



**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
895 Via Vaquero Norte	San Juan Bautista	5	4 0	60	3,736	\$200.75	21,957	\$769,000	13	\$750,000	04/23/13
7 Thomas Lane	San Juan Bautista	3	3 0	11	2,428	\$286.24	160,736	\$749,000	13	\$695,000	04/26/13
205 Pan Tempo Way	Hollister	3	2 0	3	1,500	\$400.00	235,659	\$579,900	30	\$600,000	04/24/13
2301 Calistoga Drive	Hollister	3	2 1	16	1,799	\$231.80	6,745	\$409,900	4	\$417,000	04/26/13
1641 Panorama Drive	Hollister	4	3 0	45	2,080	\$188.23	5,480	\$389,950		\$391,512	04/23/13
1601 Panorama Drive	Hollister	4	3 0	140	1,848	\$204.55	5,480	\$378,000		\$378,000	04/23/13
1711 Mimosa Street	Hollister	4	3 0	2	3,400	\$108.82	6,500	\$324,990	10	\$370,000	04/23/13
140 Falconi Way	Hollister	3	2 0	0	1,760	\$190.34	6,795	\$329,950	21	\$335,000	04/24/13
210 Maple Street	Hollister	3	2 0	8	1,495	\$207.36	6,914	\$306,000	17	\$310,000	04/23/13

<b># LISTINGS:</b>	<b>9</b>	<b>AVG VALUES:</b>		<b>32</b>	<b>2,227</b>	<b>\$224.23</b>	<b>50,696</b>	<b>\$470,743</b>	<b>15</b>	<b>\$471,835</b>
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<b># LISTINGS TOTAL:</b>	<b>9</b>	<b>AVG VALUES FOR ALL:</b>		<b>32</b>	<b>2,227</b>	<b>\$224.23</b>		<b>\$470,743</b>	<b>15</b>	<b>\$471,835</b>
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#### Quick Statistics ( 9 Listings Total )

	Min	Max	Median
<b>List Price</b>	\$306,000	\$769,000	\$389,950
<b>Sale Price</b>	\$310,000	\$750,000	\$391,512

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



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### Summary of Comparable Properties

#### Single Family Residential

<b>Sold</b>	<b>895 Via Vaquero Norte , San Juan Bautista 95045 (San Juan Bautista)</b>	<b>\$769,000</b>	<b>MLS: 81301967</b>
	<b>Beds: 5 beds Baths Full/Partial: 4 0</b>		<b>DOM: 60</b>



Property Overview		Pricing / Dates	
Area:	<b>San Juan Bautista (183)</b>	List:	<b>\$769,000</b> Date: <b>01/23/2013</b>
Bds,Bth:	<b>5, 4 0</b>	Original:	<b>\$769,000</b> Date: <b>01/23/2013</b>
Sqft:	<b>3,736</b>	Age:	<b>13</b>
		Lot:	<b>21,957</b>
		Sold	<b>\$750,000</b> Date: <b>3/24/2013</b>

#### Remarks

BEAUTIFUL 5BEDS/4+BATHS HOME WITH OVER \$250K FULLY UPGRADES THROUGHOUT HOME AND OUTSIDE, FULLY UPGRADE A GUEST SUITE WITH PRIVATE BATHROOM, HEATER, GARAGE & ENTRY. NICE BACKYARD WITH KOY FISH POND~TROPICAL GAZEBO~BUILT-IN BBQ. GOURMET KITCHEN WITH GRANITE COUNTERS AND GRANITE ISLAND, MARBLE THROUGHOUT ENTR & MASTER BATH. LOCATED IN THE GATED COMMUNITY OF RANCHO LARIOS.

#### Property Features

**Family Room**  
Separate Family Room

**Informal Dining Area**  
Eat in Kitchen

**Formal Dining Area**  
Living Rm/Dining Rm Combo

**Pool Options**  
--

**Garage/Parking**  
Detached, 3 or More Car Garage

Listed By Hoa Thi Ngoc Hoang, Pacificwide Real Estate & Mortgage

<b>Sold</b>	<b>7 Thomas Lane, San Juan Bautista 95045 (San Juan Bautista)</b>	<b>\$749,000</b>	<b>MLS: 81308041</b>
	<b>Beds: 3 beds Baths Full/Partial: 3 0</b>		<b>DOM: 11</b>



Property Overview		Pricing / Dates	
Area:	<b>San Juan Bautista (183)</b>	List:	<b>\$749,000</b> Date: <b>03/14/2013</b>
Bds,Bth:	<b>3, 3 0</b>	Original:	<b>\$749,000</b> Date: <b>03/14/2013</b>
Sqft:	<b>2,428</b>	Age:	<b>13</b>
		Lot:	<b>160,736</b>
		Sold	<b>\$695,000</b> Date: <b>3/25/2013</b>

#### Remarks

Worth a closer look! Extensive tile flooring, has new carpet, granite slab counters in kitchen, interior & exterior paint, deck refinished, too. All flat useable ground. Has City sewer & water. 3 stall barn with hay storage area and electricity to it. Water spigots all over the place. Large parking area for boat, RV, toys, etc. New shower enclosures are coming! 2 fireplaces. Even has office/den!

#### Property Features

**Family Room**  
No Family Room

**Informal Dining Area**  
Breakfast Bar

**Formal Dining Area**  
Separate Dining Room

**Pool Options**  
--

**Garage/Parking**  
Attached, Electric Door or Gate Opener, Off Street Parking, RV or Boat Parking, 3 or More Car (

Listed By Jason Noble, Nino Real Estate

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### Summary of Comparable Properties

**Sold** 205 Pan Tempo Way, Hollister 95023 (San Benito - N. County) \$579,900 MLS: 81311227  
 Beds: 3 beds Baths Full/Partial: 2|0 DOM: 3



Property Overview		Pricing / Dates	
Area:	San Benito - N. County (180)	List:	\$579,900
Bds,Bth:	3, 2 0	Original:	\$579,900
Sqft:	1,500	Sold	\$600,000
	Age: 30	Date:	04/08/2013
	Lot: 235,659	Date:	04/08/2013
		Date:	4/11/2013

#### Remarks

Great horse property with 5.4 acres, 9 12x16 stalls, 5 paddocks, 50 ft round pen, hot walker, 4 pastures, fenced, cross fenced, 40x60 stack hay barn, 2" irrigation pipe throughout, mature trees, circular driveway, trailer parking, 16x16 enclosed tack room, wash ties, garden shed, pond, park-like setting, spacious 1400 sq ft home with newer appliances, oversize 2 car garage. "Blue Value"

#### Property Features

<b>Family Room</b> No Family Room	<b>Informal Dining Area</b> Breakfast Bar, Eat in Kitchen	<b>Formal Dining Area</b> No Formal Dining Area
<b>Pool Options</b> Possible Pool Site	<b>Garage/Parking</b> Attached, Guest Parking, 2 Car Garage, Off Street Parking, RV or Boat Parking	

Listed By Steve Toste, Coldwell Banker-Gilroy

**Sold** 2301 Calistoga Drive, Hollister 95023 (Hollister) \$409,900 MLS: 81307411  
 Beds: 3 beds Baths Full/Partial: 2|1 DOM: 16



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$409,900
Bds,Bth:	3, 2 1	Original:	\$409,900
Sqft:	1,799	Sold	\$417,000
	Age: 4	Date:	03/09/2013
	Lot: 6,745	Date:	03/09/2013
		Date:	3/25/2013

#### Remarks

This Charming 4 Years new home is in immaculate condition. Beautiful wood and tile flooring. Entertain to your heart's content in the beautiful kitchen featuring Stainless Steel Appliances, granite tile counters and back splash. Enjoy your afternoons on the stamped concrete rear patio. Large corner lot for privacy. This home will not last long.

#### Property Features

<b>Family Room</b> No Family Room	<b>Informal Dining Area</b> Eat in Kitchen	<b>Formal Dining Area</b> No Formal Dining Area
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached, Electric Door or Gate Opener, 2 Car Garage	

Listed By John Kunz, Intero Real Estate Services

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### Summary of Comparable Properties

<b>Sold</b>	<b>1641 Panorama Drive, Hollister 95023 (Hollister)</b>	<b>\$389,950</b>	<b>MLS: 81240832</b>
	<b>Beds: 4 beds      Baths Full/Partial: 3 0</b>		<b>DOM: 45</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **4, 3|0**      Age:  
 Sqft: **2,080**      Lot: **5,480**

#### Pricing / Dates

List: **\$389,950**      Date: **11/13/2012**  
 Original: **\$389,950**      Date: **11/13/2012**  
 Sold **\$391,512**      Date: **12/28/2012**

#### Remarks

#### Property Features

<b>Family Room</b> No Family Room	<b>Informal Dining Area</b> Breakfast Bar, Eat in Kitchen	<b>Formal Dining Area</b> No Formal Dining Area
<b>Pool Options</b> --	<b>Garage/Parking</b> 2 Car Garage	

Listed By Roger Malech, Intero Real Estate Services

<b>Sold</b>	<b>1601 Panorama Drive, Hollister 95023 (Hollister)</b>	<b>\$378,000</b>	<b>MLS: 81240413</b>
	<b>Beds: 4 beds      Baths Full/Partial: 3 0</b>		<b>DOM: 140</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **4, 3|0**      Age:  
 Sqft: **1,848**      Lot: **5,480**

#### Pricing / Dates

List: **\$378,000**      Date: **11/08/2012**  
 Original: **\$389,950**      Date: **11/08/2012**  
 Sold **\$378,000**      Date: **3/28/2013**

#### Remarks

One of 20 new homes/Stucco exterior, tile roof/Granite kitchen w/island/Tile & carpet flooring, high grade stainless steel appliances/Recessed lighting, 9ft ceilings/Huge great room/Home should be ready for Apr/May 2013 delivery/Home illustrated is similar to actual house/Great Hollister location. Only 1 homes left!

#### Property Features

<b>Family Room</b> No Family Room	<b>Informal Dining Area</b> Eat in Kitchen	<b>Formal Dining Area</b> No Formal Dining Area
<b>Pool Options</b> --	<b>Garage/Parking</b> 2 Car Garage	

Listed By Roger Malech, Intero Real Estate Services

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### Summary of Comparable Properties

<b>Sold</b>	<b>140 Falconi Way, Hollister 95023 (Hollister)</b>	<b>\$329,950</b>	<b>MLS: 81308331</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 0</b>



Property Overview		Pricing / Dates	
Area:	<b>Hollister (182)</b>	List:	<b>\$329,950</b> Date: <b>03/16/2013</b>
Bds,Bth:	<b>3, 2 0</b>	Age:	<b>21</b> Original: <b>\$329,950</b> Date: <b>03/16/2013</b>
Sqft:	<b>1,760</b>	Lot:	<b>6,795</b> Sold <b>\$335,000</b> Date: <b>3/16/2013</b>

#### Remarks

Beautifully maintained, single level home. Corner lot.USDA loan.

#### Property Features

<b>Family Room</b> Family Room Kitchen	<b>Informal Dining Area</b> Eat in Kitchen	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo
<b>Pool Options</b> --	<b>Garage/Parking</b> 2 Car Garage	

Listed By Lisa Cassara, Coldwell Banker-Gilroy

<b>Sold</b>	<b>1711 Mimosa Street, Hollister 95023 (Hollister)</b>	<b>\$324,990</b>	<b>MLS: 81313298</b>
	<b>Beds: 4 beds      Baths Full/Partial: 3 0</b>		<b>DOM: 2</b>



Property Overview		Pricing / Dates	
Area:	<b>Hollister (182)</b>	List:	<b>\$324,990</b> Date: <b>04/21/2013</b>
Bds,Bth:	<b>4, 3 0</b>	Age:	<b>10</b> Original: <b>\$324,990</b> Date: <b>04/21/2013</b>
Sqft:	<b>3,400</b>	Lot:	<b>6,500</b> Sold <b>\$370,000</b> Date: <b>4/23/2013</b>

#### Remarks

Located in a quite and nice neighborhood. It has a large loft area for office or den use and four large bedrooms. A great floor plan with marble tiles on the 1st floor and hardwood upgrade on stairs and 2nd floor. Cabinet shelving upgrades in the garage.

#### Property Features

<b>Family Room</b> Separate Family Room	<b>Informal Dining Area</b> Breakfast Nook	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo
<b>Pool Options</b> --	<b>Garage/Parking</b> Street Parking Only, 3 or More Car Garage	

Listed By Danilo Villarico, DMV Proconring

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### Summary of Comparable Properties

<b>Sold</b>	<b>210 Maple Street, Hollister 95023 (Hollister)</b>	<b>\$306,000</b>	<b>MLS: 81308499</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 8</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|0**      Age: **17**  
 Sqft: **1,495**      Lot: **6,914**

#### Pricing / Dates

List: **\$306,000**      Date: **03/18/2013**  
 Original: **\$306,000**      Date: **03/18/2013**  
 Sold: **\$310,000**      Date: **3/26/2013**

#### Remarks

Cute home near shopping and schools. Perfect for first time home buyers. Nice yard and patio.  
 Vaulted ceilings and plenty of windows allow for plenty of light. A must see!

#### 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, Electric Door or Gate Opener, 2 Car Garage

Listed By Sonja Romero, Intero Real Estate Services

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