

Lori Uhl McClelland | DRE#: 01265380

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

Cell: 831-206-2216

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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
4101 Ashford Circle	Hollister	3	2 1	15	2,592	\$279.71	43,560	\$739,000	0	\$725,000	10/18/13
2160 Raleigh Circle	Hollister	4	2 0	16	2,300	\$186.52	6,695	\$449,000	20	\$429,000	10/18/13
1211 Tamara Court	Hollister	4	2 1	10	2,000	\$191.25	8,673	\$379,500	23	\$382,500	10/18/13
2130 Osborne Circle	Hollister	3	2 0	22	1,330	\$280.45	6,499	\$379,500	18	\$373,000	10/17/13
1071 South Street	Hollister	3	2 0	24	1,350	\$244.44	6,146	\$329,900	15	\$330,000	10/18/13
1065 C Street	Hollister	4	2 0	17	1,400	\$228.57	6,000	\$320,000	29	\$320,000	10/16/13
691 El Camino Paraiso	Hollister	3	1 1	3	1,043	\$206.14	8,281	\$220,000		\$215,000	10/14/13

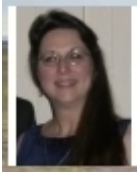
# LISTINGS:	7	AVG VALUES:		15	1,716	\$231.01	12,265	\$402,414	18	\$396,357
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# LISTINGS TOTAL:	7	AVG VALUES FOR ALL:		15	1,716	\$231.01		\$402,414	18	\$396,357
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Quick Statistics (7 Listings Total)

	Min	Max	Median
List Price	\$220,000	\$739,000	\$379,500
Sale Price	\$215,000	\$725,000	\$373,000

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



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Summary of Comparable Properties

Single Family Residential

Sold	4101 Ashford Circle, Hollister 95023 (Hollister)	\$739,000	MLS: 81332280
	Beds: 3 beds Baths Full/Partial: 2 1		DOM: 15



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$739,000 Date: 09/02/2013
Bds,Bth:	3, 2 1 Age: 0	Original:	\$739,000 Date: 09/02/2013
Sqft:	2,592 Lot: 43,560	Sold:	\$725,000 Date: 9/17/2013

Remarks

Beautiful - Band New - Custom home located in the desirable Ashford Highlands Subdivision. Featuring 3 bedrooms, 2.5 baths and a 3 car garage on a 1 acre lot. Views of city lights and canyons. Interior features include an abundance of tile, volume ceilings, Granite counters and stainless steel appliances in the kitchen. Custom tile work in the bathrooms. A must see home for your discerning buyer.

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, 3 or More Car Garage	

Listed By John Kunz, Intero Real Estate Services

Sold	2160 Raleigh Circle, Hollister 95023 (Hollister)	\$449,000	MLS: 81325534
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 16



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$449,000 Date: 07/15/2013
Bds,Bth:	4, 2 0 Age: 20	Original:	\$459,000 Date: 07/15/2013
Sqft:	2,300 Lot: 6,695	Sold:	\$429,000 Date: 7/31/2013

Remarks

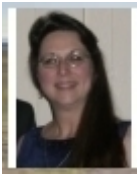
This beautiful 4 bed 2 bath home is very well maintained. This home is situated on the outskirts of town with views of the Rolling hills of Hollister. This home will not last long!!

Property Features

Family Room Separate 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 Deborah Martinez, American Trust Homes & Loans

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Summary of Comparable Properties

Sold	2130 Osborne Circle, Hollister 95023 (Hollister)	\$379,500	MLS: 81328798
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 22



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **18**
 Sqft: **1,330** Lot: **6,499**

Pricing / Dates

List: **\$379,500** Date: **08/07/2013**
 Original: **\$395,000** Date: **08/07/2013**
 Sold: **\$373,000** Date: **8/29/2013**

Remarks

GREAT STARTER HOME. BEAUTIFUL THREE BEDROOM TWO BATH 1330 SQUARE FOOT HOME ON A QUIET CUL-DE-SAC. NO NEIGHBORS TO THE REAR. PRISTINE PORCELAIN TILE FLOORS THROUGHOUT THE HOME. LARGE BACK YARD WITH VIEW OF THE MOUNTAINS. CLOSE TO NEIGHBORHOOD PARK. MAKE SURE YOU PUT THIS ONE ON YOUR LIST, YOU WON'T BE DISAPPOINTED.

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, Electric Door or Gate Opener, 2 Car Garage

Listed By David Baumgartner, Intero Real Estate Services

Sold	1211 Tamara Court, Hollister 95023 (Hollister)	\$379,500	MLS: 81334087
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 10



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|1** Age: **23**
 Sqft: **2,000** Lot: **8,673**

Pricing / Dates

List: **\$379,500** Date: **09/13/2013**
 Original: **\$379,500** Date: **09/13/2013**
 Sold: **\$382,500** Date: **9/23/2013**

Remarks

SBCAOR Home of the Week 09/19/13..This 4 bedroom 2.5 bathroom,2000SF,two-story home has beautiful hardwood floors,stainless appliances in the kitchen,Master suite downstairs,vaulted ceilings,large windows that lets the light in.Upstairs you will find large bedrooms perfect for your large family. Large oversized lot with HUGE backyard with detached vine covered wooden gazebo,park like setting

Property Features

Family Room
Separate Family Room

Informal Dining Area
Eat in Kitchen

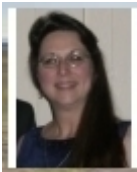
Formal Dining Area
No Formal Dining Area

Pool Options
--

Garage/Parking
2 Car Garage

Listed By Steve Becerra, G-7 Realty Inc

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Summary of Comparable Properties

Sold	1071 South Street, Hollister 95023 (Hollister)	\$329,900	MLS: 81328284
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 24



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **15**
 Sqft: **1,350** Lot: **6,146**

Pricing / Dates

List: **\$329,900** Date: **08/01/2013**
 Original: **\$339,900** Date: **08/01/2013**
 Sold: **\$330,000** Date: **8/25/2013**

Remarks

Recently updated waiting for new owners, features granite counter tops in kitchen, carpet, plumbing fixtures recently replaced.

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, Off Street Parking

Listed By Enrique Estrada, Hilltop Realty

Sold	1065 C Street, Hollister 95023 (Hollister)	\$320,000	MLS: 81328385
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 17



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **29**
 Sqft: **1,400** Lot: **6,000**

Pricing / Dates

List: **\$320,000** Date: **08/02/2013**
 Original: **\$280,000** Date: **08/02/2013**
 Sold: **\$320,000** Date: **8/19/2013**

Remarks

Cute as a Button. 4 Bedrooms 2 Baths. Open Floor Plan. Clean and nice landscaping and curb appeal. Above Ground Pool in back yard, shed, lawn area and garden area.

Property Features

Family Room
No Family Room

Informal Dining Area
Breakfast Room

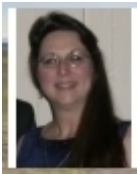
Formal Dining Area
No Formal Dining Area

Pool Options
--

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

Listed By Virginia McFarland, Intero Real Estate Services

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Summary of Comparable Properties

Sold	691 El Camino Paraiso , Hollister 95023 (Hollister)	\$220,000	MLS: 81328088
	Beds: 3 beds Baths Full/Partial: 1 1		DOM: 3



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 1|1** Age:
 Sqft: **1,043** Lot: **8,281**

Pricing / Dates

List: **\$220,000** Date: **08/01/2013**
 Original: **\$220,000** Date: **08/01/2013**
 Sold: **\$215,000** Date: **8/4/2013**

Remarks

Cozy well kept home quiet tree lined street. Huge backyard established neighborhood and great neighborhood

Property Features

Family Room
No Family Room

Informal Dining Area
Eat in Kitchen

Formal Dining Area
No Formal Dining Area

Pool Options
--

Garage/Parking
2 Car Garage

Listed By Diana San Roman, Realty Executives Network

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