

Lori Uhl McClelland | DRE#: 01265380

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

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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
244 Rosebud Lane	Hollister	4	2 1	164	2,390	\$288.28	43,560	\$699,900	1	\$689,000	01/23/14
1051 Sunset Drive	Hollister	6	3 0	44	2,658	\$192.63	13,726	\$519,900		\$512,000	01/24/14
1730 Mimosa Street	Hollister	4	2 1	7	3,059	\$152.01	5,998	\$489,999	12	\$465,000	01/21/14
1850 Santa Ana Valley Road	Hollister	3	2 0	126	1,636	\$275.00	217,800	\$449,900	114	\$449,900	01/22/14
1630 Bayberry Street	Hollister	5	2 1	23	2,765	\$159.13	6,207	\$445,000	12	\$440,000	01/23/14
1660 El Camino De Vida	Hollister	4	2 1	32	2,000	\$209.50	6,125	\$419,000	17	\$419,000	01/22/14

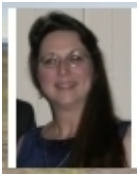
# LISTINGS:	6	AVG VALUES:		66	2,418	\$212.76	48,903	\$503,950	31	\$495,817	
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# LISTINGS TOTAL:	6	AVG VALUES FOR ALL:		66	2,418	\$212.76		\$503,950	31	\$495,817	
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Quick Statistics (6 Listings Total)

	Min	Max	Median
List Price	\$419,000	\$699,900	\$469,950
Sale Price	\$419,000	\$689,000	\$457,450

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



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Summary of Comparable Properties

Single Family Residential

Sold	244 Rosebud Lane, Hollister 95023 (Hollister)	\$699,900	MLS: 81326310
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 164



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$699,900 Date: 07/19/2013
Bds,Bth:	4, 2 1 Age: 1	Original:	\$739,000 Date: 07/19/2013
Sqft:	2,390 Lot: 43,560	Sold:	\$689,000 Date: 1/23/2014

Remarks

NEW CONSTRUCTION*BEAUTIFUL HOME-SITS ON ONE ACRE-OPEN FLOOR PLAN-GREAT FOR ENTERTAINING-FORMAL DINING AREA-HUGE FAMILY/KITCHEN COMBO WITH FIREPLACE-GRANITE COUNTER TOPS-STAINLESS STEEL APPLIANCES-DOUBLE OVENS-WALK IN CLOSETS-FINISHED 3 CAR GARAGE-CEMENT PAVAR DRIVE AND WALK WAY-AIR CONDITIONING-CLOSE TO TOWN AND HWY-A MUST SEE!

Property Features

Family Room Family Room Kitchen	Informal Dining Area Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking RV or Boat Parking, 3 or More Car Garage	

Listed By Elizabeth Callahan, Coldwell Banker-Gilroy

Sold	1051 Sunset Drive, Hollister 95023 (Hollister)	\$519,900	MLS: 81338043
	Beds: 6 beds Baths Full/Partial: 3 0		DOM: 44



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$519,900 Date: 10/16/2013
Bds,Bth:	6, 3 0 Age:	Original:	\$519,900 Date: 10/16/2013
Sqft:	2,658 Lot: 13,726	Sold:	\$512,000 Date: 1/24/2014

Remarks

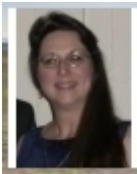
UNIQUE Opportunity to own 2 Outstanding Homes on one lot. Fully upgraded & renovated w/ permits. Front house has 4 large bedrooms & 2 baths all on one floor. Back house ha 2 bedrooms & 1 full bath. With new Kitchen, new appliances, new fixtures, new electrical, new floors, baseboards & many more. front house has 1 Car garage & 1 Carport back house has 2 car garage. This house is Gorgeous.

Property Features

Family Room Separate Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area Dining "L"
Pool Options --	Garage/Parking Attached, Guest Parking, Off Street Parking, RV or Boat Parking, 3 or More Car Garage	

Listed By Jitender Makkar, O Homez Inc

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Summary of Comparable Properties

Sold	1730 Mimosa Street, Hollister 95023 (Hollister)	\$489,999	MLS: 81342919
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 7



Property Overview		Pricing / Dates		
Area:	Hollister (182)	List:	\$489,999	Date: 12/10/2013
Bds,Bth:	4, 2 1	Age:	12	Original: \$462,999
Sqft:	3,059	Lot:	5,998	Sold \$465,000
				Date: 1/21/2014

Remarks

ELEGANCE AND SOPHISTICATION...COME HOME TO AN OASIS. AN IMMACULATE 4 BEDROOM 2.5 BATH HOME WITH AN EXTRA ROOM USED AS AN OFFICE OR A LOFT THAT CAN BE USED AS A GREAT KID'S PLAYROOM. . PROFESSIONAL LANDSCAPING WITH WATERFALL AND PAVESTONES. LARGE ENTERTAINING KITCHEN WITH ISLAND. THIS HOME IS A MUST SEE FOR THE PARTICULAR BUYER.

Property Features

Family Room Separate Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking 2 Car Garage	

Listed By Susan Fixsen, Pacific Oak Real Estate Services

Sold	1850 Santa Ana Valley Road, Hollister 95023 (Hollister)	\$449,900	MLS: 81329150
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 126



Property Overview		Pricing / Dates		
Area:	Hollister (182)	List:	\$449,900	Date: 08/08/2013
Bds,Bth:	3, 2 0	Age:	114	Original: \$549,900
Sqft:	1,636	Lot:	217,800	Sold \$449,900
				Date: 1/22/2014

Remarks

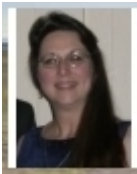
Country living with modern conveniences. This Craftsman style home has been recently remodeled including new windows, interior/exterior paint, front landscaping, granite counters and tumbled travertine backsplash, gas stove, plumbing fixtures, light fixtures, engineered wood flooring, vinyl, ceiling fans, perimeter fencing, and more! Newer composition roof and carpeting. Loft/4th bedroom possible?

Property Features

Family Room Separate Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Detached, Guest Parking, Off Street Parking, RV or Boat Parking, 3 or More Car Garage	

Listed By Jason Noble, Nino Real Estate

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Summary of Comparable Properties

Sold	1630 Bayberry Street, Hollister 95023 (Hollister)	\$445,000	MLS: 81342048
	Beds: 5 beds Baths Full/Partial: 2 1		DOM: 23



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **5, 2|1** Age: **12**
 Sqft: **2,765** Lot: **6,207**

Pricing / Dates

List: **\$445,000** Date: **11/30/2013**
 Original: **\$445,000** Date: **11/30/2013**
 Sold: **\$440,000** Date: **1/23/2014**

Remarks

MOTIVATED SELLER!! Outstanding open floor plan with new interior paint and carpet through out. Nice spacious kitchen with large center island open to family room. Dual sided gas fireplace in living room and family room. Master Bedroom Suite with vaulted ceilings, his and hers sinks plus large walk-in closet. Family neighborhood park with water feature in the summer just down the street.

Property Features

Family Room Separate Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking 2 Car Garage	

Listed By Neena Pattar, O Homez Inc

Sold	1660 El Camino De Vida , Hollister 95023 (Hollister)	\$419,000	MLS: 81340703
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 32



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|1** Age: **17**
 Sqft: **2,000** Lot: **6,125**

Pricing / Dates

List: **\$419,000** Date: **11/11/2013**
 Original: **\$419,000** Date: **11/11/2013**
 Sold: **\$419,000** Date: **1/22/2014**

Remarks

take your picky buyers to this home, shows well/kitchen with granite counter tops/newer appliances/family room with gas log fireplace and built in cabinets/family room living room combo

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Bar, Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Attached, 2 Car Garage	

Listed By Ray Pierce, Pierce Real Estate

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