

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

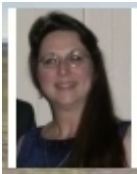
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
2241 Old Airline Highway	South San Benito C	3	2 1	557	1,861	\$349.27	1,698,840	\$695,000	74	\$650,000	01/27/12
4164 Ashford Circle	Hollister	4	3 1	109	4,000	\$153.50	43,560	\$645,000	7	\$614,000	01/26/12
301 Koch Drive	Hollister	3	2 1	15	2,161	\$156.87	10,286	\$339,000	1	\$339,000	01/25/12
2041 Serene Drive	Hollister	3	2 0	111	2,460	\$132.52	9,749	\$326,000	11	\$326,000	01/24/12
570 Bordeaux Place	Hollister	3	2 0	0	1,550	\$145.16	7,000	\$230,000	18	\$225,000	01/26/12

# LISTINGS:	5	AVG VALUES:		158	2,406	\$187.47	353,887	\$447,000	22	\$430,800
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# LISTINGS TOTAL:	5	AVG VALUES FOR ALL:		158	2,406	\$187.47		\$447,000	22	\$430,800
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Quick Statistics (5 Listings Total)

	Min	Max	Median
List Price	\$230,000	\$695,000	\$339,000
Sale Price	\$225,000	\$650,000	\$339,000



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Summary of Comparable Properties

Single Family Residential

Sold 2241 Old Airline Highway, Paicines 95043 (San Benito - S. County) **\$695,000** MLS: 81033168
 Beds: 3 beds Baths Full/Partial: 2|1 **DOM: 557**



Property Overview		Pricing / Dates	
Area:	San Benito - S. County (181)	List:	\$695,000 Date: 07/06/2010
Bds,Bth:	3, 2 1 Age: 74	Original:	\$785,000 Date: 03/08/2010
Sqft:	1,861 Lot: 1,698,840	Sold	\$650,000 Date: 9/16/2011
		OffMktDate:	01/09/2012

Remarks
 Ranch! Huge price reduction!Country living. Beautiful Paicines Valley location adjacent to old Almaden vineyards. Charming older farm house, remodeled. Fresh paint/new carpeting.Almost 39 ac. all usable.Large shop w/office.Good well.Dog kennels. Seperate rental cottage.Huge arena, pole barn,paddocks.Walnut orchard, family fruit orchard. Low taxes. Bring the family to enjoy ranch living.

Property Features

Family Room No Family Room	Informal Dining Area Breakfast Bar	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Guest Parking, Off Street Parking, RV or Boat Parking, 2 or More Car Carport	

Listed By Linda Balbas, Flora Real Estate Group

Sold 4164 Ashford Circle, Hollister 95023 (Hollister) **\$645,000** MLS: 81131092
 Beds: 4 beds Baths Full/Partial: 3|1 **DOM: 109**



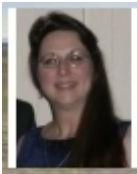
Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$645,000 Date: 07/14/2011
Bds,Bth:	4, 3 1 Age: 7	Original:	\$785,000 Date: 07/14/2011
Sqft:	4,000 Lot: 43,560	Sold	\$614,000 Date: 10/31/2011
		OffMktDate:	01/15/2012

Remarks
 This home is drop dead gorgeous! Everything is top of the line, with your own Theater room and separate recreation room. Heated tile floors in master bath and kitchen. Gourmet kitchen has two ovens & dishwashers. The views from this home are amazing. Do not miss out on this opportunity to live in luxury. One acre lot-beautifully landscaped.

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Bar	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Attached, 3 or More Car Garage	

Listed By Nancy Robinson, Coldwell Banker-Gilroy



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Summary of Comparable Properties

Sold 301 Koch Drive, Hollister 95023 (Hollister) **\$339,000** MLS: 81200227
 Beds: 3 beds Baths Full/Partial: 2|1 DOM: 15



Property Overview

Area: Hollister (182)
 Bds,Bth: 3, 2|1 Age: 1
 Sqft: 2,161 Lot: 10,286

Pricing / Dates

List: \$339,000 Date: 01/03/2012
 Original: \$339,000 Date: 01/03/2012
 Sold \$339,000 Date: 1/18/2012

Remarks

GORGEOUS NEW Home released for Sale! 301 Koch Dr. This SINGLE STORY 3 Bedroom 2 1/2 bath home is filled with many upgrades. The backyard is very large with open views. Pack your bags and move in! The home has been built to Green Point and Energy Star Standards so you can enjoy savings on your Utility Bills.

Property Features

Family Room

Family Room Kitchen

Informal Dining Area

Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

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Garage/Parking

2 Car Garage

Listed By Charlene King, Flora Real Estate Group

Sold 2041 Serene Drive, Hollister 95023 (Hollister) **\$326,000** MLS: 81128091
 Beds: 3 beds Baths Full/Partial: 2|0 DOM: 111



Property Overview

Area: Hollister (182)
 Bds,Bth: 3, 2|0 Age: 11
 Sqft: 2,460 Lot: 9,749

Pricing / Dates

List: \$326,000 Date: 06/24/2011
 Original: \$326,000 Date: 06/24/2011
 Sold \$326,000 Date: 10/13/2011
 OffMktDate: 12/31/2011

Remarks

Back on the market...great price....

Property Features

Family Room

Separate Family Room

Informal Dining Area

Eat in Kitchen

Formal Dining Area

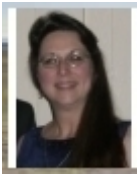
Living Rm/Dining Rm Combo

Pool Options

Solar Pool Cover, Solar Pool System, Gas Hea Attached, 3 or More Car Garage

Garage/Parking

Listed By Ray Pierce, Intero Real Estate Services



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Summary of Comparable Properties

Sold	570 Bordeaux Place, Hollister 95023 (Hollister)	\$230,000	MLS: 81146475
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 0



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **18**
 Sqft: **1,550** Lot: **7,000**

Pricing / Dates

List: **\$230,000** Date: **11/04/2011**
 Original: **\$230,000** Date: **11/04/2011**
 Sold: **\$225,000** Date: **11/4/2011**

Remarks

3 bedroom 2 bathroom home located in Vintage Estates perfect floor plan for your family. Well maintained backyard with covered patio. Spa located just outside the master bedroom. Updated French doors in the family room and master bedroom.

Property Features

Family Room

Separate 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 Steve Becerra, G-7 Realty Inc