

## BEACH & BLUFF BUZZ

In a market as highly appreciating as the local oceanfront market, perhaps nothing should be shocking any longer. And yet, I found two recent sales truly electrifying:

■ In Dec. 2000, 1127 Hill Road (across the street from Butterfly Beach and down from the Biltmore) sold for \$6,000,000, already a healthy rise over its Oct. 1993 sale price of \$2,300,000. It consisted of two 1 acre lots, one improved with a 3,800 sq.ft. 1960's ranch home. Added since to the improved lot were a pool, spa, small pool cabana and a 1 brm guest house. Construction was begun, but far from completed, on the vacant lot (now 1104 Channel Dr.). In January, the ranch home property sold for \$12,800,000 and in February, the construction project sold for \$25,000,000. From \$6,000,000 to almost \$38,000,000 in 6 years!

■ Just as remarkable is the tale of 2773-2781 Padaro Lane. In Sept. 1992, these 4 blufftop lots totaling 15 acres sold together for \$4,000,000. An absolutely spectacular 8,000 sq.ft. Tuscan villa with guest house, pool and spa was constructed on one 3 acre lot. Gorgeous hardscape was created for two of the remaining lots and construction had just begun on one of them. Now, a buyer has purchased the villa, the partially completed home and one of the two remaining vacant lots for \$69,000,000! Yes, that's Sixty Nine Million Dollars!

Beware! Don't leave money on the table by selling "quietly!" I just represented the buyers of 1530 Miramar Beach, which was listed but not yet marketed by a Montecito agent. While in escrow for the \$5.6M asking price, a buyer who heard about the property a day too late offered my buyers \$6,750,000 to flip it! Don't make the mistake those sellers made...let's talk about how I ensure my sellers get the most money they possibly can.

All the best,

## FEATURED LISTINGS

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BEACH SALES SPECIALIST  
FOR OVER 17 YEARS

PRUDENTIAL  
CALIFORNIA REALTY



### 5372 RINCON BEACH PARK DRIVE

Just reduced to \$3,950,000

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](http://www.SEACLIFFCONTEMPORARY.com)

### 1385 PLAZA PACIFICA

\$3,700,000

Very rarely does a beachfront condominium in Montecito's coveted Bonnymede enclave become available for purchase. This beautiful sun-drenched 2 bedroom/2.5 bath townhouse offers panoramic and breathtaking views of the ocean, islands and both coastlines, as well as a 2 car garage. Guarded and gated, Bonnymede is situated right across the street from the famed Four Seasons Biltmore Hotel and a short and delightful stroll from the boutiques and cafes of Montecito's Lower Village. This is an exceptional opportunity to own a beachfront condominium in the very best location on the Santa Barbara coastline.

[www.BONNYMEDECONDO.com](http://www.BONNYMEDECONDO.com)

# New Since the Last Newsletter...

## NEW LISTINGS

<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**

4353 Marina Dr.	\$14,500,000	\$14,500,000	9/06	5/4.5	397'	"Moon Shadows," a unique Contemporary on 4.4 ac. with 2 guest homes, free form pool with fountain, paths to a sheltered beach cove and great views. A likely tear down and the legality of the seaside guest house is in question, but the land and trees are fabulous. Sold 12/03 for \$7,000,000.
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### **MONTECITO**

1169 Hill Road	24,900,000	22,900,000	1/07	4/4/2	n/a	Newly rebuilt single level Mediterranean home steps from the Biltmore on appx. 3/4 ac. This is offered with 1174 Channel for \$36,800,000.
1174 Channel Dr.	11,900,000	11,900,000	1/07	Lot	n/a	2 lots, one improved with a tennis court, totaling 0.75 ac. These lots are adjacent to 1169 Hill Road and cannot be sold separately until that sells.
1130 Channel Dr.	9,900,000	9,900,000	1/07	3/3	n/a	Beautifully redone, this 1,503 sq.ft. cottage on 0.31 acre has vaulted ceilings, new wood floors and a gourmet kitchen. Includes approved plans for a major addition. This sold in 9/04 for \$4,599,000.
1795 Fernald Point	9,000,000	9,000,000	11/06	Lot	31'	Vacant 1/3 acre lot adjacent to Villa Pellican and offered separately only after Villa Pellican sells. Includes plans for a 2,400 sq.ft. 4 brm home.

### **RINCON**

3024 Solimar Beach	4,995,000	4,995,000	4/07	4/4.5	40'	This 3,689 sq.ft. 1970's tri-level Contemporary is in original condition yet has a great floorplan, very high ceilings and is easily updated.
5502 Rincon Beach Park Drive	4,195,000	4,195,000	2/07	3/3	40'	Partly redone and charming partial 2 story Cape Cod cottage with soaring ceilings, new wood floors and gorgeous new patio with outdoor fireplace. Offered furnished. Prior to the redo, this sold in 6/05 for \$3,372,800.
5364 Rincon Beach Park Drive	3,590,000	3,590,000	2/07	3/2.5	40'	Built in 1990, this 2,290 sq.ft. two story home has a living/dining room with fireplace, a library, master suite with fireplace, office and gym.
5430 Rincon Beach Park Drive	3,050,000	3,050,000	10/06	2/2	40'	Modest 1,400 sq.ft. cottage within the Seacliff Beach Colony.
5486 Rincon Beach Park Drive	2,995,000	2,995,000	2/07	3/2.5	40'	Very modest 3/2.5 cottage built in 1942. This has new paint and floors since it sold in 9/05 for \$2,500,000.
5412 Rincon Beach Park Drive	2,450,000	2,450,000	2/07	2/1.5	40'	This cottage is priced at land value and has a sitting room, office, interior patio, beachside patio and 2 car garage.

## NEW ESCROWS PENDING

<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.
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**

2211 Edgewater Way	2,500,000	2,500,000	1/07	2/2	75'	Modest 1,030 sq.ft. 1950's cottage on 0.59 acres with whitewater views.
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**SUMMERLAND**

2425 Finney St. E. 10,000,000 10,000,000 2/07 4/5.5 40' Charming Cape Cod designed by Andy Neumann with hardwood floors, cathedral beam ceilings, vast brick patios, and a 3-car garage.

**RINCON**

5474 Rincon Beach Park Drive 2,695,000 2,695,000 3/07 4/2 40' Built in 1959, this 1,860 sq.ft. cottage has open beam wood ceilings, tile floors and cool retro bath tiles.

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 Colony.

**WITHDRAWN**

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
735 Sand Point Rd.	\$6,500,000	\$6,500,000	9/06	6/6	100'	Updated 4/4 cottage with a large entertaining area.
875 Sand Point Rd.	6,500,000	6,500,000	9/06	4/4	75'	Moroccan home in Casa Blanca.
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.
3271 Beach Club	4,200,000	4,750,000	6/06	2/2	n/a	Exciting newer Contemporary with telescoping walls of glass.
3410 Sea Ledge Ln.	3,795,000	4,995,000	7/05	4/2.5	n/a	Brand new 3,500 sq.ft. Tuscan style home at the top of Sea Ledge Lane.
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.
4285 Faria Road	2,300,000	2,300,000	6/06	2/1.5	n/a	3 story Contemporary with 2 decks, one with a spa, in gated Faria.

**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**

2305 Edgewater Way \$3,100,000 \$3,200,000 \$4,250,000 10/06 1 year 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.

2327 Edgewater Way 1,950,000 2,500,000 2,500,000 2/07 2 mo. 50' Very modest 1940's 4/2 cottage on a flag lot.

**MONTECITO**

1104 Channel Dr. 25,000,000 n/a n/a 2/07 n/a n/a Now under construction, and bought as is (not subject to completion), this will be a 4,400 sq.ft. 4/4.5 modern Asian style main home, attached 800 sq.ft. 1/1 guest house and 500 sq.ft pool cabana on 1.12 acres. This lot sold with an adjacent 3/3 ranch home on 1 acre in 12/00 for \$6,000,000. The ranch home (1127 Hill Road) just sold in 1/07 for \$12,800,000.

1127 Hill Road 12,800,000 15,950,000 15,950,000 1/07 2.1 yrs. n/a Large 3,866 sq.ft. 3/3 ranch style home with views and Asian gardens on 1 acre. This sold with an adjacent 1 acre lot (now in framing; see above) in 12/00 for \$6,000,000. Added since then: a guest house, cabana, pool and spa.

1530 Miramar Beach 5,600,000 5,800,000 5,800,000 3/07 1 day 62' Modest 1,178 sq.ft. cottage on 3 lots, 2 of them beachfront, with the only garage within the gated Miramar parking area.

1471 Vincenti Place 3,150,000 n/a n/a 12/06 n/a n/a Two story 3/3.5 French Normandy home in Sea Meadow.

**SUMMERLAND**

2375 Finney St. East 7,900,000 7,950,000 7,950,000 1/07 2 days 108' Nicely redone 3,103 sq.ft. 4/4.5 Cape Cod with vast decks and stairs to the sand. Redone since 5/96 sale for \$1,500,000.

**PADARO LANE & BEACH CLUB ROAD**

2781 Padaro Lane	35,000,000	35,000,000	35,000,000	2/07	9 mo.	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.
2779 Padaro Lane	20,000,000	n/a	n/a	2/07	n/a	321'	This 3 ac. bluff-top property had a partially completed home when it was bought by the buyer of both 2781 & 2777 Padaro.
2777 Padaro Lane	14,000,000	n/a	n/a	3/07	n/a	609'	Bluff-top 6 acre lot. Same buyer as 2781 & 2779 Padaro Lane. The 4 lots at 2777, 2779, 2781 & 2773 (3 ac. not yet sold) were all purchased together for \$4,000,000 in 9/92.
3485-A Padaro Lane	3,950,000	4,200,000	6,700,000	3/07	9 mo.	n/a	Newer 2 story 2/2 home with attached 1/1 guest suite. It is situated on and overlooks the slough to the ocean.

**SAND POINT ROAD**

815 Sand Point Rd.	7,350,000	7,750,000	9,375,000	12/06	1.7 yrs.	120'	Redone 3/2 Contemp. with hexagonal rooms to take advantage of the views. Prior to redo, this sold 8/00 for \$4,352,500.
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**SANDYLAND COVE**

4561 Ave. del Mar	15,423,112	17,500,000	17,500,000	11/06	3 wks.	114'	Gorgeous 5/6.5 Warm Contemporary with walls of glass, vast family room, 4 fps, a detached guest suite and a 4 car garage.
4301 Ave. del Mar	6,000,000	n/a	n/a	12/06	n/a	38'	Modest 1930's cottage designed by Lockwood de Forest with guest house. A rolltop garage door in the living room opens to the sea and the 2 <sup>nd</sup> story brm is accessed up a ship's ladder.

**RINCON**

5498 Rincon Beach Park Drive	2,450,000	2,995,000	3,995,000	11/06	1.4 yrs.	40'	This 1992 3/3 Mediterranean has a large tiled living room/dining area overlooking a raised tile patio with big views.
5458 Rincon Beach Park Drive	2,400,000	2,650,000	2,995,000	10/06	3 mo.	40'	Modest 2/1 cottage with 1/.5 guest quarters with one of the larger building footprints in the gated Seacliff community.

**PRICE CHANGES**

ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE	COMMENTS
1787 Fernald Point	\$25,000,000	\$28,500,000	\$28,500,000	Behind the gates at Fernald Cove, "Villa Pellican" is a spacious Monterey Colonial.
4025 Bajada Ln.	14,900,000	10,500,000	8,950,000	Two story Contemporary built in 2000 but just completely rebuilt.
3102 Solimar Beach	7,995,000	8,500,000	8,500,000	Vast 5,742 sq.ft. Contemporary Mediterranean on Solimar Beach's largest lot.
1547 Shoreline Dr.	5,645,000	5,895,000	5,895,000	This Contemporary Craftsman has beautiful woodwork throughout.
3291 Beach Club	4,400,000	4,600,000	4,600,000	Dramatic A-frame with koi pond and spa.
3784 P.C.H.	3,995,000	4,495,000	4,495,000	1970's 2 story 2,116 sq.ft. Contemporary with cathedral beam ceilings.
5372 Rincon Beach	3,950,000	4,150,000	4,150,000	Newly redone sophisticated 2 story 3/3 Contemporary with detached guest suite.
4267 Faria Road	1,749,000	1,995,000	1,995,000	Behind the gates at Faria Beach, this is a remodeled 2 story Contemporary.

**Available Beachfront Properties**

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
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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	25,000,000	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.
1795 Fernald Point	9,000,000	9,000,000	11/06	Lot	31'	Vacant 1/3 acre lot adjacent to Villa Pellican and offered separately only after Villa Pellican sells. Includes plans for a 2,400 sq.ft. 4 brm home.

**RINCON POINT**

8072 Puesta del Sol	4,495,000	5,250,000	9/05	3/2	50'	Charming 1930'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	7,995,000	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.
3024 Solimar Beach	4,995,000	4,995,000	4/07	4/4.5	40'	This 3,689 sq.ft. 1970's tri-level Contemporary is in original condition yet has a great floorplan, very high ceilings and is easily updated.
5502 Rincon Beach Park Drive	4,195,000	4,195,000	2/07	3/3	40'	Partly redone and charming partial 2 story Cape Cod cottage with soaring ceilings, new wood floors and gorgeous new patio with outdoor fireplace. Offered furnished. Prior to the redo, this sold in 6/05 for \$3,372,800.
3784 P.C.H.	3,995,000	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.
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.
5372 Rincon Beach Park Drive	3,950,000	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.
5364 Rincon Beach Park Drive	3,590,000	3,590,000	2/07	3/2.5	40'	Built in 1990, this 2,290 sq.ft. two story home has a living/dining room with fireplace, a library, master suite with fireplace, office and gym.
6708 Breakers Way	3,157,000	3,500,000	5/06	3/3	40'	Two story home ideal for use as a duplex with a family room and 1/1 on the 1st floor and living room, kitchen and 2/2 on the 2nd floor. Each floor is separately metered. There is also a 2-car garage and hot tub.
5430 Rincon Beach Park Drive	3,050,000	3,050,000	10/06	2/2	40'	Modest 1,400 sq.ft. cottage within the Seacliff Beach Colony.
5486 Rincon Beach Park Drive	2,995,000	2,995,000	2/07	3/2.5	40'	Very modest 3/2.5 cottage built in 1942. This has new paint and floors since it sold in 9/05 for \$2,500,000.
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.
3386 P.C.H.	2,895,000	2,395,000	5/05	2/2	62'	Built in 1995 on stilts at the eastern end of ungated Faria, this Contemp. has a spacious rooftop view deck and sliders to the ocean side balcony. This sold in 7/04 for \$1,725,000, 4/03 for \$1,295,000 and as a tear-down/lot for \$475,000 in 11/00.
5412 Rincon Beach Park Drive	2,450,000	2,450,000	2/07	2/1.5	40'	This cottage is priced at land value and has a sitting room, office, interior patio, beachside patio and 2 car garage.

## Available Properties on the Bluff

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
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**HOPE RANCH**

4025 Bajada Ln.	\$14,900,000	\$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.
4353 Marina Dr.	14,500,000	14,500,000	9/06	5/4.5	397'	"Moon Shadows," a unique Contemporary on 4.4 ac. with 2 guest homes, free form pool with fountain, paths to a sheltered beach cove and great views. A likely tear down and the legality of the seaside guest house is in question, but the land and trees are fabulous. Sold 12/03 for \$7,000,000.

**SANTA BARBARA**

1547 Shoreline Dr.	5,645,000	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 of 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.

## Available Properties Near the Beach

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/BATH	COMMENTS
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### **MONTECITO**

1169 Hill Road	\$24,900,000	\$22,900,000	1/07	4/4/2	Newly rebuilt single level Mediterranean home steps from the Biltmore on appx. 3/4 ac. This is offered with the 2 front lots at 1174 Channel for \$36,800,000.
1174 Channel Dr.	11,900,000	11,900,000	1/07	Lot	Two lots, one improved with a tennis court, totaling 0.75 acres. These lots are adjacent to 1169 Hill Road and cannot be sold separately until that sells.
1130 Channel Dr.	9,900,000	9,900,000	1/07	3/3	Beautifully redone, this 1,503 sq.ft. cottage has vaulted ceilings, new plank wood floors and a gourmet kitchen on 0.31 ac. Includes approved plans for a major addition. This sold in 9/04 for \$4,599,000.

### **PADARO LANE & BEACH CLUB ROAD**

3291 Beach Club	4,400,000	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 to a delightful garden with koi pond and spa.
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### **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**

4267 Faria Road	1,749,000	1,995,000	8/06	3/3	Behind the gates at Faria Beach, this remodeled 2 story Contemporary has natural stone fireplaces, charming staircase, new kitchen appliances and new baths.
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## Beachfront Sales in 2006

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

3389 Padaro Ln.	\$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 Ln.	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**

815 Sand Point	7,350,000	7,750,000	9,375,000	12/06	1.7 yrs.	120'	Redone 3/2 Contemp. with hexagonal rooms to take advantage of the views. Prior to redo, this sold 8/00 for \$4,352,500.
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	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 stair-case and gorgeous views. This sold in 1/01 for \$3,300,000.

**SANDYLAND COVE**

4561 Ave. del Mar	15,423,112	17,500,000	17,500,000	11/06	3 wks.	114'	Gorgeous 5/6.5 Warm Contemporary with walls of glass, vast family room, 4 fps, a detached guest suite and a 4 car garage.
4301 Ave. del Mar	6,000,000	n/a	n/a	12/06	n/a	38'	Modest 1930's cottage designed by Lockwood de Forest with guest house. A rolltop garage door in the living room opens to the sea and the 2 <sup>nd</sup> story bedroom is accessed up a ship's ladder.
4555 Ave. del Mar	5,675,000	7,500,000	9,600,000	7/06	8 mo.	76'	Charming 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.

**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.
5498 Rincon Beach Park Drive	2,450,000	2,995,000	3,995,000	11/06	1.4 yrs.	40'	This 1992 3/3 Mediterranean has a large tiled living room/dining area overlooking a raised tile patio with big views.
5458 Rincon Beach Park Drive	2,400,000	2,650,000	2,995,000	10/06	3 mo.	40'	Modest 2/1 cottage with 1/.5 guest quarters with one of the larger building footprints in the gated Seacliff community.

## 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>FRONT FEET</u>	<u>COMMENTS</u>
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**SANTA BARBARA**

2305 Edgewater	\$3,100,000	\$3,200,000	\$4,250,000	10/06	1 year	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.
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 2 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>
<b>MONTECITO</b>						
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.
1471 Vincenti Pl.	3,150,000	n/a	n/a	12/06	n/a.	Two story 3/3.5 French Normandy home in Sea Meadow.
<b>RINCON</b>						
4252 P.C.H.	2,000,000	2,249,000	2,249,000	3/06	1 wk.	Recently redone, this 1,875 sq.ft. 3/2 1980's home is 1 row back from the beach. Sold in 11/02 for \$951,500 & 3/00 for \$725,000.

## Beachfront Sales in 2007

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON FRONT</u>	<u>FEET</u>	<u>COMMENTS</u>
<b>MONTECITO</b>							
1530 Miramar Bch	\$5,600,000	\$5,800,000	\$5,800,000	3/07	1 day	62'	Modest 1,178 sq.ft. cottage on 3 lots, 2 of them beachfront, with the only garage within the gated Miramar Beach parking area.

## Sales on the Bluff in 2007

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON FRONT</u>	<u>FEET</u>	<u>COMMENTS</u>
<b>SANTA BARBARA</b>							
2327 Edgewater	\$1,950,000	\$2,500,000	\$2,500,000	2/07	2 mo.	50'	Very modest 1940's 4/2 cottage on a flag lot.
<b>SUMMERLAND</b>							
2375 Finney E.	7,900,000	7,950,000	7,950,000	1/07	2 days	108'	Nicely redone 3,103 sq.ft. 4/4.5 Cape Cod with vast decks and private stairs to the sand. Redone since 5/96 sale for \$1,500,000.
<b>PADARO LANE &amp; BEACH CLUB ROAD</b>							
2781 Padaro Ln.	35,000,000	35,000,000	35,000,000	2/07	9 mo.	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.
2779 Padaro Ln	20,000,000	n/a	n/a	2/07	n/a	321'	This 3 ac. bluff-top property had a partially completed home when it was bought by the buyer of both 2781 & 2777 Padaro.
2777 Padaro Ln	14,000,000	n/a	n/a	3/07	n/a	609'	Bluff-top 6 acre lot. Same buyer as 2781 & 2779 Padaro Lane. The 4 lots at 2777, 2779, 2781 & 2773 (3 ac. not yet sold) were all purchased together for \$4,000,000 in 9/92.

## Sales Near the Beach or Bluff in 2007

<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>
<b>MONTECITO</b>						
1104 Channel Dr.	\$25,000,000	n/a	n/a	2/07	n/a	Now under construction, and bought as is (not subject to completion), this will be a 4,400 sq.ft. 4/4.5 modern Asian style main home, attached 800 sq.ft. 1/1 guest house and 500 sq.ft pool cabana on 1.12 acres. This lot sold with an adjacent 3/3 ranch home on 1 acre in 12/00 for \$6,000,000. The ranch home (1127 Hill Road) just sold in 1/07 for \$12,800,000.

1127 Hill Road 12,800,000 15,950,000 15,950,000 1/07 2.1 yrs. Large 3,866 sq.ft. 3/3 ranch home with views and Asian gardens on 1 acre. This sold with an adjacent 1 acre lot (now in framing; see above) in 12/00 for \$6,000,000. Added since then: a guest house, cabana, pool and spa.

**PADARO LANE & BEACH CLUB ROAD**

3485-A Padaro Ln 3,950,000 4,200,000 6,700,000 3/07 9 mo. Newer 2 story 2/2 home with attached 1/1 guest suite. This home is situated on and overlooks the slough to the ocean.

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.

*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**

659-F Del Parque \$1,399,000 \$1,499,000 2/07 2/2 1-2 \$350 Remodeled beautifully, this poolside 1,414 sq.ft. townhome has a wood burning fireplace, skylights and a spa tub. Sold in 1/01 for \$700,000.

**MONTECITO**

1385 Plaza Pacifica 3,700,000 3,700,000 4/07 2/2.5 2-3 1098 Beachfront South-facing townhouse with stunning whitewater views up and down the coast and a rarely available 2 car garage in Bonnymede.  
 16 Seaview Dr. 3,500,000 3,500,000 4/07 2/2 3<sup>rd</sup> 819 Upgraded 1,454 sq.ft. top floor unit with lovely ocean views, crown moldings and balcony heating. Sold 11/05 for \$2.5 and 1/02 for \$2.1.  
 74 Seaview Dr. 1,950,000 2,000,000 1/07 2/2 1<sup>st</sup> 819 This 1,510 sq.ft. unit has some views across Sea Meadow. This was partly redone since it sold in 4/04 for \$1,325,000 & 8/99 for \$705,000.  
 23 Seaview Dr. 1,895,000 1,995,000 1/07 2/2 1<sup>st</sup> 819 Newly painted and upgraded unit with fireplace and dining room.

**NEW ESCROWS PENDING**

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

661-D Del Parque \$1,599,000 \$1,750,000 2/07 2/2 1-2 \$350 Front row East Beach end unit townhome with great ocean views, high ceilings, new carpet, flooring and paint. Attached 2 car garage.  
 50 Barranca #7 749,900 749,900 12/06 3/2 2<sup>nd</sup> 427 Remodeled 1,395 sq.ft. end unit with ocean views from all 3 bedrooms. Sold in 6/04 for \$785,000, 8/00 for \$525,000 and 9/99 for \$424,000.

**MONTECITO**

1350 Plaza Pacifica 1,895,000 1,895,000 1/07 2/2.5 1<sup>st</sup> 981 South-facing ground floor corner unit with fireplace and laundry.

**CARPINTERIA**

4950 Sandyland #126 479,000 499,000 8/06 1/1 1<sup>st</sup> 373 Sunset Shores East facing unit offered fully furnished.

**NEW CLOSED ESCROWS**

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

661-C Del Parque \$1,625,000 \$1,620,000 \$1,620,000 3/07 1 wk. 3/2 1-2 Front row East Beach Townhome with sweeping ocean views, cathedral ceilings and attached 2 car garage.

**MONTECITO**

8 Seaview Drive	3,500,000	3,595,000	4,750,000	2/07	7 mo.	2/2.5	2,106	2 <sup>nd</sup>	This unusual unit, which was originally a 3 brm and is now a spacious 2 brm with many closets and mirrors, has sweeping ocean views.
1500-D Miramar	3,400,000	n/a	n/a	3/07	n/a	n/a	1,353	1-2	Rarely available 3/2 Pinecliff condo with a panoramic view over the beachfront Miramar Beach houses and use of the Assn's beachfront deck with BBQ facilities.
1320 Plaza Pacifica	2,575,000	n/a	n/a	11/06	n/a	2/2.5	1,674	1 <sup>st</sup>	Redone east facing unit with a small ocean view from the patio. This sold for \$1,600,000 as a fixer in 10/05.
50 Seaview Drive	2,425,000	2,795,000	3,350,000	1/07	5 mo.	3/2	2,183	3 <sup>rd</sup>	Unique top floor unit with added loft with 2 bedrooms and an office, and ocean views over Sea Meadows.
3 Seaview Drive	2,250,000	2,650,000	2,650,000	2/07	2 wks.	3/2.5	2,261	1 <sup>st</sup>	Redone with travertine floors, plantation shutters and crown molding. Great ocean views from the patio. Sold in 7/03 for \$1,800,000 and 11/95 for \$725,000.
1372 Plaza Pacifica	2,200,000	2,650,000	2,650,000	3/07	2 mo.	2/2.5	1,694	2 <sup>nd</sup>	Redone unit with partial ocean views and hardwood floors. Prior to redo, this sold in 9/04 for \$1,386,000.
26 Seaview Drive	2,100,000	2,300,000	2,750,000	11/06	11 mo.	2/2	1,599	2 <sup>nd</sup>	Straight on ocean views; near original condition. Plans for full redo are included. Sold 2/05 for \$1,650,000.
57 Seaview Drive	2,060,000	2,180,000	2,400,000	10/06	5 mo.	2/2	1,608	1 <sup>st</sup>	Remodeled with sophistication including new bathrooms and kitchen, wood floors, fireplace, large patio area. Last sold 2/05 for \$1,700,000.
43 Seaview Dr.	1,750,000	1,850,000	1,850,000	3/07	1 mo.	2/2	1,716	2 <sup>nd</sup>	Bright unit with some ocean views, remodeled baths and kitchen and new wood floors. Sold 2/04 for \$1,350,000.
81 Seaview Drive	1,475,000	1,695,000	1,695,000	12/06	2 mo.	2/2		2 <sup>nd</sup>	West facing unit with formal dining room and fireplace.
1300 Plaza Sonadores	1,450,000	1,549,000	1,549,000	11/06	2 mo.	2/2	1,368	1 <sup>st</sup>	South facing single level unit with garden views, redone kitchen and baths. This was a bankruptcy sale.
1323 Plaza Sonadores	1,438,500	1,575,000	1,750,000	1/07	1 year	2/2	1,392	2 <sup>nd</sup>	South facing single story unit with remodeled granite kitchen and baths near the gate house.
1304 Plaza Pacifica	1,350,000	n/a	n/a	12/06	n/a	1/1.5	919	1 <sup>st</sup>	Redone south facing single level unit with garden views.
1345 Plaza Sonadores	842,500	945,000	945,000	12/06	2 mo.	0/1	525	2 <sup>nd</sup>	Beautifully redone breezeway studio. Prior to the redo, this sold in 1/01 for \$366,000.

**CARPINTERIA**

4880 Sandyland #10	467,000	489,500	489,500	11/06	3 mo.	0/1		1 <sup>st</sup>	La Cabana south facing end unit. Sold 5/00 for \$145k.
4880 Sandyland #36	460,000	525,000	625,000	1/07	10 mo.	1/1	612	1 <sup>st</sup>	North facing La Cabana end unit. Sold 5/00 for \$182k.
4880 Sandyland #16	440,000	449,000	484,500	11/06	3 mo.	0/1		1 <sup>st</sup>	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.

**WITHDRAWN**

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

649-A Verde Mar	\$1,359,000	\$1,359,000	1/06	2/2	1-2	\$304	Townhouse with hardwood floors and marble counters.
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**PRICE CHANGES**

<u>ADDRESS</u>	<u>NEW LIST PRICE</u>	<u>OLD LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>COMMENTS</u>
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20 Barranca #2	\$1,295,000	\$1,585,000	\$1,585,000	Front row 1,391 sq.ft. condo with exotic woods throughout.
4902 Sandyland #245	475,000	479,000	499,000	Sunset Shores mtn view studio w/skylights. Sold in 5/05 for \$470,000.

## 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

659-F Del Parque	\$1,399,000	\$1,499,000	2/07	2/2	1-2	\$350	Remodeled beautifully, this poolside 1,414 sq.ft. townhome has a wood burning fireplace, skylights and a spa tub. Sold in 1/01 for \$700,000.
20 Barranca #2	1,295,000	1,585,000	8/06	2/2	1 <sup>st</sup>	375	Front row 1,391 sq.ft. condo 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.

### MONTECITO

1385 Plaza Pacifica	3,700,000	3,700,000	4/07	2/2.5	2-3	1098	Beachfront South-facing townhouse with stunning whitewater views up and down the coast and a rarely available 2 car garage in Bonnymede.
16 Seaview Dr.	3,500,000	3,500,000	4/07	2/2	3 <sup>rd</sup>	819	Upgraded 1,454 sq.ft. top floor unit with lovely ocean views, crown moldings and balcony heating. Sold 11/05 for \$2.5 and 1/02 for \$2.1.
74 Seaview Dr.	1,950,000	2,000,000	1/07	2/2	1 <sup>st</sup>	819	This 1,510 sq.ft. unit has some views across Sea Meadow. This was partly redone since it sold in 4/04 for \$1,325,000 & 8/99 for \$705,000.
23 Seaview Dr.	1,895,000	1,995,000	1/07	2/2	1 <sup>st</sup>	819	Newly painted and upgraded unit with fireplace and dining room.

### CARPINTERIA

4902 Sandyland #245	475,000	499,000	6/06	0/1	2 <sup>nd</sup>	348	Sunset Shores mtn view studio w/skylights. Sold in 5/05 for \$470,000.
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## Beach Area Condominium Sales in 2006

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.	2/2	1,155	1 <sup>st</sup>	Shoreline Condos unit right off pool with Murphy bed.
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### MONTECITO

1305 Plaza Pacifica	4,000,000	n/a	n/a	1/06	n/a	2/2	1,694	1 <sup>st</sup>	Redone beachfront 1 story. Sold 7/04 for \$2,875,000 and, prior to redo, in 2/96 for \$1.1 & 4/93 for \$915,000.
1319 Plaza Pacifica	2,755,000	2,495,000	2,495,000	5/06	1 day	3/3	2,023	1 <sup>st</sup>	Rarely available 1-story 3/3 unit with fireplace and ocean view patio. Multiple offers. Sold in 3/00 for \$960,000.
1320 Plaza Pacifica	2,575,000	n/a	n/a	11/06	n/a	2/2.5	1,674	1 <sup>st</sup>	Redone east facing unit with a small ocean view from the patio. This sold for \$1,600,000 as a fixer in 10/05.
26 Seaview Drive	2,100,000	2,300,000	2,750,000	11/06	11 mo.	2/2	1,599	2 <sup>nd</sup>	Straight on ocean views; near original condition. Plans for full redo are included. Sold 2/05 for \$1,650,000.
79 Seaview Drive	2,095,000	2,195,000	2,195,000	9/06	2 mo.	2/2	1,599	2 <sup>nd</sup>	Gorgeous remodel with an upscale Hampton's feel. Prior to the remodel, this sold in 6/05 for \$1,700,000.
57 Seaview Drive	2,060,000	2,180,000	2,400,000	10/06	5 mo.	2/2	1,608	1 <sup>st</sup>	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	1,950,000	2,450,000	11/06	10 mo.	2/2	1,863	2 <sup>nd</sup>	Beautifully redone with built in office, heated hardwood floors & crown molding. Prior to the redo, this sold 3/05 for \$1,533,500, 1/02 for \$860,000 & 4/00 for \$735,000.
25 Seaview Drive	1,875,000	n/a	n/a	5/06	n/a	2/2	1,599	2 <sup>nd</sup>	This southeast facing unit has nice ocean views.
17 Seaview Drive	1,795,000	1,795,000	1,795,000	3/06	4 days	2/2	1,773	3 <sup>rd</sup>	Penthouse in Building 1 with a harbor peek, nice mtn views, and updated kitchen. Sold in 12/99 for \$875,000.
68 Seaview Drive	1,730,000	1,825,000	2,100,000	2/06	5 mo.	2/2	1,505	3 <sup>rd</sup>	New kitchen appliances have been installed in this top floor unit since its 8/04 sale at \$1,475,000.
81 Seaview Drive	1,475,000	1,695,000	1,695,000	12/06	2 mo.	2/2		2 <sup>nd</sup>	West facing unit with formal dining room and fireplace.
1300 Plaza Sonadores	1,450,000	1,549,000	1,549,000	11/06	2 mo.	2/2	1,368	1 <sup>st</sup>	South facing single level unit with garden views, redone kitchen and baths. This was a bankruptcy sale.

1304 Plaza Pacifica	1,350,000	n/a	n/a	12/06	n/a	1/1.5	919	1 <sup>st</sup>	Redone south facing single level unit with garden views.
1345 Plaza Sonadores	842,500	945,000	945,000	12/06	1 mo.	0/1	525	2 <sup>nd</sup>	Beautifully redone 525 sq.ft. breezeway studio. Prior to the redo, this sold in 1/01 for \$366,000.
1311 Plaza Pacifica	800,000	n/a	n/a	4/06	n/a	1/1	843	1 <sup>st</sup>	East facing first floor unit. Not listed when sold.

### CARPINTERIA

4950 Sandyland #128	550,000	589,000	649,000	3/06	5 mo.	1/1	584	1 <sup>st</sup>	East facing Sunset Shores. Sold in 8/02 for \$300,000.
4902 Sandyland #141	470,000	475,000	475,000	3/06	3 days	1/1	432	1 <sup>st</sup>	Sunset Shores unit with largest yard space in complex.
4880 Sandyland #10	467,000	489,500	489,500	11/06	3 mo.	0/1		1 <sup>st</sup>	La Cabana south facing end unit. Sold 5/00 for \$145k.
4880 Sandyland #16	440,000	449,000	484,500	11/06	3 mo.	0/1		1 <sup>st</sup>	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.

## Beach Area Condominium Sales in 2007

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

661-C Del Parque	\$1,625,000	\$1,620,000	\$1,620,000	3/07	1 wk.	3/2		1-2	Front row East Beach Townhome with sweeping ocean views, cathedral ceilings and attached 2 car garage.
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### MONTECITO

8 Seaview Drive	3,500,000	3,595,000	4,750,000	2/07	7 mo.	2/2.5	2,106	2 <sup>nd</sup>	This unusual unit, which was originally a 3 brm and is now a spacious 2 brm with many closets and mirrors, has sweeping ocean views.
1500-D Miramar	3,400,000	n/a	n/a	3/07	n/a	3/2	1,353	1-2	Rarely available 3/2 Pinecliff condo with a panoramic view over the beachfront Miramar Beach houses and use of the Assn's beachfront deck with BBQ facilities.
50 Seaview Drive	2,425,000	2,795,000	3,350,000	1/07	5 mo.	3/2	2,183	3 <sup>rd</sup>	Unique top floor unit with added loft with 2 bedrooms and an office, and ocean views over Sea Meadows.
3 Seaview Drive	2,250,000	2,650,000	2,650,000	2/07	2 wks	3/2.5	2,261	1 <sup>st</sup>	Redone with travertine floors, plantation shutters and crown molding. Great ocean views from the patio. Sold in 7/03 for \$1,800,000 and 11/95 for \$725,000.
1372 Plaza Pacifica	2,200,000	2,650,000	2,650,000	3/07	2 mo.	2/2.5	1,694	2 <sup>nd</sup>	Redone unit with partial ocean views and hardwood floors. Prior to redo, this sold in 9/04 for \$1,386,000.
43 Seaview Dr.	1,750,000	1,850,000	1,850,000	3/07	1 mo.	2/2	1,716	2 <sup>nd</sup>	Bright unit with some ocean views, remodeled baths and kitchen and new wood floors. Sold 2/04 for \$1,350,000.
1323 Plaza Sonadores	1,438,500	1,575,000	1,750,000	1/07	1 year	2/2	1,392	2 <sup>nd</sup>	South facing single story unit with remodeled granite kitchen and baths near the gate house.

### CARPINTERIA

4880 Sandyland #36	460,000	525,000	625,000	1/07	10 mo.	1/1	612	1 <sup>st</sup>	North facing La Cabana end unit. Sold 5/00 for \$182k.
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WINTER  
*at the beach*

1170 Coast Village Road ■ Montecito, CA 93108