

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
1910 Glarner Street	Hollister	5	3 0	20	2,500	\$166.80	8,776	\$417,000	19	\$417,000	05/24/13
860 Talbot Drive	Hollister	3	2 1	10	2,061	\$196.99	6,000	\$395,000	15	\$406,000	05/21/13
1940 Parkview Circle	Hollister	4	2 1	4	2,270	\$176.21	6,448	\$385,000	18	\$400,000	05/24/13
2351 Driftwood Court	Hollister	4	2 0	64	1,800	\$216.67	6,090	\$399,000	15	\$390,000	05/24/13
866 Los Viboras Road	Hollister	3	2 0	73	1,500	\$250.00	457,815	\$425,000	34	\$375,000	05/23/13
1121 El Cerro Drive	Hollister	3	2 0	5	1,650	\$219.39	6,365	\$339,500	20	\$362,000	05/23/13
1050 Westward Drive	Hollister	3	2 0	9	1,511	\$238.25	10,200	\$339,900	58	\$360,000	05/22/13
491 Clearview Drive	Hollister	3	2 0	20	1,500	\$233.33	6,000	\$307,000	23	\$350,000	05/23/13
254 Holland Circle	Hollister	3	2 1	11	1,390	\$215.76	2,280	\$299,900	16	\$299,900	05/24/13
997 Suiter Street	Hollister	2	1 0	131	772	\$190.28	5,360	\$144,900	65	\$146,900	05/24/13

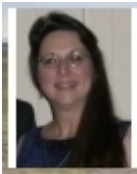
# LISTINGS:	10	AVG VALUES:		35	1,695	\$210.37	51,533	\$345,220	28	\$350,680
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# LISTINGS TOTAL:	10	AVG VALUES FOR ALL:		35	1,695	\$210.37		\$345,220	28	\$350,680
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Quick Statistics (10 Listings Total)

	Min	Max	Median
List Price	\$144,900	\$425,000	\$362,450
Sale Price	\$146,900	\$417,000	\$368,500

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



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Summary of Comparable Properties

Single Family Residential

Sold 866 Los Viboras Road, Hollister 95023 (San Benito - N. County) **\$425,000** MLS: 81301187
 Beds: 3 beds Baths Full/Partial: 2|0 DOM: 73



Property Overview		Pricing / Dates	
Area:	San Benito - N. County (180)	List:	\$425,000
Bds,Bth:	3, 2 0	Original:	\$425,000
Sqft:	1,500	Age:	34
		Lot:	457,815
		Sold	\$375,000
		Date:	01/15/2013
		Date:	01/15/2013
		Date:	3/29/2013

Remarks
 10.44 Acres of privacy. End of private road. Permitted foundation with a 1979 Fleetwood mobilehome. 2 car detached garage. Blue valve and 1/3 interest in private well.

Property Features

Family Room	Informal Dining Area	Formal Dining Area
Separate Family Room	Breakfast Room	Separate Dining Room
Pool Options	Garage/Parking	
--	Detached, 2 Car Garage	

Listed By Catherine J Freeman, Mid-Coast Investments

Sold 1910 Glarner Street, Hollister 95023 (Hollister) **\$417,000** MLS: 81308984
 Beds: 5 beds Baths Full/Partial: 3|0 DOM: 20



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$417,000
Bds,Bth:	5, 3 0	Original:	\$417,000
Sqft:	2,500	Age:	19
		Lot:	8,776
		Sold	\$417,000
		Date:	03/20/2013
		Date:	03/20/2013
		Date:	4/9/2013

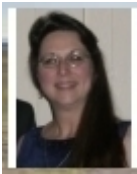
Remarks
 This is a beautiful property inside and a large lot outside with an additional side storage shed. This is a 5 and 3 full baths, with a downstairs bedroom, upstairs landing and 4 bedrooms. light and bright with nice separation and traffic flow. The rear yard is guyhumougus on a cal de sac with a 3 car garage. The family room features a fireplace, the living room has massive ceilings.

Property Features

Family Room	Informal Dining Area	Formal Dining Area
Separate Family Room	Breakfast Room, Breakfast Bar	Living Rm/Dining Rm Combo
Pool Options	Garage/Parking	
--	Attached, 3 or More Car Garage	

Listed By Ray Pierce, Pierce Real Estate

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Summary of Comparable Properties

Sold	2351 Driftwood Court, Hollister 95023 (Hollister)	\$399,000	MLS: 81305555
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 64



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **15**
 Sqft: **1,800** Lot: **6,090**

Pricing / Dates

List: **\$399,000** Date: **02/24/2013**
 Original: **\$373,000** Date: **02/24/2013**
 Sold: **\$390,000** Date: **4/29/2013**

Remarks

Look at this beauty! It is just a block away from the park on a quiet cul-de-sac. This home has new carpet, interior and exterior paint. New granite countertops throughout, microwave, oven/range combo, and dishwasher. It also has fresh landscaping in the front and backyards. Just wait until you see the great room! Don't miss this one!

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

Listed By Karson Klauer, Nino Real Estate

Sold	860 Talbot Drive, Hollister 95023 (Hollister)	\$395,000	MLS: 81302470
	Beds: 3 beds Baths Full/Partial: 2 1		DOM: 10



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|1** Age: **15**
 Sqft: **2,061** Lot: **6,000**

Pricing / Dates

List: **\$395,000** Date: **01/27/2013**
 Original: **\$395,000** Date: **01/27/2013**
 Sold: **\$406,000** Date: **2/6/2013**

Remarks

3 Bedroom with a den or office room. Can be used as 4th Bedroom. Nice Master Suite upstairs. 2 1/2 bathrooms. L/R Dining room combo. Open Kitchen with granite counters. Stainless steel appliances. Nice size backyard with RV parking. 2 Stories.

Property Features

Family Room
Family Room Kitchen

Informal Dining Area
Eat in Kitchen

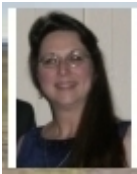
Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
--

Garage/Parking
2 Car Garage, RV or Boat Parking

Listed By Lynn Shaffer, Nino Real Estate

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Summary of Comparable Properties

Sold	1940 Parkview Circle, Hollister 95023 (Hollister)	\$385,000	MLS: 81313185
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 4



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$385,000
Bds,Bth:	4, 2 1	Original:	\$385,000
Age:	18	Sold:	\$400,000
Sqft:	2,270	Date:	04/21/2013
Lot:	6,448	Date:	04/21/2013
		Date:	4/25/2013

Remarks

Home at last! A jewel in Sunnyslope Village. Located on inviting cul-de-sac close to park and greenbelt view. Generously sized bedrooms and a bonus loft w/closet ready for office or extra bedroom. Indoor laundry and large walk-in pantry. Newer plantation shutters, shades and less than 1-yr new water heater. Large private backyard. Complete central alarm system.

Property Features

Family Room
Family Room Kitchen

Informal Dining Area
Breakfast Bar, Eat in Kitchen

Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
Possible Pool Site

Garage/Parking
Attached, 2 Car Garage

Listed By Steven Humpfle, Blue Line Capital Group Inc

Sold	1050 Westward Drive, Hollister 95023 (Hollister)	\$339,900	MLS: 81312738
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 9



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$339,900
Bds,Bth:	3, 2 0	Original:	\$339,900
Age:	58	Sold:	\$360,000
Sqft:	1,511	Date:	04/18/2013
Lot:	10,200	Date:	04/18/2013
		Date:	4/27/2013

Remarks

Come for the house, stay for the yard! Newer composition roof & vinyl, double pane windows. New engineered, wood floors in living room and kitchen. Hall bath was recently remodeled, too! Air conditioning, large, covered deck, mature landscaping & many fruit trees! Washer, dryer, and fridge stay. Hardwood floors in bedrooms, ceiling fans, hot water recirculating pump, fireplace in living room.

Property Features

Family Room
No Family Room

Informal Dining Area
Breakfast Room, Breakfast Bar

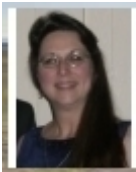
Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
--

Garage/Parking
Attached, Electric Door or Gate Opener, 2 Car Garage, Off Street Parking

Listed By Jason Noble, Nino Real Estate

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Summary of Comparable Properties

Sold	1121 El Cerro Drive, Hollister 95023 (Hollister)	\$339,500	MLS: 81310218
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 5



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **20**
 Sqft: **1,650** Lot: **6,365**

Pricing / Dates

List: **\$339,500** Date: **04/01/2013**
 Original: **\$339,500** Date: **04/01/2013**
 Sold: **\$362,000** Date: **4/6/2013**

Remarks

Ready to move in and enjoy. Attractive and durable laminate flooring throughout most of the home. Formal dining. Tile counters throughout. Spacious master with jetted tub, separate shower & double sink vanity. Inviting kitchen with gas stove top and plenty of cabinet space. Ceiling fans in all bedrooms. Indoor laundry. A/C. New water softener. Private backyard setting with wood decking.

Property Features

Family Room
No Family Room

Informal Dining Area
Breakfast Nook

Formal Dining Area
Separate Dining Room

Pool Options
--

Garage/Parking
Attached, Electric Door or Gate Opener, 2 Car Garage

Listed By Augie Bertao, Bertao Real Estate Group.

Sold	491 Clearview Drive, Hollister 95023 (Hollister)	\$307,000	MLS: 81309974
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 20



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **23**
 Sqft: **1,500** Lot: **6,000**

Pricing / Dates

List: **\$307,000** Date: **03/29/2013**
 Original: **\$307,000** Date: **03/29/2013**
 Sold: **\$350,000** Date: **4/18/2013**

Remarks

Fannie Mae Home Path property. Own with as little as 3% down! Ask your realtor or lender for more information today! New roof and carpeting. Newer kitchen and bathrooms and garage door. Extensive laminate flooring. Fireplace in living room/dining room. Even has inside laundry room with gas and electric for dryer.

Property Features

Family Room
No Family Room

Informal Dining Area
Breakfast Room

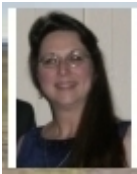
Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
--

Garage/Parking
Attached, 2 Car Garage

Listed By Jason Noble, Nino Real Estate

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Summary of Comparable Properties

Sold	254 Holland Circle, Hollister 95023 (Hollister)	\$299,900	MLS: 81312196
	Beds: 3 beds Baths Full/Partial: 2 1		DOM: 11



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$299,900 Date: 04/15/2013
Bds,Bth:	3, 2 1	Age:	16 Original: \$299,900 Date: 04/15/2013
Sqft:	1,390	Lot:	2,280 Sold \$299,900 Date: 4/26/2013

Remarks

Wow! New exterior/interior paint, carpets, tile, vinyl, granite slab counters in kitchen, new stove, dishwasher, micro/hood, kitchen faucet, door hardware, light fixtures, baseboards and much more! Two parks within gates of Association (one small, one larger). Home has air conditioning too! Oak cabinets in kitchen, 1/2 bath downstairs, fireplace with gas log starter. Must see to appreciate!

Property Features

Family Room Family Room Kitchen	Informal Dining Area Breakfast Bar, Eat in Kitchen	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Attached, Electric Door or Gate Opener, 2 Car Garage, Tandem	

Listed By Jason Noble, Nino Real Estate

Sold	997 Suiter Street, Hollister 95023 (Hollister)	\$144,900	MLS: 81235723
	Beds: 2 beds Baths Full/Partial: 1 0		DOM: 131



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$144,900 Date: 09/28/2012
Bds,Bth:	2, 1 0	Age:	65 Original: \$149,900 Date: 09/28/2012
Sqft:	772	Lot:	5,360 Sold \$146,900 Date: 2/6/2013

Remarks

Bungalow in established neighborhood. Lots of potenital with spacious yards. Good investment opportunity.

Property Features

Family Room No Family Room	Informal Dining Area No Informal Dining Area	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking No Garage/Parking	

Listed By Augie Bertao, Bertao Real Estate Group.

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