

Lori Uhl McClelland | DRE#: 01265380

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

Cell: 831-206-2216

Fax: 866-805-4296

lori@lorimcclelland.com

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
160 Via Vaquero Norte	San Juan Bautista	4	3 1	99	3,468	\$206.89	22,721	\$715,000	12	\$717,500	11/26/13
710 Donald Drive	Hollister	3	2 1	36	2,177	\$247.59	11,552	\$539,000	35	\$539,000	11/25/13
1074 Wood Court	Hollister	3	2 0	32	1,602	\$220.97	8,764	\$354,000	52	\$354,000	11/27/13

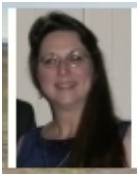
# LISTINGS:	3	AVG VALUES:		56	2,416	\$225.15	14,346	\$536,000	33	\$536,833
--------------------	----------	--------------------	--	-----------	--------------	-----------------	---------------	------------------	-----------	------------------

# LISTINGS TOTAL:	3	AVG VALUES FOR ALL:		56	2,416	\$225.15		\$536,000	33	\$536,833
--------------------------	----------	----------------------------	--	-----------	--------------	-----------------	--	------------------	-----------	------------------

Quick Statistics (3 Listings Total)

	Min	Max	Median
List Price	\$354,000	\$715,000	\$539,000
Sale Price	\$354,000	\$717,500	\$539,000

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



Lori Uhl McClelland | DRE#: 01265380
 Broker/Owner/CRS/GRI/CDPE - Realty World Providence Properties
 Simple... Savvy... Service...

Cell: 831-206-2216
 Fax: 866-805-4296
 lori@lorimcclelland.com
 www.lorimcclelland.com

Summary of Comparable Properties

Single Family Residential

Sold 160 Via Vaquero Norte , San Juan Bautista 95045 (San Juan Bautista) \$715,000 MLS: 81325717
 Beds: 4 beds Baths Full/Partial: 3|1 DOM: 99



Property Overview		Pricing / Dates	
Area:	San Juan Bautista (183)	List:	\$715,000 Date: 07/15/2013
Bds,Bth:	4, 3 1	Original:	\$749,900 Date: 07/15/2013
Sqft:	3,468	Age:	12
		Lot:	22,721
		Sold:	\$717,500 Date: 11/26/2013

Remarks

REDUCED Former model home and no expense was spared on the upgrades from the inlaid tile entry to the gourmet kitchen with newer s/s appliances and granite counters. New paint inside and out with stamped concrete and landscaping in the back. Office with own entrance and 4 car garage. Beautiful views of the Mission and San Juan Bautista. Great commuter location 5 min. from hwy 101

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 Attached, 3 or More Car Garage	

Listed By Tammy Davis, Realty World Providence Properties

Sold 710 Donald Drive, Hollister 95023 (Ridgemark) \$539,000 MLS: 81334735
 Beds: 3 beds Baths Full/Partial: 2|1 DOM: 36



Property Overview		Pricing / Dates	
Area:	Ridgemark (186)	List:	\$539,000 Date: 09/19/2013
Bds,Bth:	3, 2 1	Original:	\$549,000 Date: 09/19/2013
Sqft:	2,177	Age:	35
		Lot:	11,552
		Sold:	\$539,000 Date: 11/25/2013

Remarks

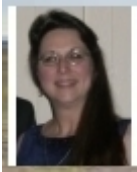
Drop Dead Gorgeous! This home has been completely remodeled from top to bottom. Beautiful open kitchen to family & living room. Dining area in between. Granite counter tops. All newer appliances. 2 fireplace, plumbed for gas. Elegant cherry wood floors throughout. Bedrooms are carpet. Baths are tile floors & granite counters. Air conditioning. Back/front yards have auto sprinklers. IMMACULATE!!!

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 Kim Lavagnino, Intero Real Estate Services

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



Lori Uhl McClelland | DRE#: 01265380

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

Cell: 831-206-2216

Fax: 866-805-4296

lori@lorimcclelland.com

www.lorimcclelland.com

Summary of Comparable Properties

Sold	1074 Wood Court, Hollister 95023 (Hollister)	\$354,000	MLS: 81335659
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 32



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **52**
 Sqft: **1,602** Lot: **8,764**

Pricing / Dates

List: **\$354,000** Date: **09/26/2013**
 Original: **\$359,000** Date: **09/26/2013**
 Sold: **\$354,000** Date: **11/27/2013**

Remarks

A Home to call your Own located in a well established neighborhood!Great use of space in this 1602 sq ft. home with 3 bedrooms, 2 full baths,large kitchen area with updated appliances,separate family room with plantation shutters & fireplace,master bedroom with french doors that lead to backyard pool area, large side yard w/room for extra toys,built-in BBQ,deck and inviting courtyard!

Property Features

Family Room

Separate Family Room

Informal Dining Area

Breakfast Bar, Eat in Kitchen

Formal Dining Area

No Formal Dining Area

Pool Options

--

Garage/Parking

Attached, 2 Car Garage

Listed By Donna Silva, Nino Real Estate

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