

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
1690 Sonny's Way	Hollister	4	3 0	0	2,610	\$263.98	10,803	\$709,900	0	\$689,000	09/27/13
6545 Cabernet Drive	Hollister	4	2 1	82	2,259	\$276.67	217,800	\$629,900	18	\$625,000	09/26/13
1650 Sunnyslope Road	Hollister	3	2 1	8	2,158	\$278.04	40,511	\$595,000	35	\$600,000	09/27/13
2250 Pinnacle Court	Hollister	4	3 0	715	2,700	\$162.96	8,503	\$440,000	14	\$440,000	09/25/13
1220 Sunset Drive	Hollister	3	2 0	7	1,538	\$247.07	8,228	\$359,720	48	\$380,000	09/24/13
961 Capitola Drive	Hollister	3	2 0	8	1,405	\$252.67	6,072	\$355,000	14	\$355,000	09/27/13
662 Central Avenue	Hollister	3	2 0	12	1,964	\$180.75	10,450	\$330,000	113	\$355,000	09/26/13
660 Summer Drive	Hollister	3	2 0	11	1,500	\$233.33	5,898	\$350,000	20	\$350,000	09/24/13
555 Line Street	Hollister	2	1 0	13	1,025	\$263.41	6,300	\$264,000	66	\$270,000	09/23/13

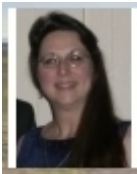
# LISTINGS:	9	AVG VALUES:		95	1,907	\$239.88	34,952	\$448,169	36	\$451,556
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# LISTINGS TOTAL:	9	AVG VALUES FOR ALL:		95	1,907	\$239.88		\$448,169	36	\$451,556
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Quick Statistics (9 Listings Total)

	Min	Max	Median
List Price	\$264,000	\$709,900	\$359,720
Sale Price	\$270,000	\$689,000	\$380,000

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



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Summary of Comparable Properties

Single Family Residential

Sold	1690 Sonny's Way, Hollister 95023 (Ridgemark)	\$709,900	MLS: 81329151
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 0



Property Overview		Pricing / Dates	
Area:	Ridgemark (186)	List:	\$709,900 Date: 08/09/2013
Bds,Bth:	4, 3 0	Age:	0 Original: \$709,900 Date: 08/09/2013
Sqft:	2,610	Lot:	10,803 Sold: \$689,000 Date: 8/9/2013

Remarks
 New home under construction at Ridgemark Golf and Country Club. All the bells and whistles! Granite slab counters, stainless appliances, extensive engineered wood flooring, two fireplaces, custom stucco exterior and hand troweled drywall finish! Even includes two plasma flat screen televisions for over fireplaces! Approximate completion date is mid September. Front landscaping is included, too

Property Features		
Family Room No Family Room	Informal Dining Area Breakfast Bar	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Attached, Electric Door or Gate Opener, Off Street Parking, 3 or More Car Garage	

Listed By Jason Noble, Nino Real Estate

Sold	6545 Cabernet Drive, Hollister 95023 (Hollister)	\$629,900	MLS: 81318866
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 82



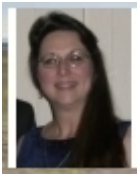
Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$629,900 Date: 05/31/2013
Bds,Bth:	4, 2 1	Age:	18 Original: \$639,900 Date: 05/31/2013
Sqft:	2,259	Lot:	217,800 Sold: \$625,000 Date: 8/21/2013

Remarks
 Beautiful Vineyard Estates home! Features include open floor plan - large kitchen w/island & breakfast bar. dining room and huge great room! 4 bedrooms, 2 1/2 bathrooms and views from every window! Bring your livestock or plant your own vineyard - Blue valve water irrigates the pasture, fruit trees and landscape. Located in the desired Southside School District, this home won't last long!

Property Features		
Family Room Separate 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 Valerie Smith, Intero Real Estate Services

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Summary of Comparable Properties

Sold	1650 Sunnyslope Road, Hollister 95023 (Hollister)	\$595,000	MLS: 81330605
	Beds: 3 beds Baths Full/Partial: 2 1		DOM: 8



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$595,000 Date: 08/19/2013
Bds,Bth:	3, 2 1	Age:	35 Original: \$595,000 Date: 08/19/2013
Sqft:	2,158	Lot:	40,511 Sold \$600,000 Date: 8/27/2013

Remarks

If you're looking for PEACE & PRIVACY in a country setting then come see this beautifully updated 3 bedroom 2.5 bath home on approx. 1 acre, located on private road. Hardwood & tile floors, granite slab counter tops, stainless appliances-including wolf stove, cherry wood cabinets. Mature landscape & trees.THE GRASS IS DEFINATELY GREENER ON THIS SIDE OF THE FENCE!!

Property Features

Family Room Separate 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, RV or Boat Parking	

Listed By Christine Navarro, G-7 Realty Inc

Sold	2250 Pinnacle Court, Hollister 95023 (Hollister)	\$440,000	MLS: 81328305
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 715



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$440,000 Date: 08/02/2013
Bds,Bth:	4, 3 0	Age:	14 Original: \$440,000 Date: 09/04/2011
Sqft:	2,700	Lot:	8,503 Sold \$440,000 Date: 8/19/2013

Remarks

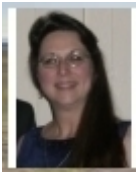
TENANT OCCUPIED HOME FEATURING 4 BEDROOMS, 3 BATHS, ORIGINAL FIXTURES, AND 3 CAR GARAGE. DO NOT DISTURB TENANTS. CALL OR EMAIL FOR APPOINTMENT BEFORE SHOWING.

Property Features

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

Listed By Christopher O'Connell, Conach Properties Inc

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Summary of Comparable Properties

Sold	1220 Sunset Drive, Hollister 95023 (Hollister)	\$359,720	MLS: 81330358
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 7



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **48**
 Sqft: **1,538** Lot: **8,228**

Pricing / Dates

List: **\$359,720** Date: **08/17/2013**
 Original: **\$359,720** Date: **08/17/2013**
 Sold: **\$380,000** Date: **8/24/2013**

Remarks

A turnkey property you must see, tile entry, laminate hardwood floors, large fenced backyard with room for RV and Boat. Front & rear sprinklers, sunroom and walking distance to almost everything. Don't wait, it won't last at this price and could be your home! 3 Bedrooms and 2 full baths, eat in Kitchen, living room, family room with FP, 2 car garage, Fresh interior paint and new carpets too! well

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

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

Listed By Patrick Virgilio, Keller Williams Realty-Silicon Valley

Sold	961 Capitola Drive, Hollister 95023 (Hollister)	\$355,000	MLS: 81328721
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 8



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **14**
 Sqft: **1,405** Lot: **6,072**

Pricing / Dates

List: **\$355,000** Date: **08/06/2013**
 Original: **\$355,000** Date: **08/06/2013**
 Sold: **\$355,000** Date: **8/14/2013**

Remarks

This is a lovely single family home in highly desirable location. All bedrooms are over-sized, large walk-in closet in Master bedroom with closet organizer system. Two car garage, great front and back yard. This home will not last.

Property Features

Family Room

No Family Room

Informal Dining Area

Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

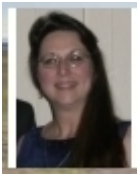
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Garage/Parking

2 Car Garage

Listed By Heidi N.L.D. Mendoza, Premier Properties Of Silicon Valley

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Summary of Comparable Properties

Sold	660 Summer Drive, Hollister 95023 (Hollister)	\$350,000 MLS: 81327087
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 11



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **20**
 Sqft: **1,500** Lot: **5,898**

Pricing / Dates

List: **\$350,000** Date: **07/24/2013**
 Original: **\$350,000** Date: **07/24/2013**
 Sold: **\$350,000** Date: **8/4/2013**

Remarks

Great opportunity for first time home buyer or investor. Fireplace in living room, nice size backyard with covered patio, great for entertaining. Master bedroom has a walk-in closet. Close to shopping and highway. Hurry won't last!

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
2 Car Garage

Listed By Israel D Gonzalez, Beale Properties

Sold	662 Central Avenue, Hollister 95023 (Hollister)	\$330,000 MLS: 81327125
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 12



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **113**
 Sqft: **1,964** Lot: **10,450**

Pricing / Dates

List: **\$330,000** Date: **07/25/2013**
 Original: **\$330,000** Date: **07/25/2013**
 Sold: **\$355,000** Date: **8/6/2013**

Remarks

MAN CAVE, is what you'll find in this 1900's beauty, built with charm in mind, as you'll see when you step into this 3 bedroom 2 bath home. Nothing left out from crown molding to the new flooring, spacious rooms and extra space including a 10,000 square foot lot with alley access and a detached 2 car garage

Property Features

Family Room
No Family Room

Informal Dining Area
No Informal Dining Area

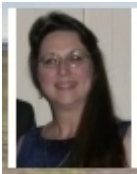
Formal Dining Area
Separate Dining Room

Pool Options
--

Garage/Parking
Alley Access, Detached, 2 Car Garage

Listed By Sandra Troia, Intero Real Estate Services

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Summary of Comparable Properties

Sold	555 Line Street, Hollister 95023 (Hollister)	\$264,000	MLS: 81327350
	Beds: 2 beds Baths Full/Partial: 1 0		DOM: 13



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **2, 1|0** Age: **66**
 Sqft: **1,025** Lot: **6,300**

Pricing / Dates

List: **\$264,000** Date: **07/26/2013**
 Original: **\$264,000** Date: **07/26/2013**
 Sold: **\$270,000** Date: **8/8/2013**

Remarks

great starter home

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, 1 Car Garage

Listed By Ray Pierce, Pierce Real Estate

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