

Lori Uhl McClelland | DRE#: 01265380

Broker/Owner/GRI/CDPE - Realty World Providence Properties
"The Right Agent Makes All The Difference In The World"

Office: 831-636-7890
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Summary of Comparable Properties

Single Family Residential

SOLD

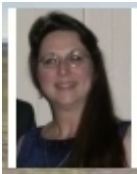
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
491 Tierra Del Sol	Hollister	3	2 1	242	2,400	\$171.67		\$399,900	19	\$412,000	01/19/12
1590 Hilltop Road	Hollister	4	3 0	103	2,220	\$137.39	6,565	\$305,000	19	\$305,000	01/20/12
25 North Street	San Juan Bautista	3	2 1	30		\$0.00	4,900	\$290,000	6	\$274,000	01/20/12
2401 Fairhaven Court	Hollister	4	2 0	27	1,940	\$141.24	7,894	\$270,000	13	\$274,000	01/20/12
701 Vali Way	Hollister	4	2 0	249	1,597	\$131.50	6,240	\$235,000	10	\$210,000	01/20/12
291 Graf Road	Hollister	3	1 0	59	1,219	\$158.33	6,856	\$189,900	30	\$193,000	01/19/12

# LISTINGS:	6	AVG VALUES:		118	1,875	\$148.02	5,409	\$281,633	16	\$278,000
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# LISTINGS TOTAL:	6	AVG VALUES FOR ALL:		118	1,875	\$148.02		\$281,633	16	\$278,000
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Quick Statistics (6 Listings Total)

	Min	Max	Median
List Price	\$189,900	\$399,900	\$280,000
Sale Price	\$193,000	\$412,000	\$274,000



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Summary of Comparable Properties

Single Family Residential

Sold 491 Tierra Del Sol , Hollister 95023 (Hollister) **\$399,900** MLS: 81108476
Beds: 3 beds Baths Full/Partial: 2|1 DOM: 242



Property Overview

Area: Hollister (182)
Bds,Bth: 3, 2|1 Age: 19
Sqft: 2,400 Lot: 0

Pricing / Dates

List: **\$399,900** Date: 02/25/2011
Original: **\$499,900** Date: 02/25/2011
Sold: **\$412,000** Date: 10/25/2011

Remarks

Fantastic family home and location! Lots of room to move. Oversized lot with covered patio/deck/built in BBQ, fruit bearing trees,room for your toys. No rear neighbors,view location. Additional fireplace in Master, with private screened in patio.

Property Features

Family Room

Separate Family Room

Informal Dining Area

Breakfast Nook, Breakfast Bar, Eat in Kitchen

Formal Dining Area

Separate Dining Room

Pool Options

Possible Pool Site

Garage/Parking

Attached, Off Street Parking, RV or Boat Parking, 3 or More Car Garage

Listed By Doug Kuerschner, Coldwell Banker-Gilroy

Sold 1590 Hilltop Road, Hollister 95023 (Hollister) **\$305,000** MLS: 81136247
Beds: 4 beds Baths Full/Partial: 3|0 DOM: 103



Property Overview

Area: Hollister (182)
Bds,Bth: 4, 3|0 Age: 19
Sqft: 2,220 Lot: 6,565

Pricing / Dates

List: **\$305,000** Date: 08/18/2011
Original: **\$315,000** Date: 08/18/2011
Sold: **\$305,000** Date: 11/29/2011

Remarks

gorgeous 4 bedroom home w/1 full bedroom/bathrm downstairs,2 bay windows,brick laid patio in front,new play structure in backyard w/tan bark & concrete patio,open kitchen w/lots of counter space & peninsula seat 3 comfortably,gas stove top, built in microwave,master bath has 2 sinks,laundry rm w/cabinets,neutral carpets,tile floors,6 panel doors,family rm w/built in cabinets,gas fireplace

Property Features

Family Room

Family Room Kitchen

Informal Dining Area

Breakfast Nook, Breakfast Bar

Formal Dining Area

Living Rm/Dining Rm Combo

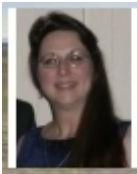
Pool Options

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Garage/Parking

2 Car Garage

Listed By Christina ONeal, Crown Key Realty



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Summary of Comparable Properties

Sold 25 North Street, San Juan Bautista 95045 (San Juan Bautista) \$290,000 MLS: 81145320
Beds: 3 beds Baths Full/Partial: 2|1 DOM: 30



Property Overview

Area: San Juan Bautista (183)
Bds,Bth: 3, 2|1 Age: 6
Sqft: 0 Lot: 4,900

Pricing / Dates

List: \$290,000 Date: 10/26/2011
Original: \$290,000 Date: 10/26/2011
Sold \$274,000 Date: 11/25/2011

Remarks

Newer construction home in quaint San Juan Bautista. Home is in excellent condition. Walking distance to the Mission and downtown. Good commute location for SJ/Bay Area or Monterey/Salinas area. Located at the end of cul-de-sac very private with large vacant lot next door.

Property Features

Family Room
No 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 Mike T. Gajewski, Tip-Top Realty

Sold 2401 Fairhaven Court, Hollister 95023 (Hollister) \$270,000 MLS: 81144525
Beds: 4 beds Baths Full/Partial: 2|0 DOM: 27



Property Overview

Area: Hollister (182)
Bds,Bth: 4, 2|0 Age: 13
Sqft: 1,940 Lot: 7,894

Pricing / Dates

List: \$270,000 Date: 10/20/2011
Original: \$275,000 Date: 10/20/2011
Sold \$274,000 Date: 11/16/2011

Remarks

Move in ready! Larger single story home-buyers to verify square footage. Court location, upgraded laminate wood flooring throughout the home. White tiled counters and white appliances in kitchen. R/O System and water softener to stay. Stamped cement patio.

Property Features

Family Room
Separate Family Room

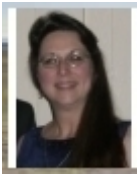
Informal Dining Area
Eat in Kitchen

Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
--

Garage/Parking
Attached, 2 Car Garage

Listed By Karen A. Para, Intero Real Estate Services



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Summary of Comparable Properties

Sold 701 Vali Way, Hollister 95023 (Hollister) **\$235,000** MLS: 81110844
 Beds: 4 beds Baths Full/Partial: 2|0 DOM: 249



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$235,000
Bds,Bth:	4, 2 0	Original:	\$235,000
Age:	10	Sold	\$210,000
Sqft:	1,597	Lot:	6,240
		OffMktDate:	01/01/2012

Remarks
 Charming home located in Glenmoore Estates. Custom landscaping welcomes you into this home. This home has been lovingly upgraded by it's owner. Tile floors, crown moulding, berber carpets are just a few of the upgrades. Custom covered deck in the back yard invites the summer BBQ.

Property Features

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

Listed By Roy Navarro, G-7 Realty Inc

Sold 291 Graf Road, Hollister 95023 (Hollister) **\$189,900** MLS: 81141998
 Beds: 3 beds Baths Full/Partial: 1|0 DOM: 59



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$189,900
Bds,Bth:	3, 1 0	Original:	\$189,900
Age:	30	Sold	\$193,000
Sqft:	1,219	Lot:	6,856

Remarks
 Check it out. New granite slab counters in kitchen, new gas stove, new interior/exterior paint, new carpet, tile, and vinyl. Some new light fixtures. New front landscaping. There is inside laundry, but also an additional dryer hook-up in garage! Large yard with fruit trees and lawn. Dog run on one side, but potential for boat AND rv parking on BOTH sides! Newer composition roof, too.

Property Features

Family Room No Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking Attached, 1 Car Garage, Off Street Parking, RV or Boat Parking	

Listed By Jason Noble, Nino Real Estate