

**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
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

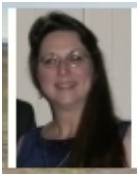
<b># LISTINGS:</b>	<b>3</b>	<b>AVG VALUES:</b>		<b>56</b>	<b>2,416</b>	<b>\$225.15</b>	<b>14,346</b>	<b>\$536,000</b>	<b>33</b>	<b>\$536,833</b>
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<b># LISTINGS TOTAL:</b>	<b>3</b>	<b>AVG VALUES FOR ALL:</b>		<b>56</b>	<b>2,416</b>	<b>\$225.15</b>		<b>\$536,000</b>	<b>33</b>	<b>\$536,833</b>
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#### Quick Statistics ( 3 Listings Total )

	Min	Max	Median
<b>List Price</b>	\$354,000	\$715,000	\$539,000
<b>Sale Price</b>	\$354,000	\$717,500	\$539,000

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



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### Summary of Comparable Properties

#### Single Family Residential

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



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

#### 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**  
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**Garage/Parking**  
Attached, 3 or More Car Garage

Listed By Tammy Davis, Realty World Providence Properties

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



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

#### 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

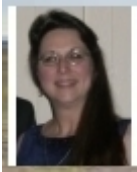
**Formal Dining Area**  
Living Rm/Dining Rm Combo

**Pool Options**  
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**Garage/Parking**  
Attached, Electric Door or Gate Opener, 2 Car Garage, RV or Boat Parking

Listed By Kim Lavagnino, Intero Real Estate Services

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### Summary of Comparable Properties

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



#### 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

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##### Garage/Parking

Attached, 2 Car Garage

Listed By Donna Silva, Nino Real Estate

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