

BEACH & BLUFF BUZZ

As the local real estate market inland has slowed dramatically, the oceanfront market has held rather steady year over year in volume of sales while prices are generally continuing to rise.

Within the beachfront market, Padaro Lane has enjoyed the greatest appreciation. Just this year, 3 beachfront properties there have sold in excess of \$20M. The most striking sale was 3389 Padaro Lane, a nice but dated Contemporary with guest house and lap pool on an absolutely stunning 1.7 acre lot with 162' of beach frontage (the widest lot on the sand of Padaro Lane), which sold for \$27M in August.

On the blufftop market, the high sale this year is 2825 Padaro Lane, a 17.25 acre lot with modest structures and equestrian facilities, which sold for \$28.5M in March. (3389 and 2825 Padaro Lane show the vast difference in price per acre between the beach and bluff.) The blufftop market within Santa Barbara has picked up significantly. There were 2 immediate sales of modest 3/2 ranch style homes at or substantially above list price: 1655 Shoreline Dr. sold overnight for its \$2,595,000 list price and 1927 El Camino de la Luz sold quickly for \$2,300,000, well over its \$1,950,000 asking price.

In contrast, the beach area condo market has slowed substantially compared to last year, especially in Montecito's Bonnymede and Montecito Shores. In 2005, there were 22 sales within that enclave, whereas to date in 2006 there have been 6, with 2 more currently pending. On Sandyland Road, 2005 saw 10 sales, while 2006 so far has recorded only 2, with 1 more now pending.

All the best,

KATHLEEN WINTER

Beach Real Estate
Former Attorney

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BEACH SALES SPECIALIST
FOR OVER 17 YEARS

PRUDENTIAL
CALIFORNIA REALTY

FEATURED LISTINGS



5372 RINCON BEACH PARK DRIVE
\$4,150,000

4561 AVENUE DEL MAR
\$17,500,000

Within gated Seacliff Beach Colony, this newly redone, sophisticated Contemporary was designed to take full advantage of its sweeping views. The living room has a striking fireplace and opens onto a vast beachside deck with conversation/fire-pit. The kitchen features a Wolf cooktop with grill, new appliances, butcher block counters and white oak cabinetry. A stunning steel staircase appears to float in front of the wall of glass brick that lights the way to the 2nd floor. The master suite has panoramic views, a fireplace, large balcony and walk-in closet. In all, there are 3 bedroom suites plus a detached guest studio.

www.SEACLIFFCONTEMPORARY.com

This gorgeous Warm Contemporary is on the sand within the private, guarded and gated Sandyland Cove enclave. The main residence, with walls of glass to panoramic ocean, island and mountain views, has 4 bedrooms and 5-1/2 baths, 4 fireplaces, a fabulous master suite with office/gym (both with fireplaces) and his/hers baths, open kitchen with breakfast nook...all beautifully redone. There is also a detached guest suite and a 4-car garage. A lovely rose garden and other pretty landscaping enhances this property, situated upon Sandyland Cove's widest "triple lot" with a commanding 114' feet of beach frontage.

www.SANDYLANDCOVEESTATE.com

Introducing www.SANTABARBARABEACHTOUR.com, a new website dedicated to the local beachfront market. On this site, you and your friends can view photo tours of all of the currently available oceanfront homes and all of the oceanfront sales in the 2000's, as well as receive e-mails updating you to beach news prior to the publication of the next newsletter. A great compliment to the *Beach & Bluff Bulletin*, it is well worth a visit!

SANTA BARBARA BEACHFRONT TOUR

Click on a Beach
to View Available Properties



Hope Ranch



Santa Barbara



Montecito



Summerland



Padaro Lane



Sand Point Road



Sandyland Cove



Rincon Point



Rincon

Click for Photo Tours
of Recent Beach Sales



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New Since the Last Newsletter...

NEW LISTINGS

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
SANTA BARBARA						
1547 Shoreline Dr.	\$5,895,000	\$5,895,000	7/06	4/4.5	85'	This Contemporary Craftsman has beautiful wood beams, a game room, office, sauna and studio on over a half acre park-like grounds.
5289 Austin Road	4,500,000	4,500,000	6/06	3/3.5	134'	Brand new 3,000 sq.ft. Cape Cod on More Mesa with media room, gourmet kitchen, library, 9' ceilings, black Brazilian walnut floors and many French doors. This sold as a lot in 2/04 for \$1,150,000.
MONTECITO						
1465 Edgecliff Ln.	35,000,000	35,000,000	6/06	9/7.5	172'	Situated on a private, gated road, this family compound on 1 lushly landscaped acre consists of a 4/3.5 main residence, a 2/2 guest house, 2/1 media/office/guest suite and studio with bath.
1787 Fernald Point	28,500,000	28,500,000	6/06	8/9/2	162'	Behind the gates at Fernald Cove, "Villa Pellican" is a dramatic, private and remodeled 1930's Monterey Colonial grand beachfront estate with guest house, beachside cabana and 3 car garage.
PADARO LANE & BEACH CLUB ROAD						
3271 Beach Club	4,750,000	4,750,000	6/06	2/2	n/a	Exciting newer Contemporary with telescoping walls of glass, Mexican pebble floors, expert woodwork and direct beach access. This sold at auction in 6/05 for \$3,410,000 and in 9/03 for \$2,190,000.
3485-A Padaro Lane	4,700,000	6,700,000	5/06	3/3	n/a	This newer 2 story non-beachfront home has 2/2 plus an attached 1/1 guest suite on 0.23 acres. It overlooks the slough to the ocean.
3291 Beach Club	4,600,000	4,600,000	9/06	4/3	n/a	Dramatic A-frame with hardwood floors, granite kitchen, Italian tiles, multiple skylights, flagstone patios & ocean view private deck. The lower level opens onto to a delightful garden with koi pond and spa.
SAND POINT ROAD						
735 Sand Point Rd.	6,500,000	6,500,000	9/05	6/6	100'	This updated 4/4 cottage has a large entertaining area. The detached double garage also has two separate guest areas, each with full bath.
SANDYLAND COVE						
4561 Ave. del Mar	17,500,000	17,500,000	9/06	5/6.5	114'	Gorgeous 5/6.5 warm Contemporary with walls of glass, vast family room, 4 fireplaces, a detached guest suite and a 4 car garage. See cover.
RINCON						
3102 Solimar Beach	8,500,000	8,500,000	9/06	5/6.5	80'	Vast 5,742 sq.ft. Contemporary Mediterranean on Solimar's largest lot with soaring ceilings, walls of glass, media/family room, custom music studio, office and 3 car garage. Rarely are homes sold within Solimar.
3784 P.C.H.	4,495,000	4,495,000	8/06	4/2.5	59'	This 1970's 2 story 2,116 sq.ft. Contemporary has cathedral beam ceilings and floor to ceiling glass throughout.
5372 Rincon Beach Park Drive	4,150,000	4,150,000	8/06	4/4	40'	Newly redone sophisticated 2 story 3/3 Contemporary with 2 fireplaces, a detached guest suite, built-in fire-pit and vast deck. See cover.
4224 Faria Road	2,995,000	3,250,000	6/06	2/1	40'	Redone 1960's 1,438 sq.ft. 2/1 beach cottage with new double pane glass, floors and kitchen. There is a permitted seawall and large patio.
4285 Faria Road	2,300,000	2,300,000	6/06	2/1.5	n/a	At the end of the lane behind the gates, this non-oceanfront 3 story Contemp. has 2 decks, one with a spa, vaulted ceilings & a bright kitchen.
4267 Faria Road	1,995,000	1,995,000	8/06	3/3	n/a	Behind the gates at Faria Beach, this remodeled 2 story Contemporary has stone fireplaces, charming staircase, new appliances and new baths.

NEW ESCROWS PENDING

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
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RINCON

5458 Rincon Beach Park Drive	\$2,650,000	\$2,995,000	9/05	3/1.5	40'	Modest 2/1 cottage with 1/.5 guest quarters with one of the larger building footprints in the gated Seacliff community.
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NEW CLOSED ESCROWS

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	FRONT FEET	COMMENTS
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SANTA BARBARA

1655 Shoreline Dr.	\$2,595,000	\$2,595,000	\$2,595,000	5/06	3 days	84'	Modest 1970's 1,614 sq.ft. 3/2 ranch home with large picture windows and a sunken, blufftop patio. Includes approved plans for a 3,500 sq.ft. redo. This sold in 1/04 for \$1,850,000.
1927 El Camino de la Luz	2,300,000	1,950,000	1,950,000	8/06	2 wks	50'	This original 1950's 1,558 sq.ft. 3/2 ranch view home is set on 0.53 acres well back from the bluff and the street.

PADARO LANE & BEACH CLUB ROAD

3389 Padaro Lane	27,000,000	35,000,000	35,000,000	8/06	3 mo.	162'	Contemporary 4/3 estate on the largest (1.7 acres) and widest (162') parcel on the sand of Padaro Lane. There is a guest house, lap pool and gardens designed by Eric Nagelmann.
3357-59 Padaro Ln	20,600,000	24,000,000	24,000,000	6/06	2 mo.	102'	Family compound in premier location with panoramic views, consisting of a 4/3 Contemporary main house, a 1/1 guest house and, on a separate legal parcel, a 2/2 guest house, pool and pool cabana.

SAND POINT ROAD

701 Sand Point Rd.	7,115,000	7,895,000	8,600,000	7/06	1 yr.	100'	Elegant 2/2.5 Contemporary home with unobstructed views, very high ceilings, a renovated 40 x 15 pool on a glassed terrace and a 1/1 guest house.
875 Sand Point Rd.	4,950,000	5,495,000	6,500,000	4/06	1 yr.	75'	One of the Moroccan style homes in Casa Blanca, this 4/4 home offers a modern interior with archways, a lovely staircase and gorgeous views. This sold in 1/01 for \$3,300,000.

SANDYLAND COVE

4555 Ave. del Mar	5,675,000	7,500,000	9,600,000	7/06	8 mo.	76'	Modest 1,531 sq.ft. 3/2 cottage and 1/1 guest house on a double lot with lovely views and a gorgeous large Cypress tree.
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RINCON

5344 Rincon Beach Park Drive	4,380,000	4,500,000	5,300,000	4/06	1 mo.	50'	Very beautiful 4/3 Contemporary with walls of glass, high ceilings, crown moldings, granite kitchen and large game room.
6702 Breakers Way	2,950,000	3,100,000	3,500,000	3/06	1.1 yrs.	80'	Mussel Shoals 2/1 cottage with sunroom, fireplace, pine walls, open beams, and updated kitchen. The detached garage has been converted to a studio without permits. On 2 legal lots.
6758 Breakers Way	2,700,000	2,850,000	2,850,000	7/06	1 day	40'	Redone Mussel Shoals 1,200 sq.ft. home with great new deck and entertaining area. Ample storage on the lower level.

WITHDRAWN

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
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3282 Beach Club	20,000,000	20,000,000	11/05	4/3.5	81'	Gorgeous 1995 built 4,860 sq.ft. Andy Neumann Contemporary.
8078 Puesta del Sol	12,900,000	12,900,000	12/04	6/5	160'	Three story Cape Cod with pool and spa on 3 lots totaling a half acre.
5257 Austin Road	6,300,000	7,995,000	1/06	6/6	300'	More Mesa 4 bluff-top parcels totaling 2.28 acres with 3 structures.

PRICE CHANGES

ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE	COMMENTS
4347 Marina Dr.	\$8,250,000	\$8,495,000	\$8,795,000	Wallace Neff 1970's Hacienda with spectacular landscaping on 1.54 acres.
815 Sand Point Rd.	7,750,000	7,995,000	9,375,000	Completely remodeled Contemporary home with connected hexagonal rooms.
4555 Ave. del Mar	7,500,000	8,750,000	9,600,000	Modest 3/2 cottage and 1/1 guest house on a double lot with lovely views.
8072 Puesta del Sol	4,495,000	5,250,000	5,250,000	Modest cottage with views of the world class surfing at Rincon Point.
5368 Rincon Beach Park Drive	3,995,000	4,500,000	4,500,000	Elegant 2 story built in 2002 with travertine floors, wine cellar, gourmet kitchen, marble fireplace and other lovely amenities in Seacliff.
3410 Sea Ledge Ln.	3,795,000	3,995,000	4,995,000	Brand new 3,500 sq.ft. Tuscan home at the top of Sea Ledge with panoramic views.
185 Rincon Point	3,550,000	3,950,000	3,950,000	Very charming Nantucket cottage with partial ocean views over the creek mouth.
5498 Rincon Beach Park Drive	2,995,000	3,600,000	3,995,000	Built in 1992, this Mediterranean style home has a large tiled living room/ dining area overlooking a raised tile patio with panoramic views.
2305 Edgewater Way	3,200,000	3,600,000	4,250,000	Bluff-top 1 ac. lot + unique 2 story 5/2 1900's farmhouse with 1/1 guest house.

Beachfront Sales in 2006

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON FRONT	MARKET	FEET	COMMENTS
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PADARO LANE & BEACH CLUB ROAD

3389 Padaro	\$27,000,000	\$35,000,000	\$35,000,000	8/06	3 mo.	162'		Contemporary 4/3 home on the largest (1.7 ac.) and widest parcel on the sand of Padaro Lane. There is a guest house, lap pool and gardens designed by Eric Nagelmann.
3443 Padaro	20,750,000	n/a	n/a	2/06	n/a	79'		Gated 4,848 sq/ft/ 4/6.5 Contemporary estate on 1.13 acres with 790 sq.ft. guest house, lighted tennis court, lush landscaping and master suite with office and exercise room. The guest house has been built and the house refreshed since this sold in 6/97 for \$3,150,000.
3357-59 Padaro	20,600,000	24,000,000	24,000,000	6/06	2 mo.	102'		Compound in premier location consisting of a 4/3 Contemp. main house, a 1/1 guest house and, on a separate legal parcel, a 2/2 guest house, pool and pool cabana.

SAND POINT ROAD

701 Sand Point	7,115,000	7,895,000	8,600,000	7/06	1 yr.	100'		Elegant 2/2.5 Contemporary home with unobstructed views, very high ceilings, a renovated 40 x 15 pool on a glassed terrace and a 1/1 guest house.
875 Sand Point home	4,950,000	5,495,000	6,500,000	4/06	1 yr.	75'		One of the Moroccan style homes in Casa Blanca, this 4/4 offers a modern interior with archways, a lovely stair-case and gorgeous views. This sold in 1/01 for \$3,300,000.

SANDYLAND COVE

4555 Ave. del Mar double	5,675,000	7,500,000	9,600,000	7/06	8 mo.	76'		Modest 1,531 sq.ft. 3/2 cottage and 1/1 guest house on a lot with lovely views and a gorgeous large Cypress tree.
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RINCON

5344 Rincon Beach Park Drive	4,380,000	4,500,000	5,300,000	4/06	1 mo.	50'		Very beautiful 4/3 Contemporary with walls of glass, high ceilings, crown moldings, granite kitchen and large game room.
5390 Rincon Beach Park Drive	4,000,000	4,295,000	4,295,000	2/06	4 mo.	40'		Built in 2004, this 3,170 sq.ft. 2 story 3/4 home offers formal dining, library, gourmet kitchen, and media room/office.
6702 Breakers Way	2,950,000	3,100,000	3,500,000	3/06	1.1 yrs.	80'		Mussel Shoals 2/1 cottage with sunroom, fireplace, pine walls,

open beams, and updated kitchen. The detached garage has been converted to a studio without permits. On 2 legal lots.

6758 Breakers Way	2,700,000	2,850,000	2,850,000	7/06	1 day	40'	Redone Mussel Shoals 1,200 sq.ft. home with great new deck and entertaining area. Ample storage on the lower level.
4250 Faria Road	2,575,000	2,695,000	2,695,000	1/06	7 mo.	44'	Remodeled 3/2 home behind the gates at Faria Beach with a large great room with a wall of glass. This sold in 4/05 for \$2,000,000 and prior to the redo, in 3/03 for \$1,225,000.

Sales on the Bluff in 2006

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>FEET</u>	<u>COMMENTS</u>
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SANTA BARBARA

1655 Shoreline	\$2,595,000	\$2,595,000	\$2,595,000	5/06	3 days	84'	Modest 1970's 1,614 sq.ft. 3/2 ranch home with large picture windows and a sunken, blufftop patio. Includes approved plans for a 3,500 sq.ft. redo. This sold in 1/04 for \$1,850,000.
1927 El Camino de la Luz	2,300,000	1,950,000	1,950,000	8/06	2 wks	50'	This original 1950's 1,558 sq.ft. 3/2 ranch view home is set on 0.53 acres well back from the bluff and the street.
163 La Jolla Dr.	2,200,000	2,300,000	2,300,000	1/06	1.5 yrs.	71'	1,326 sq.ft. 3/2 ranch home built in 1961 within steps of the Douglas Family Preserve on the Mesa.
2101 Edgewater	1,974,000	1,900,000	1,900,000	1/06	1 wk.	109'	Original 1950's condition 1,826 sq.ft. 3/2 ranch home on just over a half acre corner lot with panoramic views.
1925 El Camino de la Luz	850,000	n/a	n/a	2/06	n/a	50'	Vacant bluff-top lot affected by a landslide that destroyed a house on the adjacent lot. Not listed at time of sale.

PADARO LANE & BEACH CLUB ROAD

2825 Padaro Ln.	28,500,000	32,000,000	32,000,000	3/06	1.3 yrs.	946'	"Rancho Carinoso" is a bluff-top 17.25 acre lot with two modest homes, equestrian facilities, a polo practice field and private beach access. Zoned for 3 acre parcels, this is possibly sub-dividable.
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Sales Near the Beach or Bluff in 2006

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>COMMENTS</u>
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MONTECITO

1159 Hill Road	\$5,700,000	\$5,650,000	\$5,650,000	2/06	3 mo.	Completely redone 3/3 Zen Contemporary with nice ocean views, crafted wood ceilings and direct deeded beach access to Butterfly.
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RINCON

4252 P.C.H.	2,000,000	2,249,000	2,249,000	3/06	1 wk.	Built in 1981 and recently redone, this 1,875 sq.ft. 3/2 home behind the gates at Faria is one row back from the beach with sweeping views. This also sold in 11/02 for \$951,500 and 3/00 for \$725,000.
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Sales information is provided through the S.B. County tax assessment rolls and the "Cort Grant Deed Printout for the South County," a public record reporting service.

Available Beachfront Properties

<u>ADDRESS</u>	<u>CURRENT LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>	<u>BRM/ BATH</u>	<u>FRONT FEET</u>	<u>COMMENTS</u>
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MONTECITO

1465 Edgecliff Ln.	\$35,000,000	\$35,000,000	6/06	9/7.5	172'	Situated on a private, gated road, this family compound on 1 lushly landscaped acre consists of a 4/3.5 main residence, a 2/2 guest house, 2/1 media/office/guest suite and studio with bath.
1787 Fernald Point	28,500,000	28,500,000	6/06	8/9/2	162'	Behind the gates at Fernald Cove, "Villa Pellican" is a dramatic, private and remodeled 1930's Monterey Colonial grand beachfront estate with guest house, beachside cabana and 3 car garage.
1506 Miramar Beach	4,800,000	5,400,000	9/05	2/2	31'	Bright Miramar Beach cottage with open beam ceilings on the sand.

SAND POINT ROAD

815 Sand Point Rd.	7,750,000	9,375,000	1/05	3/2	120'	Redone Contemporary home with hexagonal rooms to take advantage of the views. Prior to the remodel, this sold in 8/00 for \$4,352,500.
735 Sand Point Rd.	6,500,000	6,500,000	9/05	6/6	100'	This updated 4/4 cottage has a large entertaining area. The detached double garage also has two separate guest areas, each with full bath.

SANDYLAND COVE

4561 Ave. del Mar	17,500,000	17,500,000	9/06	5/6.5	114'	Gorgeous 5/6.5 Warm Contemporary with walls of glass, vast family room, 4 fireplaces, a detached guest suite and a 4 car garage. See cover.
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RINCON POINT

8072 Puesta del Sol	4,495,000	5,250,000	9/05	3/2	50'	Charming 1920's cottage with a breathtaking view of the world class surfing for which Rincon Point is famous.
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RINCON

3102 Solimar Beach	8,500,000	8,500,000	9/06	5/6.5	80'	Vast 5,742 sq.ft. Contemporary Mediterranean on Solimar's largest lot with soaring ceilings, walls of glass, media/family room, custom music studio, office and 3 car garage. Rarely are homes sold within Solimar.
3784 P.C.H.	4,495,000	4,495,000	8/06	4/2.5	59'	This 1970's 2 story 2,116 sq.ft. Contemporary has cathedral beam ceilings and floor to ceiling glass throughout.
5372 Rincon Beach Park Drive	4,150,000	4,150,000	8/06	4/4	40'	Newly redone sophisticated 2 story 3/3 Contemporary with 2 fireplaces, a detached guest suite, built-in fire-pit and vast deck. See cover.
5368 Rincon Beach Park Drive	3,995,000	4,500,000	2/06	4/3.5	40'	Elegant 3,011 sq.ft. 2 story built in 2002 with travertine floors, wine cellar, gourmet kitchen, marble fireplace and other lovely amenities in Seacliff.
3870 P.C.H.	3,200,000	3,200,000	2/06	3/2	47'	Redone 2 story Contemporary offered fully furnished on Faria Beach.
5498 Rincon Beach Park Drive	2,995,000	3,995,000	6/05	3/3	40'	Built in 1992, this Mediterranean style home has a large tiled living room/dining area overlooking a raised tile patio with panoramic views.
4224 Faria Road	2,995,000	3,250,000	6/06	2/1	40'	Redone 1960's 1,438 sq.ft. 2/1 beach cottage with new double pane glass, floors and kitchen. There is a permitted seawall and large patio.
5514 Rincon Beach Park Drive	2,375,000	2,950,000	6/05	2/1	40'	Built in 1950, this 868 sq.ft. cottage is close to the very western end of the gated Seacliff beach community.

Available Properties on the Bluff

<u>ADDRESS</u>	<u>CURRENT LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>	<u>BRM/ BATH</u>	<u>FRONT FEET</u>	<u>COMMENTS</u>
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HOPE RANCH

4187 Creciente Dr.	\$10,950,000	\$11,900,000	5/05	5/6/2	90'	Nearly new appx. 10,000 sq.ft. home with state of the art amenities such as built-in home theater with drop down screen, programmable lighting system, power generator and five zone air conditioning and separate 760 sq.ft. 1/1 guest house. The gorgeous 2 acres include a spectacular free form black bottom pool and spa right on the bluff, framed by a Cypress.
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4025 Bajada Ln.	10,950,000	8,950,000	6/05	5/4.5	145'	5,767 sq.ft. Contemporary built in 2000 with a master suite with outdoor fireplace on the view terrace. This has been gutted since it sold in 9/04 for \$8,750,000 and is not quite yet completed.
4347 Marina Dr.	8,250,000	8,795,000	9/05	5/5.5	n/a	Featured in <i>Architectural Digest</i> and designed by famed architect Wallace Neff, this private 1970 Contemporary has spectacular landscaping with pool and spa on 1.54 acres. Not quite bluff-front, but appears to be so. This has been freshened since its recent sale in 8/05 for \$7,750,000.

SANTA BARBARA

1547 Shoreline Dr.	5,895,000	5,895,000	7/06	4/4.5	85'	This Contemporary Craftsman has beautiful wood beams, game room, office, sauna and studio on over a half acre park-like grounds.
5289 Austin Road	4,500,000	4,500,000	6/06	3/3.5	134'	Brand new 3,000 sq.ft. Cape Cod on More Mesa with media room, gourmet kitchen, library, 9' ceilings, black Brazilian walnut floors and many French doors. This sold as a lot in 2/04 for \$1,150,000.
2305 Edgewater Way	3,200,000	4,250,000	9/05	6/3	165'	Vacant 1 acre bluff-top lot plus unique 2 story 5/2 turn of the century farmhouse with 1/1 guest house on adjacent non-bluff-top 0.27 acre lot.

PADARO LANE & BEACH CLUB ROAD

2781 Padaro Lane	35,000,000	35,000,000	5/06	6/9	281'	Incomparable 8,000 sq.ft. bluff-top Tuscan villa with home theater and wine cellar on 3 beautifully landscaped acres with pool, spa, private bluff-top "beach," and guest house. This spectacular home took over 4 years to construct, incorporating gorgeous materials from around the world.
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Available Properties Near the Beach

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/BATH	COMMENTS
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SANTA BARBARA

3410 Sea Ledge Ln.	\$3,795,000	\$4,995,000	7/05	4/2.5	Brand new 3,500 sq.ft. Tuscan style home with walnut floors, alder wood doors, and top appliances situated at the top of Sea Ledge Lane with panoramic views.
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MONTECITO

1127 Hill Road	15,950,000	15,950,000	9/04	3/3	Spacious 3/3 ranch home with views and Asian gardens on 1 acre. This sold with an adjacent 1 acre lot in 12/00 for \$6,000,000. Added since then: a guest house, cabana and pool, spa, fountain and pergola.
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PADARO LANE & BEACH CLUB ROAD

3271 Beach Club	4,750,000	4,750,000	6/06	2/2	Exciting newer Contemporary with telescoping walls of glass, Mexican pebble floors, expert woodwork and direct beach access. This sold at auction in 6/05 for \$3,410,000 and in 9/03 for \$2,190,000.
3485-A Padaro Lane	4,700,000	6,700,000	5/06	3/3	This newer 2 story non-beachfront home has 2/2 plus an attached 1/1 guest suite on 0.23 acres. It is situated on and overlooks the slough to the ocean.
3291 Beach Club	4,600,000	4,600,000	9/06	4/3	Dramatic A-frame with hardwood floors, granite kitchen, professional lighting, Italian tiles, multiple skylights, flagstone patios & ocean view private deck. The lower level opens onto a delightful garden with koi pond and spa.

RINCON POINT

185 Rincon Point	3,550,000	3,950,000	1/06	3/3	Very charming Nantucket cottage with partial ocean views over the creek mouth. A new bedroom and bath have been added since this sold in 5/98 for \$1,200,000.
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RINCON

4285 Faria Road	2,300,000	2,300,000	6/06	2/1.5	At the end of the lane behind the gates at Faria Beach, this 3 story Contemporary has 2 decks, one with a spa, vaulted ceilings and a bright kitchen.
4267 Faria Road natural	1,995,000	1,995,000	8/06	3/3	Behind the gates at Faria Beach, this remodeled 2 story Contemporary has stone fireplaces, charming staircase, new kitchen appliances and new baths.

New Since the Last Newsletter...Condominiums

NEW LISTINGS

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/BATH	FLOOR	ASS'N FEE	COMMENTS
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SANTA BARBARA

20 Barranca #2	\$1,585,000	\$1,585,000	8/06	2/2	1 st	\$375	Front row 1,391 sq.ft. condom with Brazilian cherry floors, African mahogany accents, red oak cabinetry, slate tile bathrooms and granite kitchen. This has been redone since it sold in 9/03 for \$785,000.
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MONTECITO

8 Seaview Drive	3,995,000	4,750,000	6/06	2/2.5	2 nd	886	Sweeping ocean views are enjoyed from this unusual unit, which was originally a 3 brm and is now a spacious 2 bedroom with many closets.
50 Seaview Drive	2,795,000	3,350,000	5/06	3/2	3 rd	765	Unique top floor unit with added loft with 2 bedrooms and an office, ocean views over Sea Meadows and hardwood floors.
57 Seaview Drive	2,180,000	2,400,000	4/06	2/2	1 st	765	Remodeled with sophistication including new bathrooms and kitchen, wood floors, fireplace, large patio area. Last sold 2/05 for \$1,700,000.
49 Seaview Drive	1,695,000	1,795,000	5/06	2/2	3 rd	765	South facing unit with peeks of the ocean and two balconies.
81 Seaview Drive	1,695,000	1,695,000	9/06	2/2	2 nd	765	West facing unit with formal dining room and fireplace near pool.
1345 Plaza Sonadores	945,000	945,000	9/06	0/1	2 nd	373	Beautifully redone 525 sq.ft. breezeway studio. Prior to the redo, this sold in 1/01 for \$366,000.

CARPINTERIA

4950 Sandyland #126	499,000	499,000	8/06	1/1	1 st	373	Sunset Shores East facing unit offered fully furnished.
4880 Sandyland #10	489,500	489,500	6/06	0/1	1 st	230	La Cabana south facing end unit. Sold 5/00 for \$145,000.
4880 Sandyland #16	484,500	484,500	7/06	0/1	1 st	240	South facing La Cabana end unit with an ocean peek, plantation shutters and Murphy bed. Sold in 6/01 for \$255,000 and 11/00 for \$200,000.
4902 Sandyland #245	479,000	499,000	6/06	0/1	2 nd	348	Sunset Shores mtn view studio w/skylights. Sold in 5/05 for \$470,000.

NEW ESCROWS PENDING

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/BATH	FLOOR	ASS'N FEE	COMMENTS
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MONTECITO

79 Seaview Drive	\$2,195,000	\$2,195,000	7/06	2/2	2 nd	\$765	Gorgeous remodel with an upscale Hampton's feel throughout. Prior to the remodel, this sold in 6/05 for \$1,700,000.
1300 Plaza Sonadores	1,549,000	1,549,000	7/06	2/2	1 st	723	South facing single level unit with garden views, remodeled kitchen and baths. Bankruptcy sale subject to court approval and overbid.

CARPINTERIA

4975 Sandyland #109	1,250,000	1,250,000	9/06	2/1	1 st	310	Beachfront with panoramic views unit and large deck. This last sold in 11/05 for \$1,000,000.
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WITHDRAWN

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/BATH	FLOOR	ASS'N FEE	COMMENTS
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49 Seaview Drive	\$1,695,000	\$1,795,000	5/06	2/2	3 rd	\$765	South facing unit with peeks of the ocean and two balconies.
1358 Plaza Sonadores	1,495,000	1,595,000	2/06	2/2.5	2-3	743	South facing townhouse. Previously sold 8/00 for \$602,000.
1308 Plaza Sonadores	1,295,000	1,295,000	3/06	1/1	1 st	382	Largely redone south facing unit. Redone since 9/05 sale for \$750,000.
4950 Sandyland #230	559,000	575,000	3/06	1/1	2 nd	403	Sunset Shores unit overlooking the pool with a peek of the ocean.

NEW CLOSED ESCROWS

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS
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SANTA BARBARA

66 Barranca #2 \$595,000 \$679,000 \$825,000 9/06 6 mo. 2/21,155 1st Shoreline Condos unit right off pool with Murphy bed.

MONTECITO

1319 Plaza Pacifica 2,755,000 2,495,000 2,495,000 5/06 1 day 3/32,023 1st Rarely available 1-story 3/3 unit with fireplace and ocean view patio. Multiple offers. Sold in 3/00 for \$960,000.

25 Seaview Drive 1,875,000 n/a n/a 5/06 n/a 2/21,599 2nd This southeast facing unit has nice ocean views.

1311 Plaza Pacifica 800,000 n/a n/a 4/06 n/a 1/1 843 1st East facing first floor unit. Not listed when sold.

PRICE CHANGES

ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE	COMMENTS
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26 Seaview Drive \$2,300,000 \$2,450,000 \$2,750,000 Straight on ocean views from this second floor unit in near original condition.

73 Seaview Drive 1,950,000 2,295,000 2,450,000 Beautifully redone with office, heated hardwood floors and crown molding.

1323 Plaza Sonadores 1,575,000 1,699,950 1,750,000 South facing single story unit with remodeled granite kitchen and baths.

4880 Sandyland #36 525,000 625,000 625,000 North facing La Cabana end unit.

Available Beach Area Condominiums

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FLOOR	Ass'N FEE	COMMENTS
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SANTA BARBARA

20 Barranca #2 \$1,585,000 \$1,585,000 8/06 2/2 1st \$375 Front row 1,391 sq.ft. condom with Brazilian cherry floors, African mahogany accents, red oak cabinetry, slate tile bathrooms and granite kitchen. This has been redone since it sold in 9/03 for \$785,000.

649-A Verde Mar 1,359,000 1,359,000 1/06 2/2 1-2 304 Townhouse with hardwood floors and marble counters. This sold in 8/05 for \$1,295,000, 8/03 for \$835,000 and 7/96 for \$304,900.

MONTECITO

8 Seaview Drive 3,995,000 4,750,000 6/06 2/2.5 2nd 886 Sweeping ocean views are enjoyed from this unusual unit, which was originally a 3 brm and is now a spacious 2 bedroom with many closets.

50 Seaview Drive 2,795,000 3,350,000 5/06 3/2 3rd 765 Unique top floor unit with added loft with 2 bedrooms and an office, ocean views over Sea Meadows and hardwood floors.

26 Seaview Drive 2,300,000 2,750,000 11/05 2/2 2nd 765 Straight on ocean views are enjoyed from this second floor unit in near original condition. Plans and permits for full renovation are included.

57 Seaview Drive 2,180,000 2,400,000 4/06 2/2 1st 765 Remodeled with sophistication including new bathrooms and kitchen, wood floors, fireplace, large patio area. Last sold 2/05 for \$1,700,000.

73 Seaview Drive 1,950,000 2,450,000 11/05 2/2 2nd 765 Beautifully redone with built in office, heated hardwood floors and crown molding. Prior to the redo, this sold 3/05 for \$1,533,500.

81 Seaview Drive 1,695,000 1,695,000 9/06 2/2 2nd 765 West facing unit with formal dining room and fireplace near pool.

1323 Plaza Sonadores 1,575,000 1,750,000 10/05 2/2 2nd 743 South facing single story unit with remodeled granite kitchen and baths.

1345 Plaza Sonadores 945,000 945,000 9/06 0/1 2nd 373 Beautifully redone 525 sq.ft. breezeway studio. Prior to the redo, this sold in 1/01 for \$366,000.

CARPINTERIA

SANTA BARBARA

MONTECITO

CARPINTERIA

WINTER *at the beach*

1170 Coast Village Road ■ Montecito, CA 93108