

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
561 Donald Drive	Hollister	4	2 1	30	2,496	\$200.32	12,506	\$499,500	39	\$500,000	12/23/13
371 Tina Drive	Hollister	4	2 1	101	2,689	\$176.65	8,359	\$479,900	20	\$475,000	12/23/13
1494 Jenner Court	Hollister	4	2 0	20	1,928	\$210.06	5,933	\$389,900	20	\$405,000	12/27/13
141 Amber Court	Hollister	3	2 0	9	1,495	\$208.70	7,350	\$275,000	12	\$312,000	12/24/13
61 Ortiz Court	Hollister	4	2 0	7	1,100	\$281.82	6,752	\$319,900	39	\$310,000	12/26/13

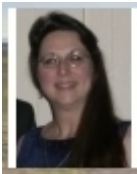
# LISTINGS:	5	AVG VALUES:		33	1,942	\$215.51	8,180	\$392,840	26	\$400,400
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# LISTINGS TOTAL:	5	AVG VALUES FOR ALL:		33	1,942	\$215.51		\$392,840	26	\$400,400
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Quick Statistics (5 Listings Total)

	Min	Max	Median
List Price	\$275,000	\$499,500	\$389,900
Sale Price	\$310,000	\$500,000	\$405,000

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



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Summary of Comparable Properties

Single Family Residential

Sold	561 Donald Drive, Hollister 95023 (Ridgemark)	\$499,500	MLS: 81338827
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 30



Property Overview		Pricing / Dates	
Area:	Ridgemark (186)	List:	\$499,500 Date: 10/23/2013
Bds,Bth:	4, 2 1	Age:	39 Original: \$529,900 Date: 10/23/2013
Sqft:	2,496	Lot:	12,506 Sold: \$500,000 Date: 12/23/2013

Remarks
Spectacular mountain views from every room! Beautiful property on large corner lot in Ridgemark. 4 beds, 2.5 baths. Newer comp roof, professionally landscaped yard, RV/boat parking. AC and electronic water softener. Floor to ceiling windows in living room. Brand new solar from Solar City to help keep your electrical bill down.

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

Listed By Karson Klauer, Nino Real Estate

Sold	371 Tina Drive, Hollister 95023 (Hollister)	\$479,900	MLS: 81328116
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 101



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$479,900 Date: 08/01/2013
Bds,Bth:	4, 2 1	Age:	20 Original: \$499,900 Date: 08/01/2013
Sqft:	2,689	Lot:	8,359 Sold: \$475,000 Date: 12/23/2013

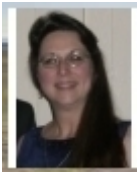
Remarks
Southside Home with Great Floor Plan! Spacious living areas with large kitchen island and nook. Master bedroom features fireplace & jetted tub, newer Simonton windows thru out. 3Car garage with RV/Boat parking. Awesome backyard with huge covered patio, BBQ area. Air Conditioner & Water Softener.

Property Features

Family Room Family Room Kitchen	Informal Dining Area Breakfast Nook, Breakfast Bar	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Attached, RV or Boat Parking, 3 or More Car Garage	

Listed By Joanna Hooks, Intero Real Estate Services

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Summary of Comparable Properties

Sold	1494 Jenner Court, Hollister 95023 (Hollister)	\$389,900	MLS: 81339835
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 20



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **20**
 Sqft: **1,928** Lot: **5,933**

Pricing / Dates

List: **\$389,900** Date: **11/02/2013**
 Original: **\$389,900** Date: **11/02/2013**
 Sold **\$405,000** Date: **12/27/2013**

Remarks

Bright, open floor plan, parquet floors in DR/LR combination and MB. Spacious Kitchen-Nook-Family Room with fireplace, AC, ceiling fans, sky lights, vaulted ceilings, some new appliances, new carpet, freshly painted interior and exterior, on cul-de-sac close to schools and shopping.

Property Features

Family Room

Family Room Kitchen

Informal Dining Area

Breakfast Nook

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

--

Garage/Parking

Attached, Electric Door or Gate Opener, 2 Car Garage

Listed By Vedana & Company, RE/MAX Synergy

Sold	141 Amber Court, Hollister 95023 (Hollister)	\$275,000	MLS: 81336240
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 9



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **12**
 Sqft: **1,495** Lot: **7,350**

Pricing / Dates

List: **\$275,000** Date: **10/01/2013**
 Original: **\$275,000** Date: **10/01/2013**
 Sold **\$312,000** Date: **12/24/2013**

Remarks

This home is in good condition, situated on a corner lot. Features include tile entry, living/dining room combo, fireplace in family room. Spacious yard with cement patio and wood deck. Room for RV.

Property Features

Family Room

Family Room Kitchen

Informal Dining Area

Dining "L"

Formal Dining Area

Dining "L"

Pool Options

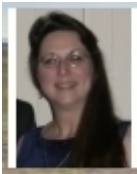
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Garage/Parking

2 Car Garage

Listed By Sergio Ascencio, Intero Real Estate Services

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Summary of Comparable Properties

Sold	61 Ortiz Court, Hollister 95023 (Hollister)	\$319,900	MLS: 81341381
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 7



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **39**
 Sqft: **1,100** Lot: **6,752**

Pricing / Dates

List: **\$319,900** Date: **11/19/2013**
 Original: **\$319,900** Date: **11/19/2013**
 Sold: **\$310,000** Date: **12/26/2013**

Remarks

Perfect home for first time buyers or investors! Freshly painted inside and out, new flooring and remodeled kitchen. Large backyard with lots of possibilities. Close to shopping center and quick access to the freeway for commuters. MUST SEE!

Property Features

Family Room

Separate Family Room

Informal Dining Area

Eat in Kitchen

Formal Dining Area

No Formal Dining Area

Pool Options

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Garage/Parking

2 Car Garage

Listed By Vedana & Company, RE/MAX Synergy

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