

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
1700 Union Heights	Hollister	4	3 1	10	3,462	\$216.64	202,554	\$599,800	20	\$750,000	01/15/14
301 McMahan Road	Hollister	3	2 0	54	1,881	\$323.23	217,800	\$624,800	42	\$608,000	01/14/14
96 Caryl Court	Hollister	4	3 0	71	3,200	\$171.88	22,320	\$625,000	18	\$550,000	01/15/14
846 Los Viboras Road	Hollister	3	1 0	227	1,300	\$315.38	199,504	\$449,000	64	\$410,000	01/17/14
983 San Juan Road	Hollister	3	2 0	10	1,243	\$163.31	9,148	\$208,000	66	\$203,000	01/14/14

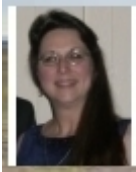
# LISTINGS:	5	AVG VALUES:		74	2,217	\$238.09	130,265	\$501,320	42	\$504,200
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# LISTINGS TOTAL:	5	AVG VALUES FOR ALL:		74	2,217	\$238.09		\$501,320	42	\$504,200
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Quick Statistics (5 Listings Total)

	Min	Max	Median
List Price	\$208,000	\$625,000	\$599,800
Sale Price	\$203,000	\$750,000	\$550,000

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



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Summary of Comparable Properties

Single Family Residential

Sold	1700 Union Heights, Hollister 95023 (Hollister)	\$599,800	MLS: 81340418
	Beds: 4 beds Baths Full/Partial: 3 1		DOM: 10



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 3|1** Age: **20**
 Sqft: **3,462** Lot: **202,554**

Pricing / Dates

List: **\$599,800** Date: **11/08/2013**
 Original: **\$599,800** Date: **11/08/2013**
 Sold: **\$750,000** Date: **1/15/2014**

Remarks

The most for your \$\$\$, Ideal horse property 4.65 completely usable acres. Vw of Foothills, 4bd,3.5 ba in 3462 SF,2 master bedroom suites, one downstairs. AEK,Jetted tub in master bdrm. Large formal D.R., Great room, FR and LR with wood burning fireplaces. 4 stall barn with tack room and indoor grooming stall/wash rack area.Part of Union Heights Mutual Water. No HO dues.Sold As Is

Property Features

Family Room
Separate Family Room

Informal Dining Area
Breakfast Nook, Breakfast Bar

Formal Dining Area
Separate Dining Room

Pool Options
--

Garage/Parking
Attached, Electric Door or Gate Opener, Guest Parking, 2 Car Garage, Off Street Parking, RV o

Listed By Marilyn Ferreira, Intero Real Estate Services

Sold	301 McMahon Road, Hollister 95023 (San Benito - N. County)	\$624,800	MLS: 81342591
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 54



Property Overview

Area: **San Benito - N. County (180)**
 Bds,Bth: **3, 2|0** Age: **42**
 Sqft: **1,881** Lot: **217,800**

Pricing / Dates

List: **\$624,800** Date: **12/06/2013**
 Original: **\$624,800** Date: **10/16/2013**
 Sold: **\$608,000** Date: **1/14/2014**

Remarks

North County, Woodside Estates 5+/- acres. 3/2 ranch style home with tile roof. 1881 SF AEK w/new freestanding self cleaning stove and dishwasher.Laminated wood flooring,entry,kitchen,dining room,hall & Master bath.Good functional floor plan.Raised foundation. Inground pool, pad for RV or boat, horse setup with 2 stalls,tack area.Level useable acres.2car attached garage.

Property Features

Family Room
Separate Family Room

Informal Dining Area
Eat in Kitchen

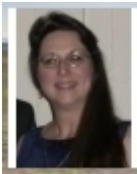
Formal Dining Area
Separate Dining Room

Pool Options
--

Garage/Parking
Attached, Guest Parking, 2 Car Garage, RV or Boat Parking

Listed By Marilyn Ferreira, Intero Real Estate Services

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Summary of Comparable Properties

Sold	96 Caryl Court, Hollister 95023 (Ridgemark)	\$625,000	MLS: 81333333
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 71



Property Overview

Area: **Ridgemark (186)**
 Bds,Bth: **4, 3|0** Age: **18**
 Sqft: **3,200** Lot: **22,320**

Pricing / Dates

List: **\$625,000** Date: **09/09/2013**
 Original: **\$625,000** Date: **09/09/2013**
 Sold: **\$550,000** Date: **1/15/2014**

Remarks

Great views overlooking RMK, City lights, and golf course. Possible guest or in-law-quarters. Huge open storage area under home. Pool is situated in wind protected area for more usable time.

Property Features

Family Room
No Family Room

Informal Dining Area
Eat in Kitchen

Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
--

Garage/Parking
Attached, Electric Door or Gate Opener, Guest Parking, Off Street Parking, 3 or More Car Garage

Listed By Phyllis Swallow, Bertao Real Estate Group.

Sold	846 Los Viboras Road, Hollister 95023 (San Benito - N. County)	\$449,000	MLS: 81301186
	Beds: 3 beds Baths Full/Partial: 1 0		DOM: 227



Property Overview

Area: **San Benito - N. County (180)**
 Bds,Bth: **3, 1|0** Age: **64**
 Sqft: **1,300** Lot: **199,504**

Pricing / Dates

List: **\$449,000** Date: **01/15/2013**
 Original: **\$495,000** Date: **01/15/2013**
 Sold: **\$410,000** Date: **1/17/2014**

Remarks

This 3 Bedroom 1 bathroom country home with newer dual payne windows has a lovely old barn waiting for animals. The home sits on 4.58 acres has blue valve and 1/3 interest in well.

Property Features

Family Room
Dining Area in Family Room

Informal Dining Area
Dining "L"

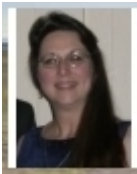
Formal Dining Area
Separate Dining Room, Living Rm/Dining Rm C

Pool Options
--

Garage/Parking
Attached, 2 Car Garage

Listed By Catherine Freeman, Mid-Coast Investments

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Summary of Comparable Properties

Sold	983 San Juan Road, Hollister 95023 (Hollister)	\$208,000	MLS: 81342685
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 10



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **66**
 Sqft: **1,243** Lot: **9,148**

Pricing / Dates

List: **\$208,000** Date: **12/08/2013**
 Original: **\$208,000** Date: **12/08/2013**
 Sold: **\$203,000** Date: **1/14/2014**

Remarks

GREAT OPPORTUNITY FOR AN INVESTOR AND/OR ANY BUYER LOOKING TO TAKE ON A REMODEL PROJECT! THIS WELL LIVED IN HOME OFFERS PRIVACY WITH THE BONUS OF BEING ONLY MINUTES FROM DOWNTOWN HOLLISTER. THE OVER-SIZED LOT OFFERS BUYER(S) THE ABILITY TO EXPAND,IF DESIRED.PROPERTY IS ON SEPTIC AND PROPANE WHICH MAY SAVE BUYER(S) SOME \$\$\$ ON UTILITIES!COME SEE THIS HOMES ENDLESS POSSIBILITIES TODAY!!!

Property Features

Family Room
Separate Family Room

Informal Dining Area
Eat in Kitchen

Formal Dining Area
No Formal Dining Area

Pool Options
--

Garage/Parking
Off Street Parking

Listed By Donna Silva, Nino Real Estate

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