

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
7954 Lovers Lane	Hollister	3	2 0	106	1,600	\$500.00	3,294,007	\$747,000	24	\$800,000	01/09/14
820 Via Vaquero Norte	San Juan Bautista	3	3 0	103	2,887	\$207.83	18,901	\$599,900	15	\$600,000	01/09/14
298 Marks Drive	Hollister	3	3 0	10	2,152	\$241.64	10,019	\$519,900	36	\$520,000	01/07/14
945 Lanini Drive	Hollister	4	2 1	43	2,121	\$235.74	11,099	\$523,500	27	\$500,000	01/10/14
1450 Farragot Drive	Hollister	4	2 0	137	1,909	\$183.34	7,200	\$389,000		\$350,000	01/10/14
52 Hawkins Street	Hollister	2	2 0	5	952	\$283.61	6,970	\$270,000	114	\$270,000	01/07/14

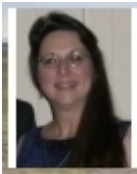
# LISTINGS:	6	AVG VALUES:		67	1,937	\$275.36	558,033	\$508,217	43	\$506,667
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# LISTINGS TOTAL:	6	AVG VALUES FOR ALL:		67	1,937	\$275.36		\$508,217	43	\$506,667
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Quick Statistics (6 Listings Total)

	Min	Max	Median
List Price	\$270,000	\$747,000	\$521,700
Sale Price	\$270,000	\$800,000	\$510,000

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



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Summary of Comparable Properties

Single Family Residential

Sold	7954 Lovers Lane, Hollister 95023 (San Benito - N. County)	\$747,000	MLS: 81237728
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 106



Property Overview		Pricing / Dates	
Area:	San Benito - N. County (180)	List:	\$747,000 Date: 10/15/2012
Bds,Bth:	3, 2 0 Age: 24	Original:	\$747,000 Date: 09/18/2012
Sqft:	1,600 Lot: 3,294,007	Sold	\$800,000 Date: 1/9/2014
		OffMktDate:	10/16/2013

Remarks
 Very private country setting in desirable North County area situated on 75 acres!Property features two homes that have both been beautifully remodeled!Home one features quartz counter tops in kitchen & baths,redwood ceilings,hardwood floors,upgrades throughout!Live in main home,rent the other while working on your own organic walnut orchard on this property!Too many amenities to list!!!

Property Features

Family Room Separate Family Room	Informal Dining Area No Informal Dining Area	Formal Dining Area No Formal Dining Area
Pool Options Possible Pool Site	Garage/Parking Guest Parking, Off Street Parking	

Listed By Donna Silva, Nino Real Estate

Sold	820 Via Vaquero Norte , San Juan Bautista 95045 (San Juan Bau)	\$599,900	MLS: 81325863
	Beds: 3 beds Baths Full/Partial: 3 0		DOM: 103



Property Overview		Pricing / Dates	
Area:	San Juan Bautista (183)	List:	\$599,900 Date: 07/17/2013
Bds,Bth:	3, 3 0 Age: 15	Original:	\$709,900 Date: 07/17/2013
Sqft:	2,887 Lot: 18,901	Sold	\$600,000 Date: 1/9/2014

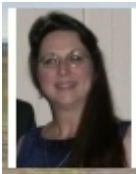
Remarks
 Spectacular views from this single story home at Rancho Larios! Enjoy the views while relaxing in your new home that has fresh interior & exterior paint, new stainless appliances, engineered hardwood flooring, granite counters in kitchen, new rear landscaping & much more! Home has room for boat or RV, & has 2 AC units. One bedroom could be in-law/guest quarters. Even has office with built-ins!

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Nook, Eat in Kitchen	Formal Dining Area Separate Dining Room
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

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Summary of Comparable Properties

Sold	298 Marks Drive, Hollister 95023 (Ridgemark)	\$519,900	MLS: 81341554
	Beds: 3 beds Baths Full/Partial: 3 0		DOM: 10



Property Overview

Area: **Ridgemark (186)**
 Bds,Bth: **3, 3|0** Age: **36**
 Sqft: **2,152** Lot: **10,019**

Pricing / Dates

List: **\$519,900** Date: **11/21/2013**
 Original: **\$519,900** Date: **11/21/2013**
 Sold **\$520,000** Date: **1/7/2014**

Remarks

Attractive curb appeal with interior charm. Light & airy open floor plan with extensive hard wood flooring. Corian counter tops and newer appliances in kitchen. Formal dining room. Guest room with private bath. Large, indoor laundry area. Oversized garage with extra storage. In ground pool with energy efficient pump. Fairway location with a private feel!!!

Property Features

Family Room

Family Room Kitchen

Informal Dining Area

Breakfast Nook, Breakfast Bar

Formal Dining Area

Separate Dining Room

Pool Options

Garage/Parking

Attached, 2 Car Garage

Listed By Augie Bertao, Bertao Real Estate Group.

Sold	945 Lanini Drive, Hollister 95023 (Ridgemark)	\$523,500	MLS: 81339643
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 43



Property Overview

Area: **Ridgemark (186)**
 Bds,Bth: **4, 2|1** Age: **27**
 Sqft: **2,121** Lot: **11,099**

Pricing / Dates

List: **\$523,500** Date: **10/31/2013**
 Original: **\$523,500** Date: **10/31/2013**
 Sold **\$500,000** Date: **1/10/2014**

Remarks

This 4 bedroom, 2.5 bath home is beautifully maintained. Formal living and dining rooms, separate family room off kitchen area and spacious master suite. Large utility room with walk in pantry. Amenities include attractive wood flooring. A/C, custom cabinetry, floor to ceiling rock fireplace and tile counter tops throughout. Attached garage included

Property Features

Family Room

Separate Family Room

Informal Dining Area

Breakfast Nook

Formal Dining Area

Living Rm/Dining Rm Combo

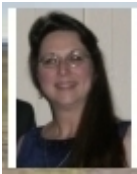
Pool Options

Garage/Parking

Attached, 2 Car Garage

Listed By Augie Bertao, Bertao Real Estate Group.

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Summary of Comparable Properties

Sold	1450 Farragot Drive, Hollister 95023 (Hollister)	\$389,000 MLS: 81326562
	Beds: 4 beds Baths Full/Partial: 2 0	DOM: 137



Property Overview	Pricing / Dates		
Area: Hollister (182)	List: \$389,000	Date: 07/22/2013	
Bds,Bth: 4, 2 0	Age:	Original: \$399,900	Date: 07/22/2013
Sqft: 1,909	Lot: 7,200	Sold \$350,000	Date: 1/10/2014

Remarks

Great Home on large corner lot! Newer laminate flooring, high ceilings, crown molding, master suite with a soaker tub, and separate shower. Close to park, perfect for a first time homebuyer!

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 2 Car Garage	

Listed By Jacqueline B McAbee, Intero Real Estate Services

Sold	52 Hawkins Street, Hollister 95023 (Hollister)	\$270,000 MLS: 81341668
	Beds: 2 beds Baths Full/Partial: 2 0	DOM: 5



Property Overview	Pricing / Dates		
Area: Hollister (182)	List: \$270,000	Date: 11/22/2013	
Bds,Bth: 2, 2 0	Age: 114	Original: \$270,000	Date: 11/22/2013
Sqft: 952	Lot: 6,970	Sold \$270,000	Date: 1/7/2014

Remarks

All you Want for Christmas! Older home that has been updated including furnace, newer roof, granite sq kitchen counter tops, 2 full baths. And a wonderful 2 car detached garage which includes extra space and a 2 room office. Extra storage unit on property. 2 bedroom and 2 bath. Fully fenced property with gate! Great for first time buyer or investor!

Property Features

Family Room No Family Room	Informal Dining Area Breakfast Room	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking Detached, 2 Car Garage	

Listed By Christine Fortney, Intero Real Estate Services

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