Family Room

Dining Area
 Breakfast Bar, Eat in Kitchen, Formal Room

Pool Options
 --

Garage/Parking
 Attached

Listed By Bill Robertson, Coldwell Banker

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