

Lori Uhl McClelland | DRE#: 01265380

Broker/Owner/CRS/GRI/CDPE - Realty World Providence Properties
Simple... Savvy... Service...

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www.lorimcclelland.com

Summary of Comparable Properties

Single Family Residential

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
6375 San Juan Canyon Road	San Juan Bautista	3	2 1	15	2,350	\$217.02	219,542	\$489,250	24	\$510,000	08/06/13
1551 Cembellin Drive	Hollister	3	2 0	9	2,050	\$195.12	8,002	\$390,000	35	\$400,000	08/05/13
2395 Yarrow Street	Hollister	4	2 0	13	1,780	\$224.16	8,725	\$399,000	15	\$399,000	08/06/13
731 La Baig Drive	Hollister	5	3 0	27	2,570	\$154.47	5,994	\$399,000	13	\$397,000	08/08/13
940 Verdun Avenue	Hollister	3	2 0	9	1,760	\$221.59	8,100	\$385,000	28	\$390,000	08/06/13
2121 Spruce Drive	Hollister	4	2 0	34	1,620	\$237.04	5,985	\$379,000	17	\$384,000	08/07/13
831 Brittany Circle	Hollister	4	2 0	12	1,720	\$220.93	7,192	\$364,900	21	\$380,000	08/09/13

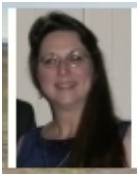
# LISTINGS:	7	AVG VALUES:		17	1,979	\$210.05	37,649	\$400,879	22	\$408,571
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# LISTINGS TOTAL:	7	AVG VALUES FOR ALL:		17	1,979	\$210.05		\$400,879	22	\$408,571
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Quick Statistics (7 Listings Total)

	Min	Max	Median
List Price	\$364,900	\$489,250	\$390,000
Sale Price	\$380,000	\$510,000	\$397,000

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



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Summary of Comparable Properties

Single Family Residential

Sold	6375 San Juan Canyon Road, San Juan Bautista 95045 (San Jua	\$489,250	MLS: 81321449
	Beds: 3 beds Baths Full/Partial: 2 1		DOM: 15



Property Overview

Area: **San Juan Bautista (183)**
 Bds,Bth: **3, 2|1** Age: **24**
 Sqft: **2,350** Lot: **219,542**

Pricing / Dates

List: **\$489,250** Date: **06/17/2013**
 Original: **\$489,250** Date: **06/17/2013**
 Sold: **\$510,000** Date: **7/2/2013**

Remarks

3 bed 2 bath on 5 acres with San Juan Views! Great room/wood burning fireplace/stove leads to huge country kitchen with authentic kitchen wood burning stove. Partial finished basement. Large patio/deck off master bedroom surrounded by oak trees, more views. Light and bright. Garden gazebo with views. Workshop for extra storage.

Property Features

Family Room
No 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 Charlene King, Flora Real Estate Group

Sold	2395 Yarrow Street, Hollister 95023 (Hollister)	\$399,000	MLS: 81322572
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 13



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **15**
 Sqft: **1,780** Lot: **8,725**

Pricing / Dates

List: **\$399,000** Date: **06/24/2013**
 Original: **\$399,000** Date: **06/24/2013**
 Sold: **\$399,000** Date: **7/7/2013**

Remarks

Property Features

Family Room
No Family Room

Informal Dining Area
Breakfast Nook

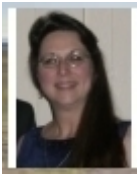
Formal Dining Area
Separate Dining Room

Pool Options
--

Garage/Parking
Attached, 2 Car Garage

Listed By Ray Pierce, Pierce Real Estate

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Summary of Comparable Properties

Sold	731 La Baig Drive, Hollister 95023 (Hollister)	\$399,000	MLS: 81320929
	Beds: 5 beds Baths Full/Partial: 3 0		DOM: 27



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **5, 3|0** Age: **13**
 Sqft: **2,570** Lot: **5,994**

Pricing / Dates

List: **\$399,000** Date: **06/13/2013**
 Original: **\$439,000** Date: **06/13/2013**
 Sold: **\$397,000** Date: **7/10/2013**

Remarks

Light & Bright, spacious 5 bed, 3 bath home with a huge master suite & 3 car garage! High ceilings and opposing angles create space throughout the home! Neutral tones lead through the property with plush carpeting and earthy tile flooring. Large backyard with a paved patio and standing gazebo for your enjoyment.

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
3 or More Car Garage

Listed By Dominic B Godfrey, Intero Real Estate Services

Sold	1551 Cembellin Drive, Hollister 95023 (Hollister)	\$390,000	MLS: 81321346
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 9



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **35**
 Sqft: **2,050** Lot: **8,002**

Pricing / Dates

List: **\$390,000** Date: **06/16/2013**
 Original: **\$390,000** Date: **06/16/2013**
 Sold: **\$400,000** Date: **6/25/2013**

Remarks

Perfect location! All the room you need inside! This 3 Bedroom 2 Bath home is located in a desirable neighborhood. Won't last long... Approx. 2050SF of well planned living space waiting for your personal touches. Regular Sale-Seller will respond in timely manner. Close to all city services. Be sure to see this home before it is sold...

Property Features

Family Room
Separate Family Room

Informal Dining Area
Breakfast Bar, Eat in Kitchen

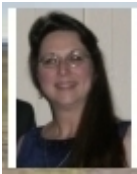
Formal Dining Area
Separate Dining Room

Pool Options
--

Garage/Parking
2 Car Garage

Listed By Steve Becerra, G-7 Realty Inc

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Summary of Comparable Properties

Sold	940 Verdun Avenue, Hollister 95023 (Hollister)	\$385,000	MLS: 81319541
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 9



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$385,000 Date: 06/04/2013
Bds,Bth:	3, 2 0	Age:	28 Original: \$385,000 Date: 06/04/2013
Sqft:	1,760	Lot:	8,100 Sold: \$390,000 Date: 6/13/2013

Remarks

This beautiful home won't last! Granite counters in kitchen with beautiful tile flooring that extends throughout the family room. Hardwood floors and tiled fireplace in living room. Gorgeous tiled bathrooms w/ upgraded fixtures. Large fenced RV Parking with detached shop in the back. Desirable neighborhood close to schools and shopping. Too many amenities to name. You must come and see.

Property Features

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

Listed By Sonja Romero, Intero Real Estate Services

Sold	2121 Spruce Drive, Hollister 95023 (Hollister)	\$379,000	MLS: 81320528
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 34



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$379,000 Date: 06/11/2013
Bds,Bth:	4, 2 0	Age:	17 Original: \$399,000 Date: 06/11/2013
Sqft:	1,620	Lot:	5,985 Sold: \$384,000 Date: 7/15/2013

Remarks

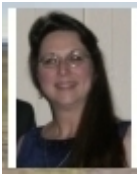
Reduction!!! Turn Key 4 bedroom 2 bath home in desired Sunnyslope Village location. Paint and carpet only 2 years old! Master bath has double sinks and a walk in closet. Sunnyslope Village Park near by.

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	

Listed By Margarita Noriega-manzo, Nino Real Estate

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Summary of Comparable Properties

Sold	831 Brittany Circle, Hollister 95023 (Hollister)	\$364,900	MLS: 81318107
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 12



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **21**
 Sqft: **1,720** Lot: **7,192**

Pricing / Dates

List: **\$364,900** Date: **05/25/2013**
 Original: **\$364,900** Date: **05/25/2013**
 Sold: **\$380,000** Date: **6/6/2013**

Remarks

Ready for Summer! Just add you. Enjoy the Summer nights in this four bedroom, two bath home that has been freshly painted inside and out. New carpeting, new vinyl, and new light fixtures. Inside laundry with gas and 220 for dryer. Mature landscaping includes lawn, roses, fruit trees and more! Home has hardwood flooring, fireplace in family room, stainless appliances. Nicely tiled island, too!

Property Features

Family Room

Separate Family Room, Family Room Kitchen

Informal Dining Area

Breakfast Nook, 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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