

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
6782 Fairview Road	Hollister	3	3 0	54	2,525	\$257.43	201,683	\$659,000	10	\$650,000	08/21/13
1931 Santa Ana Road	Hollister	4	2 1	19	2,179	\$259.29	57,935	\$529,000	33	\$565,000	08/21/13
315 Daffodil Drive	Hollister	4	2 1	52	2,316	\$239.21	41,382	\$575,000	27	\$554,000	08/23/13
1505 Mimosa Street	Hollister	5	3 0	28	2,200	\$209.09	5,998	\$450,000	15	\$460,000	08/23/13
420 Donald Drive	Hollister	3	2 2	16	3,600	\$125.00	10,001	\$450,000	34	\$450,000	08/23/13
381 Paul Drive	Hollister	3	2 0	13	2,500	\$176.00	8,250	\$410,000	22	\$440,000	08/21/13
1040 Sunset Drive	Hollister	3	2 0	10	1,750	\$217.14	16,562	\$379,500	54	\$380,000	08/19/13
1305 Brigantino Drive	Hollister	4	2 0	47	1,806	\$210.41	6,159	\$399,999	13	\$379,999	08/21/13
320 Line Street	Hollister	2	1 0	25	1,113	\$215.63	8,276	\$215,000	71	\$240,000	08/20/13

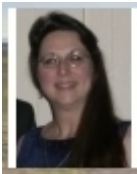
# LISTINGS:	9	AVG VALUES:		29	2,221	\$212.13	39,583	\$451,944	31	\$457,667
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# LISTINGS TOTAL:	9	AVG VALUES FOR ALL:		29	2,221	\$212.13		\$451,944	31	\$457,667
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Quick Statistics (9 Listings Total)

	Min	Max	Median
List Price	\$215,000	\$659,000	\$450,000
Sale Price	\$240,000	\$650,000	\$450,000

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



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Summary of Comparable Properties

Single Family Residential

Sold	6782 Fairview Road, Hollister 95023 (San Benito - N. County)	\$659,000	MLS: 81324231
	Beds: 3 beds Baths Full/Partial: 3 0		DOM: 54



Property Overview		Pricing / Dates	
Area:	San Benito - N. County (180)	List:	\$659,000 Date: 07/08/2013
Bds,Bth:	3, 3 0 Age: 10	Original:	\$659,000 Date: 05/26/2013
Sqft:	2,525 Lot: 201,683	Sold	\$650,000 Date: 7/19/2013

Remarks

Beautiful home on 4.6 acres near Spring Grove. Paved drive. Attached guest quarters. HUGE great room. Big office. Oversized 3-car garage. Stamped concrete rear patio with ramp. Blue valve water. Room for horses or other livestock. Office could be used as an additional bedroom. Don't miss the chance to see this wonderful home! Country feel only minutes from town!

Property Features

Family Room

Separate Family Room

Informal Dining Area

Breakfast Room, Breakfast Bar, Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

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Garage/Parking

Attached, Guest Parking, Off Street Parking, RV or Boat Parking, 3 or More Car Garage

Listed By Richard Weber, Hollister Realty

Sold	315 Daffodil Drive, Hollister 95023 (Hollister)	\$575,000	MLS: 81319129
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 52



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$575,000 Date: 06/01/2013
Bds,Bth:	4, 2 1 Age: 27	Original:	\$575,000 Date: 06/01/2013
Sqft:	2,316 Lot: 41,382	Sold	\$554,000 Date: 7/23/2013

Remarks

Property Features

Family Room

Separate Family Room

Informal Dining Area

Eat in Kitchen

Formal Dining Area

Separate Dining Room

Pool Options

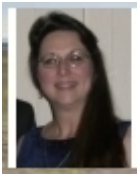
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Garage/Parking

2 Car Garage

Listed By Kristen Jurevich, Intero Real Estate Services

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Summary of Comparable Properties

Sold	1931 Santa Ana Road, Hollister 95023 (Hollister)	\$529,000	MLS: 81323297
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 19



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|1** Age: **33**
 Sqft: **2,179** Lot: **57,935**

Pricing / Dates

List: **\$529,000** Date: **06/28/2013**
 Original: **\$529,000** Date: **06/28/2013**
 Sold: **\$565,000** Date: **7/17/2013**

Remarks

Welcome home to this beautiful ranch home on 1.3 acres! Open floor plan, with spacious great room, new carpeting and new flooring in kitchen. Abundant light throughout with crown and base molding. The large backyard is amazing for entertaining with in-ground pool and spa enclosed with vinyl fencing. Large barn and shop with 1,800 square feet. Views of the hills and nestled in a quiet court.

Property Features

Family Room
No Family Room

Informal Dining Area
Eat in Kitchen

Formal Dining Area
No Formal Dining Area

Pool Options
Gas Heated Pool

Garage/Parking
Attached, 2 Car Garage, Off Street Parking, RV or Boat Parking

Listed By Trisha Motter, Intero Real Estate Services

Sold	420 Donald Drive, Hollister 95023 (Ridgemark)	\$450,000	MLS: 81320860
	Beds: 3 beds Baths Full/Partial: 2 2		DOM: 16



Property Overview

Area: **Ridgemark (186)**
 Bds,Bth: **3, 2|2** Age: **34**
 Sqft: **3,600** Lot: **10,001**

Pricing / Dates

List: **\$450,000** Date: **06/12/2013**
 Original: **\$469,000** Date: **06/12/2013**
 Sold: **\$450,000** Date: **6/28/2013**

Remarks

Large home on Fairway at Ridgemark. 3 bedroom 2 1/2 baths plus a downstairs recreation room with wet bar and additional 1/2 bath. Two fireplaces, Golf cart garage. Large lot over 11,000 square feet. Dog run. Air conditioning. Master has separate shower, jetted tub and large walk in closet. Water softner included. Great views of the golf course & mountain range. **BANK APPROVED PRICE \$450K**

Property Features

Family Room
Family Room Kitchen

Informal Dining Area
Breakfast Bar, Eat in Kitchen

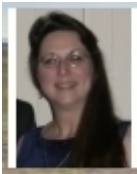
Formal Dining Area
Separate Dining Room

Pool Options
--

Garage/Parking
Attached, Guest Parking, 2 Car Garage

Listed By Claire Del Curto, Del Felice Realty, Inc.

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Summary of Comparable Properties

Sold	1505 Mimosa Street, Hollister 95023 (Hollister)	\$450,000	MLS: 81323626
	Beds: 5 beds Baths Full/Partial: 3 0		DOM: 28



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **5, 3|0** Age: **15**
 Sqft: **2,200** Lot: **5,998**

Pricing / Dates

List: **\$450,000** Date: **07/02/2013**
 Original: **\$475,000** Date: **07/02/2013**
 Sold **\$460,000** Date: **7/30/2013**

Remarks

FHA OFFERS WELCOME!!Room4 everyone!This immaculate 5bd/3bth home has "Chefs Kitchen" with beautiful granite counters, stainless appliances,plantation shutters,roman shades,Fresh paint,marble fireplace,tile floors,&more!In the back yard u will find a covered back patio wired4 TV & sound w a bbq/outdoor kitchen & beautiful landscaping.As an added bonus there is additional rv parking!Walk 2 the park!

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Room, Breakfast Nook, Breakfast Ba	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Guest Parking, 2 Car Garage, RV or Boat Parking	

Listed By Adam C. Andrus, American Dream Realty

Sold	381 Paul Drive, Hollister 95023 (Hollister)	\$410,000	MLS: 81314814
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 13



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **22**
 Sqft: **2,500** Lot: **8,250**

Pricing / Dates

List: **\$410,000** Date: **05/01/2013**
 Original: **\$410,000** Date: **05/01/2013**
 Sold **\$440,000** Date: **5/14/2013**

Remarks

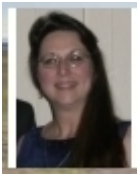
Custom home in prestigious Southside Estates. Gourmet kitchen with stainless appliances, granite counters, large pantry. Rustic wood planked floors. Saltillo tile floors in kitchen, baths and laundry. Large yard with patio and overhang. Built in BBQ & shed. Wood doors throughout interior of home. Enclosed garden area.French doors to rear yard. A must see property! ALL OFFERS TO BE IN BY 5/9

Property Features

Family Room Separate Family Room, Family Room Kitchen	Informal Dining Area Breakfast Room, Breakfast Nook, Breakfast Ba	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Attached, 2 Car Garage	

Listed By Claire Del Curto, Del Felice Realty, Inc.

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Summary of Comparable Properties

Sold	1305 Brigantino Drive, Hollister 95023 (Hollister)	\$399,999	MLS: 81319168
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 47



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **13**
 Sqft: **1,806** Lot: **6,159**

Pricing / Dates

List: **\$399,999** Date: **06/02/2013**
 Original: **\$399,999** Date: **06/02/2013**
 Sold: **\$379,999** Date: **7/19/2013**

Remarks

This is a must see 4 bedroom 2 full bath home. This home offers over 1800 square feet of living space and enormous master bedroom. The master bath has a roman soaking tub and a separate stall shower!!! The 2 car garage has room for storage and plenty of room for cars at the same time. Bring designing eye for the back yard and make it your very own oasis.

Property Features

Family Room

Dining Area in Family Room

Informal Dining Area

Breakfast Nook, Breakfast Bar

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

--

Garage/Parking

2 Car Garage

Listed By Tony Lobue, Dual Pride Properties

Sold	1040 Sunset Drive, Hollister 95023 (Hollister)	\$379,500	MLS: 81321260
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 10



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **54**
 Sqft: **1,750** Lot: **16,562**

Pricing / Dates

List: **\$379,500** Date: **06/14/2013**
 Original: **\$379,500** Date: **06/14/2013**
 Sold: **\$380,000** Date: **6/24/2013**

Remarks

All the work has been done for you! You only need to move in and enjoy! Located on approx 16000SF lot with some much room to grow.Nothing like this on the market and priced to sell. Large front and back yard with two sheds.Wide open living space inside perfect for all your needs.Beautiful-You won't be disappointed once you see this home.Appointment only,but easy to show with appointment. **HURRY!**

Property Features

Family Room

Separate Family Room

Informal Dining Area

Breakfast Bar, Eat in Kitchen

Formal Dining Area

No Formal Dining Area

Pool Options

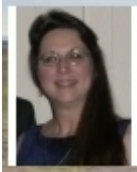
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Garage/Parking

2 Car Garage

Listed By Steve Becerra, G-7 Realty Inc

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Summary of Comparable Properties

Sold	320 Line Street, Hollister 95023 (Hollister)	\$215,000	MLS: 81309465
	Beds: 2 beds Baths Full/Partial: 1 0		DOM: 25



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **2, 1|0** Age: **71**
 Sqft: **1,113** Lot: **8,276**

Pricing / Dates

List: **\$215,000** Date: **03/25/2013**
 Original: **\$240,000** Date: **03/25/2013**
 Sold: **\$240,000** Date: **4/19/2013**

Remarks

This single story country charmer offers 2 bedroom , 1 bath, and extra bonus room. Has a formal dining room a workshop and alot of little extras. Must see, perfect for the first time homebuyer.

Property Features

Family Room

Separate Family Room

Informal Dining Area

Breakfast Nook

Formal Dining Area

Separate Dining Room

Pool Options

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Garage/Parking

Guest Parking, 2 Car Garage

Listed By Ray Rojas, Realty World - Cornerstone Properties

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