

**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      |
|------------------------|-----------|----|-----|-----|-------|----------|----------|------------|-----|------------|----------|
| 591 Donald Drive       | Hollister | 3  | 2 1 | 65  | 2,578 | \$213.34 | 14,032   | \$550,000  | 35  | \$550,000  | 09/17/14 |
| 800 Talbot Drive       | Hollister | 4  | 2 1 | 27  | 2,375 | \$195.79 | 6,673    | \$469,000  | 16  | \$465,000  | 09/15/14 |
| 1501 Liberty Court     | Hollister | 5  | 3 0 | 21  | 2,700 | \$171.11 | 10,515   | \$469,900  | 13  | \$462,000  | 09/18/14 |
| 591 Tuscany Place      | Hollister | 4  | 2 1 | 7   | 2,280 | \$198.68 | 6,813    | \$439,000  |     | \$453,000  | 09/18/14 |
| 921 Paseo Drive        | Hollister | 4  | 2 0 | 8   | 1,640 | \$249.39 | 6,961    | \$409,000  | 24  | \$409,000  | 09/16/14 |
| 1491 Versailles Drive  | Hollister | 3  | 2 0 | 21  | 1,750 | \$228.00 | 6,913    | \$399,000  | 27  | \$399,000  | 09/17/14 |
| 1180 Christopher Court | Hollister | 4  | 2 0 | 42  | 1,730 | \$223.99 | 8,359    | \$387,500  | 24  | \$387,500  | 09/18/14 |
| 201 Western Court      | Hollister | 3  | 2 0 | 27  | 1,400 | \$241.43 | 7,484    | \$349,900  | 24  | \$338,000  | 09/16/14 |

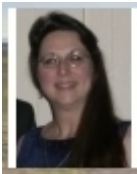
# LISTINGS: 8      AVG VALUES:      27      2,057      \$215.22      8,469      \$434,163      23      \$432,938

# LISTINGS TOTAL: 8      AVG VALUES FOR ALL:      27      2,057      \$215.22      \$434,163      23      \$432,938

#### Quick Statistics ( 8 Listings Total )

|            | Min       | Max       | Median    |
|------------|-----------|-----------|-----------|
| List Price | \$349,900 | \$550,000 | \$424,000 |
| Sale Price | \$338,000 | \$550,000 | \$431,000 |

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>591 Donald Drive, Hollister 95023 (Ridgemark)</b> | <b>\$550,000</b> | <b>MLS: 81420395</b> |
|             | <b>Beds: 3 beds Baths Full/Partial: 2 1</b>          |                  | <b>DOM: 65</b>       |



| Property Overview |                 | Pricing / Dates |            |
|-------------------|-----------------|-----------------|------------|
| Area:             | Ridgemark (186) | List:           | \$550,000  |
| Bds,Bth:          | 3, 2 1          | Original:       | \$599,800  |
| Sqft:             | 2,578           | Sold            | \$550,000  |
|                   | Age: 35         | \$/SqFT:        | \$213.34   |
|                   | Lot: 14,032     | Date:           | 06/09/2014 |
|                   |                 | Date:           | 06/09/2014 |
|                   |                 | Date:           | 9/17/2014  |

#### Remarks

**REDUCTION!** Warm and welcoming home. Lg corner lot, 14,032SF. 2578SF, 3 BD/2.5 BA home w/hardwood entry, step-down LR w/fireplace. Lg Formal DR with built-ins. Kitchen features Miele Db self cleaning ovens, Thermador 5 gas burner stove top + Jenair 2 burner, Huge Island. Lots of storage. MBR features secret garden, shower w/2 heads. 2 BD off Ktcn - Jack & Jill Bath. Deck off FR. Lg partial basement

#### Property Features

|   |  |   |
|---|--|---|
| <b>Family Room</b><br>Family Room Kitchen | <b>Informal Dining Area</b><br>Breakfast Bar                           | <b>Formal Dining Area</b><br>Separate Dining Room |
| <b>Pool Options</b><br>--                 | <b>Garage/Parking</b><br>Attached, Guest Parking, 3 or More Car Garage |   |

Listed By Marilyn Ferreira, Intero Real Estate Services

|             |  |                  |                      |
|-------------|--|------------------|----------------------|
| <b>Sold</b> | <b>800 Talbot Drive, Hollister 95023 (Hollister)</b> | <b>\$469,000</b> | <b>MLS: 81422814</b> |
|             | <b>Beds: 4 beds Baths Full/Partial: 2 1</b>          |                  | <b>DOM: 27</b>       |



| Property Overview |                 | Pricing / Dates |            |
|-------------------|-----------------|-----------------|------------|
| Area:             | Hollister (182) | List:           | \$469,000  |
| Bds,Bth:          | 4, 2 1          | Original:       | \$479,000  |
| Sqft:             | 2,375           | Sold            | \$465,000  |
|                   | Age: 16         | \$/SqFT:        | \$195.79   |
|                   | Lot: 6,673      | Date:           | 06/25/2014 |
|                   |                 | Date:           | 06/25/2014 |
|                   |                 | Date:           | 9/15/2014  |

#### Remarks

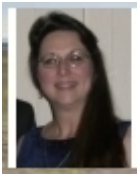
Beautiful Home in a very desirable and Family Oriented Hollister Neighborhood. Clean and Freshly Painted throughout. RV Parking. Spacious layout to accommodate a growing family. Gated Swimming Pool with Jacuzzi & plenty more room in the backyard for entertaining. Don't miss out on this Hollister Gem.

#### Property Features

|  |  |  |
|--|--|--|
| <b>Family Room</b><br>Separate Family Room | <b>Informal Dining Area</b><br>No Informal Dining Area | <b>Formal Dining Area</b><br>Living Rm/Dining Rm Combo |
| <b>Pool Options</b><br>--                  | <b>Garage/Parking</b><br>Attached, 2 Car Garage        |  |

Listed By Mayora & Navarro Team, Realty One Group Infinity

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### Summary of Comparable Properties

|             |  |                  |                      |
|-------------|--|------------------|----------------------|
| <b>Sold</b> | <b>1501 Liberty Court, Hollister 95023 (Hollister)</b> | <b>\$469,900</b> | <b>MLS: 81424470</b> |
|             | <b>Beds: 5 beds      Baths Full/Partial: 3 0</b>       |                  | <b>DOM: 21</b>       |



| Property Overview |                 | Pricing / Dates |            |
|-------------------|-----------------|-----------------|------------|
| Area:             | Hollister (182) | List:           | \$469,900  |
| Bds,Bth:          | 5, 3 0          | Original:       | \$469,900  |
| Age:              | 13              | Sold:           | \$462,000  |
| Lot:              | 10,515          | Date:           | 07/09/2014 |
| Sqft:             | 2,700           | Date:           | 07/09/2014 |
|                   |                 | Date:           | 9/18/2014  |
|                   |                 | \$/SqFT:        | \$171.11   |

**Remarks**  
 Make this your dream house! Convenient Cul-de-Sac location near Hwy 25 By-Pass, Schools, Shopping & Hospital. 2700sf on 10,505sf lot. Home features: water feature in entry, large eat-in-kitchen w/granite, built-in desk, family room w/fireplace. Formal living/dining room. 1-BR/1-BA downstairs. Loft w/built-ins, Master-fireplace, closet built-ins. Outdoor kitchen in backyard. Buyer to verify all info

| Property Features                         |   |  |
|---|---|--|
| <b>Family Room</b><br>Family Room Kitchen | <b>Informal Dining Area</b><br>Breakfast Nook, Eat in Kitchen | <b>Formal Dining Area</b><br>Living Rm/Dining Rm Combo |
| <b>Pool Options</b><br>--                 | <b>Garage/Parking</b><br>Attached, 3 or More Car Garage       |  |

Listed By Lori McClelland, Realty World Providence Properties

|             |   |                  |                      |
|-------------|---|------------------|----------------------|
| <b>Sold</b> | <b>591 Tuscany Place, Hollister 95023 (Hollister)</b> | <b>\$439,000</b> | <b>MLS: 81428731</b> |
|             | <b>Beds: 4 beds      Baths Full/Partial: 2 1</b>      |                  | <b>DOM: 7</b>        |



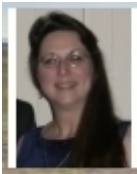
| Property Overview |                 | Pricing / Dates |            |
|-------------------|-----------------|-----------------|------------|
| Area:             | Hollister (182) | List:           | \$439,000  |
| Bds,Bth:          | 4, 2 1          | Original:       | \$439,000  |
| Age:              |                 | Sold:           | \$453,000  |
| Lot:              | 6,813           | Date:           | 08/07/2014 |
| Sqft:             | 2,280           | Date:           | 08/07/2014 |
|                   |                 | Date:           | 9/18/2014  |
|                   |                 | \$/SqFT:        | \$198.68   |

**Remarks**  
 Bring your pickiest Buyers to this Gorgeous Home. Newly update kitchen with granite, stainless appliances, professionally painted cabinets, opens to family room w/fireplace. Beautiful hardwood floors in several rooms. Beautiful yard w/pool perfect for entertaining your family/friends, side yard has room for a small RV or Boat. Located at the end of a cul-de-sac in a nice neighborhood.

| Property Features                          |   |  |
|--|---|--|
| <b>Family Room</b><br>Separate Family Room | <b>Informal Dining Area</b><br>Breakfast Bar    | <b>Formal Dining Area</b><br>Living Rm/Dining Rm Combo |
| <b>Pool Options</b><br>No Pool Heater      | <b>Garage/Parking</b><br>Attached, 2 Car Garage |  |

Listed By Sandi Flansburg, Coldwell Banker

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### Summary of Comparable Properties

|             |   |                  |                      |
|-------------|---|------------------|----------------------|
| <b>Sold</b> | <b>921 Paseo Drive, Hollister 95023 (Hollister)</b> | <b>\$409,000</b> | <b>MLS: 81429552</b> |
|             | <b>Beds: 4 beds      Baths Full/Partial: 2 0</b>    |                  | <b>DOM: 8</b>        |



| Property Overview |                 | Pricing / Dates |            |
|-------------------|-----------------|-----------------|------------|
| Area:             | Hollister (182) | List:           | \$409,000  |
| Bds,Bth:          | 4, 2 0          | Original:       | \$409,000  |
| Age:              | 24              | Sold:           | \$409,000  |
| Sqft:             | 1,640           | Lot:            | 6,961      |
|                   |                 | \$/SqFT:        | \$249.39   |
|                   |                 | Date:           | 08/13/2014 |
|                   |                 | Date:           | 08/13/2014 |
|                   |                 | Date:           | 9/16/2014  |

**Remarks**  
Beautiful Park like rear yard Neat clean and turn key

#### Property Features

|  |   |  |
|--|---|--|
| <b>Family Room</b><br>Separate Family Room | <b>Informal Dining Area</b><br>Breakfast Nook | <b>Formal Dining Area</b><br>Separate Dining Room, Living Rm/Dining Rm C |
| <b>Pool Options</b><br>--                  | <b>Garage/Parking</b><br>2 Car Garage         |  |

Listed By Ray Pierce, Pierce Real Estate

|             |   |                  |                      |
|-------------|---|------------------|----------------------|
| <b>Sold</b> | <b>1491 Versailles Drive, Hollister 95023 (Hollister)</b> | <b>\$399,000</b> | <b>MLS: 81425753</b> |
|             | <b>Beds: 3 beds      Baths Full/Partial: 2 0</b>          |                  | <b>DOM: 21</b>       |



| Property Overview |                 | Pricing / Dates |            |
|-------------------|-----------------|-----------------|------------|
| Area:             | Hollister (182) | List:           | \$399,000  |
| Bds,Bth:          | 3, 2 0          | Original:       | \$405,000  |
| Age:              | 27              | Sold:           | \$399,000  |
| Sqft:             | 1,750           | Lot:            | 6,913      |
|                   |                 | \$/SqFT:        | \$228.00   |
|                   |                 | Date:           | 07/17/2014 |
|                   |                 | Date:           | 07/17/2014 |
|                   |                 | Date:           | 9/17/2014  |

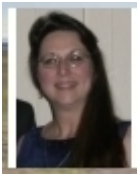
**Remarks**  
Wonderful single level home,featuring a large corner lot with lovely back yard and a brick fireplace. Also offers a large kitchen with breakfast bar and a separate dining room.

#### Property Features

|                                      |  |  |
|--------------------------------------|--|--|
| <b>Family Room</b><br>No Family Room | <b>Informal Dining Area</b><br>Breakfast Room, Breakfast Bar | <b>Formal Dining Area</b><br>Living Rm/Dining Rm Combo |
| <b>Pool Options</b><br>--            | <b>Garage/Parking</b><br>Attached, 2 Car Garage              |  |

Listed By Tina Salos, Windermere Valley Properties

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### Summary of Comparable Properties

|             |  |                  |                      |
|-------------|--|------------------|----------------------|
| <b>Sold</b> | <b>1180 Christopher Court, Hollister 95023 (Hollister)</b> | <b>\$387,500</b> | <b>MLS: 81424016</b> |
|             | <b>Beds: 4 beds      Baths Full/Partial: 2 0</b>           |                  | <b>DOM: 42</b>       |



| Property Overview |                 | Pricing / Dates |            |
|-------------------|-----------------|-----------------|------------|
| Area:             | Hollister (182) | List:           | \$387,500  |
| Bds,Bth:          | 4, 2 0          | Age:            | 24         |
| Sqft:             | 1,730           | Original:       | \$387,500  |
|                   |                 | Lot:            | 8,359      |
|                   |                 | Sold            | \$387,500  |
|                   |                 | \$/SqFT:        | \$223.99   |
|                   |                 | Date:           | 07/07/2014 |
|                   |                 | Date:           | 07/07/2014 |
|                   |                 | Date:           | 9/18/2014  |

**Remarks**  
4 bedroom, 2 bath home on desirable cul-de-sac location. Well kept property with large back yard setting. Formal living room with fireplace. Large kitchen/family room area with tile flooring and tile counter tops. Durable and attractive laminant flooring in living room and bedrooms. Upgraded vanities in bathrooms with granite counters. Indoor laundry. Air conditioning.

#### Property Features

|   |   |  |
|---|---|--|
| <b>Family Room</b><br>Family Room Kitchen | <b>Informal Dining Area</b><br>Breakfast Bar    | <b>Formal Dining Area</b><br>No Formal Dining Area |
| <b>Pool Options</b><br>--                 | <b>Garage/Parking</b><br>Attached, 2 Car Garage |  |

Listed By Augie Bertao, Bertao Real Estate Group.

|             |   |                  |                      |
|-------------|---|------------------|----------------------|
| <b>Sold</b> | <b>201 Western Court, Hollister 95023 (Hollister)</b> | <b>\$349,900</b> | <b>MLS: 81426058</b> |
|             | <b>Beds: 3 beds      Baths Full/Partial: 2 0</b>      |                  | <b>DOM: 27</b>       |



| Property Overview |                 | Pricing / Dates |            |
|-------------------|-----------------|-----------------|------------|
| Area:             | Hollister (182) | List:           | \$349,900  |
| Bds,Bth:          | 3, 2 0          | Age:            | 24         |
| Sqft:             | 1,400           | Original:       | \$375,000  |
|                   |                 | Lot:            | 7,484      |
|                   |                 | Sold            | \$338,000  |
|                   |                 | \$/SqFT:        | \$241.43   |
|                   |                 | Date:           | 07/19/2014 |
|                   |                 | Date:           | 07/19/2014 |
|                   |                 | Date:           | 9/16/2014  |

**Remarks**  
Great Custom Starter Home! Very well maintained. Large corner lot. Possible RV parking. Immaculate yards in front and back with automatic sprinklers. Raised beds for vegetable garden. Storage shelves in garage. Both bathrooms recently remolded with granite counter tops, new carpet and flooring, new appliances. This home is a must see.

#### Property Features

|                                      |   |  |
|--------------------------------------|---|--|
| <b>Family Room</b><br>No Family Room | <b>Informal Dining Area</b><br>Eat in Kitchen | <b>Formal Dining Area</b><br>No Formal Dining Area |
| <b>Pool Options</b><br>--            | <b>Garage/Parking</b><br>2 Car Garage         |  |

Listed By Anita Minkel, Referral Realty-BV

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