

WINTER *at the beach* Beach & Bluff Bulletin

Mid-September 2010 ~ End of May 2011

BEACH & BLUFF BUZZ

As we near the mid-point of the year, the beachfront market is demonstrating a significant further downward trend in both pricing and activity, with the exception of 2 stunning (and both off market) sales: 1060 Channel Dr. and 1558 Miramar Beach. At \$27,000,000, the Channel sale (of a redone 1920's 4,174 sq.ft. Mediterranean on 1.4 acres across the bike path from the bluff in Montecito) harkens back to the 2006-2007 glory days. (The buyer is not Ty Warner, but rather the chairman of a multi-billion dollar French sporting goods conglomerate who had been leasing the property.) And despite how beautifully the 3 story home on Miramar was built, that it could sell in a market like this for \$3,500,000 on a 871 sq.ft. lot that was only 11' wide is truly amazing.

Other than those 2 bright spots, there have been less than a dozen sales to date during 2011 from Hope Ranch through the Rincon and their sale prices are but a fraction of their previous highs, including, at worst, a few sales along the Rincon at half their 2007 closing prices. The \$19,500,000 purchase on Padaro Lane at the very end of 2010 by legendary Star Wars creator George Lucas exemplifies the high end's plummet: that property had been purchased for \$27,000,000 in 2006 and then had undergone extensive remodeling and re-landscaping, adding to the seller's substantial loss.

Unfortunately, last year's robust beach condominium market has so far disappeared too: compared to the 18 sales within Bonnymede and Montecito Shores in 2010, only 2 units have sold in that enclave this year and both sales were at the lowest end of that market, selling below \$1,000,000. Relatively quiet last year, Carpinteria's condo market is continuing to show few sales this year, with selling prices at approximately 2002-2003 levels.

Here's hoping that come the next newsletter, there will be much, much better news. Until then, May the Force be with you! All the best,

FEATURED LISTINGS

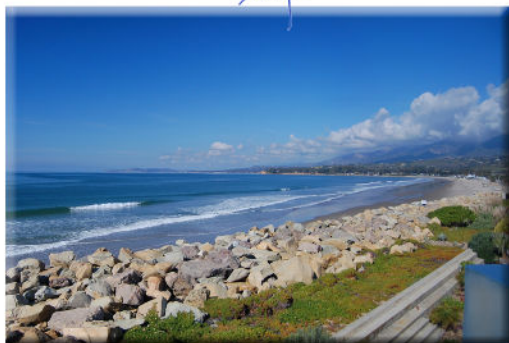
KATHLEEN WINTER

Former Attorney
DRE 01022891

805.451.4663

Kathy@KathyWinter.com

PRUDENTIAL
CALIFORNIA REALTY



871 SAND POINT ROAD

NEWLY OFFERED AT \$6,650,000

Exotic 5,300 sq.ft. home with guest quarters in guarded enclave. Floating iron staircase, dramatic 2 story LR, master with office & gym. Fabulous community indoor pool, clubhouse and tennis court.

www.CASABLANCABEACHHOME.com



ONE SEAVIEW DRIVE

NEWLY OFFERED AT \$3,995,000

The very best beachfront location in Montecito Shores. Panoramic ocean views from every room. Private seaside terrace. Formal dining, fireplace, 3 bedrooms/3 baths, granite kitchen.

www.1SEAVIEWDRIVE.com



1533 SHORELINE DRIVE

NEWLY OFFERED AT \$3,250,000

Lovely remodeled cottage with panoramic views & total privacy. Abundant seaside terraces for delightful indoor/outdoor living. On two gated, beautifully landscaped lots with flowering gardens.

www.SHORELINEDRIVEHOME.com



4825-4 SANDYLAND ROAD

NEWLY OFFERED AT \$1,095,000

Remodeled and stylish 2 brm/2 bath condo with great ocean views. Fireplace, granite kitchen with all new appliances, 3 balconies. Community BBQ's & picnic tables. Easy stroll to delights of town.

www.SHORELINECONDO.com

NEW SINCE THE LAST NEWSLETTER...

NEW LISTINGS

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

1533 Shoreline Dr.	\$3,250,000	\$3,250,000	5/11	3/2.5	99'	Wonderful redone cottage on a totally private double lot with open beam ceilings, wood floors and large terraces. www.ShorelineDriveHome.com .
5289 Austin Road	2,695,000	2,695,000	4/11	3/3.5	134'	This pretty gated 2 story 3,100 sq.ft. home was built in 2005 with wood floors, granite kitchen, and large oceanside patio with built in BBQ/frig.
1220 Shoreline Dr.	1,950,000	1,950,000	5/11	2/2.5	n/a	Featured in <i>Coastal Living</i> magazine, this darling cottage was recently built. Approved plans to expand and add 2 nd story are now included. Sold as is in 2/09 for \$1,700,000 and as a fixer in 8/03 for \$1,000,000.

SAND POINT ROAD

869 Sand Point Rd.	10,900,000	10,900,000	5/11	4/4/2	100'	At 5,742 sq.ft., this is Casa Blanca's largest home with 3 brms, 2 offices plus a separate 1/1 guest apartment, high ceilings and large terraces.
871 Sand Point Rd.	6,650,000	6,650,000	4/11	4/3/2	100'	Beautiful 5,390 sq.ft. Casa Blanca with floating staircase, 2 story LR, formal DR, master with fireplace, sitting room & gym, & guest quarters with own entrance. Sold 5/00 for \$3,550,000. www.CasaBlancaBeachHome.com .
745 Sand Point Rd.	4,300,000	4,795,000	4/11	3/3	82'	Modest partial 2 story 2,200 sq.ft. shingled 1940's cottage with knotty pine interiors. The first floor sits too low to see much over the seawall.

SANDYLAND COVE

4257 Ave. del Mar	22,500,000	22,500,000	5/11	7/7	80'	Redone 1940's compound with 6 brm main house, 1/1 guest house, tennis court, pool & spa on appx. 1 acre with ocean views only from 2 nd story.
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RINCON

3532 P.C.H.	3,195,000	3,195,000	8/10	3/3	60'	Built in 1975, this 2,637 sq.ft. 3/3 Contemporary had been redone recently when it sold in 11/07 for \$3,000,000.
5344 Rincon Beach Park Drive	2,649,000	2,649,000	4/11	4/3	50'	Gorgeous 3,086 sq.ft. 4/3 Contemp. built in 2000 with high ceilings, crown moldings, granite kitchen and game room. This property was foreclosed upon in 2/11 for \$2,385,000. It sold for \$4,380,000 in 4/06.
3924 P.C.H.	2,275,000	2,395,000	2/11	4/2	39'	Two story 1,800 sq.ft. home with large deck and sand pit.
5440 Rincon Beach Park Drive	1,150,000	1,800,000	7/10	2/2	40'	Modest 1,281 sq.ft. cottage built in 1961 with a loft in the guest bedroom. There are new appliances in the kitchen and new carpet throughout.

WITHDRAWN

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE
3282 Beach Club Rd.	\$19,000,000	\$25,000,000	10/08	4224 Faria Road	\$2,225,000	\$2,295,000	10/09
6746 Breakers Way	6,500,000	6,500,000	2/10	1631 Shoreline Dr.	2,195,000	2,400,000	9/09
3398 P.C.H.	4,495,000	4,695,000	7/09	3870 P.C.H.	2,150,000	3,100,000	2/09
3006 Solimar Beach	3,995,000	4,450,000	12/09	3290 Beach Club	2,150,000	2,850,000	6/10
3271 Beach Club Rd.	3,995,000	3,995,000	11/09	2 Rincon Point Ln.	1,995,000	3,950,000	6/10
5486 Rincon Beach	2,700,000	2,700,000	10/09	3422 P.C.H.	1,549,000	1,999,000	8/09

PRICE CHANGES

ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE	ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE
1453 Bonnymede Dr.	\$17,950,000	\$19,995,000	\$29,650,000	8134 Puesta del Sol	2,795,000	2,995,000	4,290,000
1787 Fernald Point	12,950,000	16,750,000	28,500,000	5498 Rincon Beach	2,550,000	2,770,000	3,400,000
3555-1/2 Padaro Ln.	7,150,000	7,650,000	8,400,000	5364 Rincon Beach	2,399,000	2,600,000	3,590,000
3116 Solimar Beach	4,050,000	4,350,000	4,495,000	5502 Rincon Beach	2,359,000	2,795,000	3,850,000
1661 Shoreline Dr.	3,595,000	3,675,000	3,675,000	4280 Faria Road	1,600,000	1,750,000	2,950,000

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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PADARO LANE & BEACH CLUB ROAD

3281 Padaro Lane	\$7,450,000	\$8,750,000	6/10	3/3	47'	Situated upon Padaro's coveted knoll with panoramic views, easy beach access and total privacy, this bright home has open beam ceilings, a large family room & a large beachside terrace. www.PadaroLaneHome.com
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RINCON POINT

5514 Rincon Beach Park Drive	1,050,000	2,100,000	9/09	2/1	40'	This is a short sale of a 1950's 868 sq.ft. cottage near the western end and includes plans for a 5,000 sq.ft. Modern. This sold in 5/07 for \$2,160,000.
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NEW CLOSED ESCROWS

<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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HOPE RANCH

4181 Creciente Dr.	\$18,440,000	\$23,500,000	\$28,500,000	10/10	6 mo.	565'	Situated on 7.76 acres with a golf-cart path to the beach, this redone 4/5 main house has a media room, study, exercise room and wine cellar. There is a 3/3 guest house, pool, cabana, lighted tennis court & putting greens.
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SANTA BARBARA

3255 Cliff Drive	4,850,000	4,995,000	5,950,000	11/10	1.4 yrs	100'	1970's 4,500 sq.ft. 3/3 Contemp. Cape Cod with 180° views, a detached guest suite, pool, spa and patios on 1.5 acres. This sold 1/01 for \$5,050,000 and, prior to redo, in 3/00 for \$2,650,000.
1109 Luneta Plaza	1,900,000	2,250,000	2,250,000	4/11	1 mo.	n/a	Gutted 1960's 2,800 sq.ft. 2 story 4/3 overlooking Leadbetter Beach and the harbor. Sold 5/08 for \$2,200,000.
1427 Shoreline Dr.	1,900,000	2,395,000	2,395,000	2/11	4 mo.	59'	Redone 1,256 sq.ft. 2 story 2/2 hideaway set back from street with new kitchen & baths, hardwood floors, wood ceilings.
1232 Shoreline Dr.	1,875,000	1,975,000	2,599,000	1/11	2.2 yrs	n/a	Fully rebuilt and spacious 3/2 Contemp. across from Shoreline Park with high ceilings and hardwood floors but small yard.

MONTECITO

1060 Channel Dr.	27,000,000	n/a	n/a	3/11	n/a	n/a	Originally built in 1915 but recently redone, this 4,174 sq.ft. 4/4 Mediterranean has a detached guest suite and a beautifully landscaped 1.4 acre lot. This sold privately.
1210 Channel Dr.	6,400,000	n/a	n/a	11/10	n/a	n/a	This 1940's 1,114 sq.ft. 2/2 cottage across from Butterfly Beach & next to the Biltmore was purchased in July 2010 for \$6,000,000 and then sold 4 months later by the owner of 1104 Channel Dr. and 1127 Hill Road. It had previously been owned by Ty Warner, who had purchased it in 3/03 for \$2,500,000.
1558 Miramar Beach	3,500,000	n/a	n/a	3/11	n/a	11'	Unique narrow 3 story 3/2 Contemp. duplex with extensive use of exotic woods & efficient design throughout. 871 sq.ft. lot.
1542-B Miramar Bch	2,160,000	2,475,000	2,850,000	5/11	1 yr.	14'	Charming 616 sq.ft. 2 story Board n' Batten 1/1.5 cottage built in 1912 with 2 beachside decks. www.MiramarBeachHome.com .

PADARO LANE & BEACH CLUB ROAD

3389 Padaro Lane	19,500,000	24,950,000	37,500,000	12/10	2.8 yrs	162'	Contemporary 4/3 home on the largest (1.7 ac.) and widest lot on the sand of Padaro Lane with guest house and lap pool. This has great new landscaping since it sold in 8/06 for \$27,000,000.
3567 Padaro Lane	4,968,000	n/a	n/a	10/10	n/a	50'	Two story 2,118 sq.ft. 4/3 Contemporary built in 1971 in need updating throughout. This sold privately.

SAND POINT ROAD

571 Sand Point Rd.	10,700,000	13,800,000	15,900,000	10/10	1.4 yrs.	126'	Built in 1992, this 4,963 sq.ft. Cape Cod home has 2/2.5 in the main house plus a 1/1 guest house, vast deck and lap pool.
755 Sand Point Rd.	5,000,000	n/a	n/a	4/11	n/a	150'	Tear down 1,774 2/2.5 home built in 1945 with some wetland setback issues. This sold privately.

RINCON POINT

8082 Puesta del Sol	2,250,000	3,495,000	4,600,000	12/10	1.4 yrs.	64'	Built in 1950, this 2,241 sq.ft. 2/2 cottage has an ocean view lanai and two 1/1 guest suites over the detached 2 car garage.
8050 Puesta del Sol	1,800,000	2,750,000	3,985,000	10/10	1.9 yrs.	51'	1970's 2/2 cottage with stone fireplace, large deck and sweeping views. Next to the public beach access to Rincon Point surf.

RINCON

3060 Solimar Beach	5,000,000	5,398,000	7,750,000	12/10	3.2 yrs.	47'	Striking 2 story 3,954 sq.ft. 4/4 Contemp. with top quality finishes throughout. Redone since 10/04 sale for \$4,025,000.
2960 Solimar Beach	3,155,000	3,195,000	3,195,000	5/11	2 mo.	40'	This 1980's 2,366 sq.ft. 3/2.5 home has an upstairs master, high ceilings and 2 fireplaces. Next to a community open space.
3692 P.C.H.	2,785,000	n/a	n/a	8/10	n/a	86'	Built in 1979 at an angle to the ocean, this 2,170 sq.ft. 3/3 has an enormous deck and a vast 86' of beach frontage.
5344 Rincon Beach Park Drive	2,385,000 (foreclosure)	n/a	n/a	2/11	n/a	50'	Gorgeous 3,086 sq.ft. 4/3 Contemp. built in 2000 with high ceilings, crown moldings, granite kitchen and game room. This sold for \$4,380,000 in 4/06.
5372 Rincon Beach Park Drive	2,275,000	2,485,000	3,295,000	3/11	9 mo.	40'	Nicely redone 2 story 3/3 Contemporary with 2 fireplaces, a detached guest suite, built-in fire-pit and vast deck.
2854 P.C.H.	1,665,000	2,350,000	2,350,000	4/11	1 mo.	41'	Just outside the gates at Solimar, this 1,298 sq.ft. 3/2 cottage was built in 1946.
4250 Faria Road	1,525,500	n/a	n/a	12/10	n/a	44'	Remodeled 3/2 home behind the gates with a large great room. Crime scene. Sold in 1/06 for \$2,575,000, 4/05 for \$2,000,000 and prior to the redo, in 3/03 for \$1,225,000.
5380 Rincon Beach	1,150,000	1,349,000	1,750,000	3/11	7 mo.	40'	Fixer 1,646 sq.ft. 4/2 cottage built in 1960. Bank owned.
5412 Rincon Beach Park Drive	1,150,000	1,175,000	1,750,000	2/11	2 yrs.	40'	This is a short sale of a modest 2/1.5 cottage on a 3,720 sq.ft. lot with patio and 2 car garage. This sold in 5/07 for \$2,250,000.

AVAILABLE BEACHFRONT PROPERTIES

VISIT www.SANTABARBARABEACHTOUR.com TO VIEW PHOTO TOURS OF ALL OF THESE PROPERTIES.

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

1461 Edgecliff Ln.	\$37,500,000	\$43,000,000	4/10	7/7.5	193'	Stunning Cape Cod compound on 2 parcels with a 3/3.5 main house, 1,500 sq.ft. 2/2 guest house, exercise room, 2 studios, infinity pool, 7 car garage and tropical landscaping. This sold in 2/05 for \$22,000,000.
1453 Bonnymede Dr.	17,950,000	29,650,000	6/09	5/5.5	~~	Superb 7,150 sq.ft. Sea Meadow home on the sand of exceptional quality with a Walnut library, stone floors, custom steel & glass doors, family room, gorgeous master & full basement.
1787 Fernald Point	12,950,000	28,500,000	6/06	8/9/2	146'	Behind the gates at Fernald Cove, "Villa Pellican" is a dramatic & private 1930's 6,067 sq.ft. Monterey Colonial grand beachfront estate on 2 parcels totaling 0.62 ac. with guest house, beachside cabana and 3 car garage.
1502 Miramar Beach	4,650,000	5,950,000	8/07	2/2	35'	Redone 900+ sq.ft. 2 story Cape Cod next to the public access stairway. This has been totally redone since its 3/99 sale for \$875,000.

PADARO LANE & BEACH CLUB ROAD

3443 Padaro Lane	29,000,000	37,500,000	7/08	4/6.5	79'	Spectacular gated 4,848 sq.ft. Contemporary on 1.13 acres with 790 sq.ft. guest house, lighted tennis court and spa. More than \$4M went into gutting and remodeling the main house since this sold in 2/06 for \$20,750,000. Prior to the 2006 sale, the guest house was built and the house refreshed since the 6/97 sale for \$3,150,000.
3246 Beach Club Rd.	12,950,000	23,000,000	7/08	4/4	103'	Built in 1959, this appx. 3,000 sq.ft. 2 story home has views to the South-east within the gates of Beach Club Road.
3555-1/2 Padaro Lane	7,150,000	8,400,000	4/09	3/3	25'	Well designed newer 2 story 2,139 sq.ft. 2/2.5 Cape Cod with 2 fireplaces and a den. This is one of only two half lots on Padaro Lane with a true width of ±19'. Totally redone since 6/04 sale for \$5,050,000.
3543 Padaro Lane	5,900,000	5,900,000	1/11	2/2	41'	Charming Board n' Batten cottage with detached guest quarters with full bath and kitchenette. Please view at www.PadaroLaneCottage.com .
3485-1/2 Padaro Ln.	5,295,000	6,250,000	7/09	2/2	87'	Tiny darling 100 yr old 859 sq.ft. cottage on the creek with approved but expired plans for a 2,265 sq.ft. Andy Neumann 2 story Cape Cod.

SAND POINT ROAD

869 Sand Point Rd.	10,900,000	10,900,000	5/11	4/4/2	100'	At 5,742 sq.ft., this is Casa Blanca's largest home with 3 brms, 2 offices plus a separate 1/1 guest apartment, high ceilings and large terraces.
607 Sand Point Rd.	8,750,000	10,850,000	5/09	4/3.5	99'	Redone 1970's 3,500 sq.ft. nautically inspired Cape Cod with ocean, mtn and sanctuary views, a beachside study and two inviting living rooms.
815 Sand Point Rd.	7,600,000	7,600,000	6/10	3/2	120'	Redone Contemp. with hexagonal rooms to take advantage of the views. This sold 12/06 for \$7,350,000 and, prior to redo, in 8/00 for \$4,352,500.
871 Sand Point Rd.	6,650,000	6,650,000	4/11	4/3/2	100'	Beautiful 5,390 sq.ft. home with floating staircase, 2 story LR, formal DR, master with fireplace, sitting room & gym, & guest quarters with own entrance. Sold 5/00 for \$3,550,000. www.CasaBlancaBeachHome.com .
745 Sand Point Rd.	4,300,000	4,795,000	4/11	3/3	82'	Modest partial 2 story 2,200 sq.ft. shingled 1940's cottage with knotty pine interiors. The first floor sits too low to see much over the seawall.

SANDYLAND COVE

4257 Ave. del Mar	22,500,000	22,500,000	5/11	7/7	80'	Redone 1940's compound with 6 brm main home, 1/1 guest home, tennis court, pool & spa on appx. 1 acre with ocean views only from 2 nd story.
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SANDYLAND ROAD

4921 Sandyland Rd.	3,995,000	9,500,000	2/08	4/3.5	30'	Newer 2,361 sq.ft. free standing tri-level Craftsman style beach house on the sand with panoramic ocean, island and coastline views. Technically a condo, this property is newly built since it sold in 3/98 for \$855,000.
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RINCON

2956 Solimar Beach	5,950,000	5,950,000	6/10	4/4	40'	Gorgeous 4,316 sq.ft. Medit. built in 2008 with hand-carved woodwork, limestone floors, gourmet granite kitchen, 2 fireplaces, a rooftop deck & 4 car subterranean parking. The lot sold in 5/02 for \$1,276,000.
3144 Solimar Beach	5,650,000	5,850,000	3/09	3/3.5	75'	Elegant Contemporary with white-washed floors, a very large master with sitting area and private balcony, a glass enclosed spa & 3 car garage.
5458 Rincon Beach Park Drive	5,450,000	5,500,000	6/10	4/4.5	40'	Brand new Cape Cod with Great Room, sweeping staircase, chef's kitchen hardwood floors, telescoping walls of glass, and large deck.
3116 Solimar Beach	4,050,000	4,495,000	5/10	3/3	60'	Built in 1970 but extensively remodeled, this is a 2 story 1,955 sq.ft. Contemporary. Prior to the redo, this sold in 12/04 for \$2,750,000.
3532 P.C.H.	3,195,000	3,195,000	8/10	3/3	60'	Built in 1975, this 2,637 sq.ft. 3/3 Contemp. had been recently redone when it sold in 11/07 for \$3,000,000.
5344 Rincon Beach Park Drive	2,649,000	2,649,000	4/11	4/3	50'	Gorgeous 3,086 sq.ft. 4/3 Contemp. built in 2000 with high ceilings, crown moldings, granite kitchen and game room. This property was foreclosed upon in 2/11 for \$2,385,000. It sold for \$4,380,000 in 4/06.
5498 Rincon Beach Park Drive	2,550,000	3,400,000	5/08	3/3	40'	Approvals are in hand for a 5,000 sq.ft. Mediterranean style remodel to the existing 3/3 Contemporary, which sold in 11/06 for \$2,450,000.
5364 Rincon Beach Park Drive	2,399,000	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.

3924 P.C.H.	2,275,000	2,395,000	2/11	4/2	39'	Two story 1,800 sq.ft. home with large deck and sand pit.
5502 Rincon Beach Park Drive	2,359,000	3,850,000	10/09	4/3	40'	Redone and charming partial 2 story Cape Cod cottage with soaring ceilings, new wood floors and a lovely new patio with outdoor fireplace. Offered furnished. Prior to the redo, this sold in 6/05 for \$3,372,800.
4280 Faria Road	1,600,000	2,950,000	4/09	3/3	53'	Updated 2/2 with 1/1 guest house. This sold in 8/01 for \$1,205,000.
5440 Rincon Beach Park Drive	1,150,000	1,800,000	7/10	2/2	40'	Modest 1,281 sq.ft. cottage built in 1961 with a loft in the guest bedroom. There are new appliances in the kitchen and new carpet throughout.

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

1555 Roble Drive	\$24,500,000	\$34,000,000	4/08	6/6/4	1058'	Spectacular landscaping and total privacy are enjoyed upon this 14.52 acre estate with a 9,000 sq.ft. 6/8 English Cottage home built in 1999, 2 outbuildings, a sand volleyball crt & acres of Oaks, Cypress & Redwoods.
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SANTA BARBARA

5277 Austin Road	11,900,000	15,000,000	8/07	5/6.5	145'	Gorgeous newer 6,600 sq.ft. Cape Cod with state of the art amenities such as a home theater, wine cellar, walk-in humidor, gym, sauna, pool & spa. The lot sold in 8/04 for \$900,000.
3349 Cliff Drive	6,999,000	6,895,000	11/09	4/3.5	85'	On 1.45 acres with lovely oceanside pool and spa, this 1940's appx. 3,000 sq.ft. home was beautifully redone in 2006 with hardwood floors, stone fireplaces, lovely landscaping, a detached guest house and 3 car garage.
1661 Shoreline Dr.	3,595,000	3,675,000	2/10	4/2	82'	Redone 2,636 sq.ft. home with panoramic views, family room, office, new kitchen and baths, enclosed patio, two lane lap pool, spa, koi pond and yard. A new artist's studio has been built and this has been completely redone since its 8/02 sale for \$2,375,000.
1533 Shoreline Dr.	3,250,000	3,250,000	5/11	3/2.5	99'	Wonderful redone cottage on a totally private double lot with open beam ceilings, wood floors and large terraces. www.ShorelineDriveHome.com .
5289 Austin Road	2,695,000	2,695,000	4/11	3/3.5	134'	This pretty gated 2 story 3,100 sq.ft. home was built in 2005 with wood floors, granite kitchen, and large oceanside patio with built in BBQ/frig.

PADARO LANE & BEACH CLUB ROAD

3165 Padaro Lane	26,900,000	28,300,000	7/10	7/8/3	175'	Beautifully built appx. 10,000 sq.ft. Georgian estate on 1.95 gated acres with a private path to the beach, a 1/1 guest house with fireplace, mature trees and exceptional privacy.
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AVAILABLE PROPERTIES NEAR THE BEACH OR BLUFF

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

1220 Shoreline Dr.	\$1,950,000	\$1,950,000	5/11	2/2.5	Featured in <i>Coastal Living</i> magazine, this darling cottage across from Shoreline Park was recently built. Approved plans to expand and add 2 nd story are now included. Sold as is in 2/09 for \$1,700,000 and as a fixer in 8/03 for \$1,000,000.
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MONTECITO

1405 Sea Meadow Pl.	11,950,000	12,750,000	8/10	3/3	Stunning and private 4,557 sq.ft. Sea Meadow home built in 2001 with sweeping ocean views over acres of rolling lawn, 3 fireplaces, and library/family room.
1473 Bonnymede Dr.	5,450,000	5,450,000	7/10	4/3	Beautiful and bright South facing Sea Meadow French Country home with lime-stone and hardwood floors, open beam ceilings, formal dining room, office/4 th bedroom, 2 fireplaces and private & sunny terrace. www.SeaMeadowHome.com
1528-C Miramar Bch	2,195,000	2,195,000	8/10	1/1	Built in 1950 as a garage, but converted into a darling cottage with beach access. Totally redone since 12/97 sale for \$800,000 and 11/95 sale for \$475,000.

RINCON POINT

8134 Puesta del Sol 2,795,000 4,290,000 6/09 4/3 Creekside cottage built in 1940 with pretty ocean views, guest quarters and a nice garden setting on the Ventura County side of the creek.

RINCON

4252 P.C.H. 2,395,000 2,495,000 4/09 3/2 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 sold in 3/06 for \$2,000,000, 11/02 for \$951,500 and 3/00 for \$725,000.

BEACHFRONT SALES IN 2011

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

1558 Miramar Beach \$3,500,000 n/a n/a 3/11 n/a 11' Unique narrow 3 story 3/2 Contemp. duplex with extensive exotic woodwork & efficient design thruout. 871 sq.ft. lot.

1542-B Miramar Bch 2,160,000 \$2,475,000 \$2,850,000 5/11 1 yr. 14' Charming 616 sq.ft. 2 story Board n' Batten 1/1.5 built in 1912 with 2 beach decks. www.MiramarBeachHome.com.

SAND POINT ROAD

755 Sand Point Road 5,000,000 n/a n/a 4/11 n/a 150' Tear down 1,774 2/2.5 home built in 1945 with some wet-land setback issues. This sold privately.

RINCON

2960 Solimar Beach 3,155,000 3,195,000 3,195,000 5/11 2 mo. 40' This 1980's 2,366 sq.ft. 3/2.5 home has an upstairs master, high ceilings & 2 fireplaces. Next to a comm. open space.

5344 Rincon Beach 2,385,000 (foreclosure) n/a 2/11 n/a 50' Gorgeous 3,086 sq.ft. 4/3 Contemp. built in 2000 with high ceilings, crown moldings, granite kitchen and game room. This sold for \$4,380,000 in 4/06.

5372 Rincon Beach 2,275,000 2,485,000 3,295,000 3/11 9 mo. 40' Nicely redone 2 story 3/3 Contemporary with 2 fireplaces, a detached guest suite, built-in fire-pit and vast deck.

2854 P.C.H. 1,665,000 2,350,000 2,350,000 4/11 1 mo. 41' Just outside the gates at Solimar, this 1,298 sq.ft. 3/2 cottage was built in 1946.

5380 Rincon Beach 1,150,000 1,349,000 1,750,000 3/11 7 mo. 40' Fixer 1,646 sq.ft. 4/2 cottage built in 1960. Bank owned.

5412 Rincon Beach 1,150,000 1,175,000 1,750,000 2/11 2 yrs. 40' Short sale of a modest 2/1.5 cottage on a 3,720 sq.ft. lot with patio and 2 car garage. This sold in 5/07 for \$2,250,000.

SALES ON THE BLUFF IN 2011

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

1427 Shoreline Dr. \$1,900,000 \$2,395,000 \$2,395,000 2/11 4 mo. 59' Redone 1,256 sq.ft. 2 story 2/2 cottage set back from street with new kitchen & baths, hardwood floors, wood ceilings.

SALES NEAR THE BEACH OR BLUFF IN 2011

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

1060 Channel Dr. \$27,000,000 n/a n/a 3/11 n/a Originally built in 1915 but recently redone, this 4,174 sq.ft. 4/4 Mediterranean has a detached guest suite and a beautifully landscaped 1.4 acre lot. This sold privately to a long term tenant.

SANTA BARBARA

1109 Luneta Plaza	1,900,000	\$2,250,000	\$2,250,000	4/11	1 mo.		Gutted 1960's 2,800 sq.ft. 2 story 4/3 overlooking Leadbetter Beach and the harbor. Sold 5/08 for \$2,200,000.
1232 Shoreline Dr.	1,875,000	1,975,000	2,599,000	1/11	2.2 yrs		Fully rebuilt and spacious 3/2 Contemp. across from Shoreline Park with high ceilings and hardwood floors but small yard.

BEACHFRONT SALES IN 2010: COMPLETE

<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>ON FRONT FEET</u>	<u>COMMENTS</u>
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MONTECITO

1801 Fernald Pt.	\$15,500,000	\$26,500,000	\$29,950,000	1/10	1.2 yrs.	99'	Striking 9,179 sq.ft. tri-level 4/6/2 Contemporary with exotic woods, an inner courtyard, pool, spa and outdoor terraces. This was bought along with 1795 Fernald Pt. for \$4,350,000.
1813 Fernald Point	5,100,000	6,800,000	10,750,000	7/10	1.8 yrs.	50'	Built in 1977, this 3 level 3/3.5 Contemporary has walls of glass, a darkroom, wine cellar and spa. The lowest level serves as a separate guest apt.
1795 Fernald Point	4,350,000	6,350,000	9,000,000	1/10	3 yrs.	31'	Vacant 1/3 ac. lot with pool in place including building plans. This sold out of bankruptcy to the buyer of 1801 Fernald.

PADARO LANE & BEACH CLUB ROAD

3389 Padaro Lane	19,500,000	24,950,000	37,500,000	12/10	2.8 yrs	162'	Contemp. 4/3 home on the largest (1.7 ac.) and widest lot on the sand of Padaro Lane with guest house and lap pool. This has all new landscaping since it sold in 8/06 for \$27,000,000.
3567 Padaro Lane	4,968,000	n/a	n/a	10/10	n/a	50'	Two story 2,118 sq.ft. 4/3 Contemporary built in 1971 in need of updating throughout. This sold privately.

SAND POINT ROAD

591 Sand Point Rd.	16,250,000	21,500,000	32,500,000	4/10	2 yrs.	193'	Spectacular appx. 7,043 sq.ft. 5/4/2 Contemporary Cape Cod designed by Andy Neumann with Great room, family room, media room and detached guest house all impeccably detailed on one of Sand Point's widest lots.
571 Sand Point Rd.	10,700,000	13,800,000	15,900,000	10/10	1.4 yrs.	126'	Built in 1992, this 4,963 sq.ft. Cape Cod has 2/2.5 in the main house plus a 1/1 guest house, vast deck and lap pool.

RINCON POINT

8096 Puesta del Sol	5,700,000	7,500,000	8,995,000	8/10	2 mo.	121'	Newer 4/2.5 Cape Cod with coastline & surfline views, open beam ceilings, French doors, library and formal dining. Off the large beachside patio with fireplace is an oceanside spa.
8082 Puesta del Sol	2,250,000	3,495,000	4,600,000	12/10	1.4 yrs.	64'	Built in 1950, this 2,241 sq.ft. 2/2 cottage has an ocean view lanai and two 1/1 guest suites over the detached 2 car garage.
8050 Puesta del Sol	1,800,000	2,750,000	3,985,000	10/10	1.9 yrs.	51'	1970's 2/2 cottage with stone fireplace, large deck and views. Next to the public beach access to famous Rincon Pt. surf.

RINCON

2916 Solimar Beach	5,350,000	5,600,000	6,850,000	4/10	1.6 yrs.	40'	Built in 2004, this 3,955 sq.ft. 4/3.5 Contemporary has high ceilings, travertine floors and detailing in onyx, granite and cherry wood. The lot was purchased in 10/01 for \$1,325,000.
3060 Solimar Beach	5,000,000	5,398,000	7,750,000	12/10	3.2 yrs.	47'	Striking 2 story 3,954 sq.ft. 4/4 Contemp. with top quality finishes throughout. Redone since 10/04 sale for \$4,025,000.
3692 P.C.H.	2,785,000	n/a	n/a	8/10	n/a	86'	Built in 1979 at an angle to the ocean, this 2,170 sq.ft. 3/3 has an enormous deck and a vast 86' of beach frontage.
4026 P.C.H.	2,775,000	3,195,000	3,825,000	9/10	1 yr.	43'	Redone mid 80's 2 story 4/2.5 home with granite kitchen, LR with fireplace, lush grounds and a 3 car garage.
3010 Solimar Beach	2,000,000	2,250,000	2,750,000	8/10	1.2 yrs.	40'	Teardown 2/2 cottage on a 40' lot adjacent to a common open space for added privacy.

5340 Rincon Beach Park Drive	1,750,000	1,790,000	2,395,000	7/10	4 mo.	50'	Two story 2/2 2,000 sq.ft. Contemp. built in 1988 on the eastern-most parcel in gated Seacliff Beach Colony.
4250 Faria Road	1,525,500	n/a	n/a	12/10	n/a	44'	Remodeled 3/2 home with a large great room. Crime scene. Sold in 1/06 for \$2,575,000, 4/05 for \$2,000,000 and prior to the redo, in 3/03 for \$1,225,000.

SALES ON THE BLUFF IN 2010: COMPLETE

<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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HOPE RANCH

4181 Creciente Dr.	\$18,440,000	\$23,500,000	\$28,500,000	10/10	6 mo.	565'	Situated on 7.76 acres with a golf-cart path to the beach, this redone 4/5 main house has a media room, study, exercise room and wine cellar. There is a 3/3 guest house, pool, cabana, lighted tennis court & putting greens.
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SANTA BARBARA

3255 Cliff Drive	4,850,000	4,995,000	5,950,000	11/10	1.4 yrs	100'	1970's 4,500 sq.ft. 3/3 Contemp. Cape Cod with detached guest suite, pool, spa and patios on 1.5 acres. Sold 1/01 for \$5,050,000 and, prior to redo, in 3/00 for \$2,650,000.
2547 Medcliff Rd.	3,175,000	3,175,000	3,175,000	8/10	5 days	162'	Vintage Mid-Century 4/2 2,218 sq.ft. home on 1.1 ac. with huge views, pool & spa 2 doors from the Wilcox Property.
2417 Medcliff Rd.	2,895,000	2,895,000	2,895,000	6/10	2 days	98'	Partially redone 1950's 2,120 sq.ft. 3/3 on a secluded lot with a rare oceanside pool. Multiple offers. Prior to redo, this sold with multiple offers in 3/04 for \$2,350,000.
2 Oliver Road	2,830,000	2,895,000	2,895,000	6/10	3 wks.	117'	Redone 2 story 2,533 sq.ft. 3/3 Contemp. built in 1990 with "upside down" floorplan.
1519 Shoreline Dr.	2,750,000	n/a	n/a	4/10	n/a	100'	Spanish style 2 story 2,761 sq.ft. 4/3 with fireplace on a flag lot with panoramic views and large date palms.
5281 Austin Road	2,250,000	2,650,000	2,650,000	3/10	1 mo.	118'	5 yr. old 2,895 sq.ft. 4/3 home with sweeping views, family room and brick patio on 1 ac. with access to private beach.
1607 Shoreline Dr.	2,150,000	2,350,000	2,350,000	4/10	2 wks.	80'	Orig. condition 1960's 2 story 2,803 sq.ft. 5/3 home with den, family room and study with panoramic ocean views.
1839 El Camino de la Luz	1,800,000	n/a	n/a	2/10	n/a	60'	Partially redone 1,650 sq.ft. cottage built in 1957 at the end of a de sac with beach access. Sold 8/02 for \$1,325,000.

SALES NEAR THE BEACH OR BLUFF IN 2010: COMPLETE

<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

1169 Hill Road	\$12,943,000	\$18,500,000	\$36,800,000	2/10	3 yrs.	Newly rebuilt 5,934 sq.ft. 4/4/2 Medit. with tennis court on 3 lots totaling 1.5 acres. Prior to the rebuild, this had been in a trade valued at \$5,967,000 in 3/03 and a sale in 9/00 for \$5,850,000.
1115 Hill Road	8,500,000	8,500,000	8,500,000	7/10	1 wk.	Built in 1946, this 2,261 sq.ft. 3/3 cottage across the road from Butterfly Beach has limited ocean views on a pretty 0.68 ac. lot
1205 Hill Road	6,500,000	n/a	n/a	7/10	n/a	Built in 1932, this 2,603 sq.ft. 3/3 cottage on the second row from Butterfly Beach & next to the Biltmore has a pool and spa. This was sold by Ty Warner.
1210 Channel Dr.	6,400,000	n/a	n/a	11/10	n/a	This 1940's 1,114 sq.ft. 2/2 cottage across from Butterfly Beach & next to the Biltmore was purchased in July 2010 for \$6,000,000 and sold 4 months later by the owner of 1104 Channel Dr. and 1127 Hill Road. It had previously been owned by Ty Warner, who had purchased it in 3/03 for \$2,500,000.
1210 Channel Dr.	6,000,000	n/a	n/a	7/10	n/a	See immediately above.

NEW SINCE THE LAST NEWSLETTER...CONDOMINIUMS

NEW LISTINGS

<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

665-D Del Parque	\$849,000	\$849,000	5/11	2/2.5	1-2	385	South facing 1,076 sq.ft. East Beach Townhouse with vaulted ceilings and garden views from front patio and ocean peek from guest bedroom.
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MONTECITO

1 Seaview Drive	3,995,000	3,995,000	3/11	2/3	1 st	1,133	Simply the best location with panoramic whitewater ocean views, large beachside terrace, granite kitchen, fireplace & formal dining. Updated since 3/05 sale for \$3,008,000. www.1SeaviewDrive.com .
1349 Plaza Pacifica	2,500,000	2,500,000	4/11	3/3	2 nd	1,625	Fantastic 2,287 sq.ft. single level 3/3 with nice ocean views. Prior to the redo, this was sold in original condition in 3/01 for \$1,672,000.
1344 Plaza Sonadores	1,785,000	1,950,000	4/11	2/2	2 nd	933	Fab remodel with walnut flooring, stone counters & teak wood walls. South facing. 1 story. Prior to redo, this sold 11/03 for \$1,050,000.
83 Seaview Dr.	1,575,000	1,575,000	4/11	2/2	2 nd	965	Totally remodeled North facing unit with dining room, fireplace and open balconies. Redone since 12/05 sale for \$1,525,000.
50 Seaview Drive	1,525,000	1,950,000	11/10	3/2	3 rd	965	Unique 2,183 sq.ft. ocean view penthouse with added loft with 2 bedrooms and an office. This last sold 1/07 for \$2,425,000.
38 Seaview Drive	1,425,000	1,425,000	4/11	2/2	1 st	965	Remodeled with herringbone wood floors and an unusual floorplan in which the 2 nd brm has been opened up to be a den/office/guest area.
42 Seaview Drive	1,350,000	1,450,000	1/11	2/2	1 st	965	Partial ocean views and very good privacy are enjoyed from this ground floor unit with formal dining and fireplace. In need of upgrading.
1336 Plaza Sonadores	1,199,000	1,249,000	10/10	2/2	1 st	908	Updated single level ground floor unit. This sold in 5/04 for \$1,034,000 and was fully redone since 10/03 sale for \$770,000.
1355 Plaza Sonadores	949,500	949,500	5/11	1/1	1 st	471	South facing with new carpet and tile flooring and in unit laundry.
1362 Plaza Pacifica	895,000	995,000	3/11	1/1.5	1 st	550	West-facing 1 st floor condo with tiled entry, wet bar and in unit laundry.
1345 Plaza Sonadores	875,000	937,500	10/10	0/1	2 nd	469	Gorgeous completely redone 735 sq.ft. breezeway studio. Redone since sale in 12/06 for \$842,500 and 1/01 for \$366,000.

CARPINTERIA

4975 Sandyland #205	999,500	999,500	11/10	2/1	2 nd	318	Redone 700 sq.ft. beachfront Carpinteria Shores unit (not a condo) sold furnished in building with an on site manager for vacation rentals.
4825 Sandyland #2	975,000	975,000	3/11	2/2	1 st	400	Offered furnished, this single level condo with fireplace has a beachy décor with wainscoting throughout. Easy access to the sand.
4950 Sandyland #228	410,000	435,000	11/10	1/1	2 nd	343	Sunset Shores upstairs unit overlooking pool with ocean peek.
4950 Sandyland #126	399,000	399,000	3/11	1/1	1 st	393	Redone East facing furnished Sunset Shores. Sold 4/07 for \$450,000.
4902 Sandyland #244	299,000	369,000	12/10	1/1	2 nd	380	Sunset Shores upstairs unit with tile floors and tiled kitchen.

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>FLOOR</u>	<u>ASS'N FEE</u>	<u>COMMENTS</u>
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MONTECITO

78 Seaview Drive	\$2,880,000	\$3,450,000	3/11	3/2.5	1 st	1,133	Gorgeous ocean views from redone South facing condo with bamboo heated floors, wood paneled office, formal DR & fireplace. Prior to redo, sold for \$2,400,000 in 9/05. www.MontecitoShoresCondo.com .
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CARPINTERIA

4825 Sandyland #4	1,095,000	995,000	2/11	2/2	2 nd	400	Redone condo with great ocean views, fireplace and granite kitchen with new appliances. Offered furnished. www.SandylandCondo.com .
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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

661-B Del Parque	\$1,299,000	\$1,299,000	\$1,299,000	4/11	1 wk.	3/2.5	1,664	1-2	Front row East Beach end unit townhome with ocean views, fireplace and 2 car garage.
649-A Verde Mar	775,000	780,000	780,000	12/10	1 day	2/2	1,374	1-2	Short sale. End unit E. Beach Townhome with fireplace. Sold 8/03 for \$835,000.

MONTECITO

76 Seaview Drive	1,400,000	1,595,000	1,695,000	12/10	4 mo.	2/2	1,722	1 st	Redone with some ocean views, formal dining, fireplace, wood parque floors, wainscoting and a large terrace. This was bought for a spec redo in 3/10 for \$1,100,000.
1309 Plaza Pacifica	1,345,000	1,395,000	1,695,000	12/10	8 mo.	1/1.5	938	1 st	Totally redone with lovely ocean views, heated floors, custom built-ins and fabulous finishes. This was in original condition when sold in 4/08 for \$1,600,000.
1323 Plaza Sonadores	1,200,000	1,295,000	1,595,000	11/10	6 mo.	2/2	1,392	2 nd	Redone South facing single story near the gate house. This has a private 2-car garage. New appliances and flooring was added since this sold in 1/07 for \$1,438,500.
70 Seaview Drive	1,105,000	1,095,000	1,950,000	10/10	6 mo.	2/2	2,003	3 rd	Partially redone ocean view top floor condo with formal dining room (now used as office) and fireplace.
1647-B Posilipo Ln.	1,100,000	1,285,000	1,389,000	11/10	2 mo.	3/2.5	2,147	1-2	Redone ocean view townhouse. Sold 4/03 for \$1,195,000 12/98 for \$750,000 and 11/92 for \$425,000.
94 Seaview Drive	1,035,000	1,075,000	1,495,000	12/10	1.7 yrs	2/2	1,795	2 nd	South facing remodeled condo with a peek of the ocean. Redone since 6/08 sale for \$1.2.
73 Seaview Drive	1,000,000	1,299,000	1,995,000	10/10	1.2 yrs	2/2	1,863	2 nd	Redone with built in office, heated hardwood floors and crown molding. This sold in 11/06 for \$1,950,000 and prior to the redo, in 3/05 for \$1,533,500, 1/02 for \$860,000 and 4/00 for \$735,000.
51 Seaview Drive	930,000	n/a	n/a	4/11	n/a	2/2		3 rd	Top floor West facing 2/2 with formal dining room and fireplace. This sold privately without marketing.
55 Seaview Drive	890,000	998,000	1,095,000	1/11	4 mo.	2/2	1,795	1 st	Redone but dark with travertine entry, crown moldings, office niche and updated kitchen. View of tennis court.

CARPINTERIA

4885 Sandyland #4	2,200,000	2,550,000	2,795,000	2/11	1 yr.	2/2.5	1,502	1-2	Beachfront corner townhouse with office, a deck on the and one on the roof. This sold in 6/05 for \$1,800,000, 4/02 for \$1,500,000 and 11/99 for \$1,075,000.
4885 Sandyland #6	1,250,000	1,295,000	1,875,000	3/11	1.6 yrs	3/3	1,679	1-2	Beach Club townhome with partial ocean views. This was traded for a home when acquired in 5/04. It sold in 3/02 for \$980,000, 5/99 for \$785,000 and 9/92 for \$475,000.
4902 Sandyland #237	418,000	459,995	459,995	3/11	6 mo.	1/1	442	2 nd	Ocean view in Sunset Shores with new kitchen, paint & carpet. Sold 6/03 for \$417,500 and 6/01 for \$230,000.
4880 Sandyland #10	395,000	415,000	415,000	9/10	2 mo.	0/1	620	1 st	La Cabana studio with new kitchen tile floor, redone bath and dual paned windows near pool. Sold 11/06 for \$467,000 and 5/00 for \$145,000.

WITHDRAWN

PRICE CHANGES

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE
1372 Plaza Pacifica	\$2,498,000	\$2,595,000	7/09	1319 Plaza Pacifica	\$2,895,000	\$2,995,000	\$2,995,000
1390 Plaza Pacifica	2,100,000	2,235,000	4/10	56 Seaview Drive	1,600,000	1,975,000	1,975,000
4885 Sandyland #5	1,275,000	1,649,000	2/10	4825 Sandyland #6	1,199,000	1,349,000	1,495,000
20 Barranca #2	1,185,000	1,585,000	8/06				
647-B Por la Mar	949,000	1,350,000	1/09				
4902 Sandyland #238	419,000	429,000	9/10				

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

665-D Del Parque	\$849,000	\$849,000	5/11	2/2.5	1-2	385	South facing 1,076 sq.ft. East Beach Townhouse with vaulted ceilings and garden views from front patio and ocean peek from guest bedroom.
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MONTECITO

1 Seaview Drive	3,995,000	3,995,000	3/11	2/3	1 st	1,133	Simply the best location with panoramic whitewater ocean views, large beachside terrace, granite kitchen, fireplace & formal dining. Updated since 3/05 sale for \$3,008,000. www.1SeaviewDrive.com .
1319 Plaza Pacifica	2,895,000	2,995,000	3/10	3/3	1 st	1,355	Rarely available 3/3 single level 2,023 sq.ft. unit with fireplace and ocean view patio. This sold amid multiple offers in 5/06 for \$2,755,000. It also sold in 3/00 for \$960,000.
1349 Plaza Pacifica	2,500,000	2,500,000	4/11	3/3	2 nd	1,625	Fantastic 2,287 sq.ft. single level 3/3 with nice ocean views. Prior to the redo, this was sold in original condition in 3/01 for \$1,672,000.
1344 Plaza Sonadores	1,785,000	1,950,000	4/11	2/2	2 nd	933	Fab remodel with walnut flooring, stone counters & teak wood walls. South facing. 1 story. Prior to redo, this sold 11/03 for \$1,050,000.
56 Seaview Drive	1,600,000	1,975,000	9/10	2/2	1 st	965	Redone 1,820 sq.ft. West facing unit with hardwood floors, radiant heat, granite kitchen and baths. This sold 1/05 for \$2,175,000 and, prior to the redo, in 4/03 for \$925,000.
83 Seaview Dr.	1,575,000	1,575,000	4/11	2/2	2 nd	965	Totally remodeled North facing unit with dining room, fireplace and open balconies. Redone since 12/05 sale for \$1,525,000.
50 Seaview Drive	1,525,000	1,950,000	11/10	3/2	3 rd	965	Unique 2,183 sq.ft. ocean view penthouse with added loft with 2 bedrooms and an office. This last sold 1/07 for \$2,425,000.
38 Seaview Drive	1,425,000	1,425,000	4/11	2/2	1 st	965	Remodeled with herringbone wood floors and an unusual floorplan in which the 2 nd brm has been opened up to be a den/office/guest area.
42 Seaview Drive	1,350,000	1,450,000	1/11	2/2	1 st	965	Partial ocean views and very good privacy are enjoyed from this ground floor unit with formal dining and fireplace. In need of upgrading.
1336 Plaza Sonadores	1,199,000	1,249,000	10/10	2/2	1 st	908	Updated single level ground floor unit. This sold in 5/04 for \$1,034,000 and was fully redone since 10/03 sale for \$770,000.
1355 Plaza Sonadores	949,500	949,500	5/11	1/1	1 st	471	South facing with new carpet and tile flooring and in unit laundry.
1362 Plaza Pacifica	895,000	995,000	3/11	1/1.5	1 st	550	West-facing 1 st floor condo with tiled entry, wet bar and in unit laundry.
1345 Plaza Sonadores	875,000	937,500	10/10	0/1	2 nd	404	Gorgeous completely redone 735 sq.ft. breezeway studio. Redone since sale in 12/06 for \$842,500 and 1/01 for \$366,000.

CARPINTERIA

4825 Sandyland #6	1,199,000	1,495,000	8/10	2/2	2 nd	400	Updated condo with a private beach entrance, fireplace and mountain views. One of 8 units in the gated building.
4975 Sandyland #205	999,500	999,500	11/10	2/1	2 nd	318	Redone 700 sq.ft. beachfront Carpinteria Shores unit (not a condo) sold furnished in building with an on site manager for vacation rentals.
4825 Sandyland #2	975,000	975,000	3/11	2/2	1 st	400	Offered furnished, this single level condo with fireplace has a beachy décor with wainscoting throughout. Easy access to the sand.
4950 Sandyland #228	410,000	435,000	11/10	1/1	2 nd	343	Sunset Shores upstairs unit overlooking pool with ocean peek.
4950 Sandyland #126	399,000	399,000	3/11	1/1	1 st	393	Redone East facing furnished Sunset Shores. Sold 4/07 for \$450,000.
4902 Sandyland #244	299,000	369,000	12/10	1/1	2 nd	380	Sunset Shores upstairs unit with tile floors and tiled kitchen.

BEACH AREA CONDOMINIUM SALES IN 2011

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

661-B Del Parque \$1,299,000 \$1,299,000 \$1,299,000 4/11 1 wk. 3/2.5 1,664 1-2 Front row East Beach end unit townhome with ocean views, fireplace and 2 car garage.

MONTECITO

51 Seaview Drive 930,000 n/a n/a 4/11 n/a 2/2 3rd Top floor West facing 2/2 with formal dining room and fireplace. This sold privately without marketing.

55 Seaview Drive 890,000 998,000 1,095,000 1/11 4 mo. 2/2 1,795 1st Redone but dark with travertine entry, crown moldings, office niche and updated kitchen. View of tennis court.

CARPINTERIA

4885 Sandyland #4 2,200,000 2,550,000 2,795,000 2/11 1 yr. 2/2.5 1,502 1-2 Beachfront corner townhouse with office, a deck on the and one on the roof. This sold in 6/05 for \$1,800,000, 4/02 for \$1,500,000 and 11/99 for \$1,075,000.

4885 Sandyland #6 1,250,000 1,295,000 1,875,000 3/11 1.6 yrs 3/3 1,679 1-2 Beach Club townhome with partial ocean views. This was traded for a home when acquired in 5/04. It sold in 3/02 for \$980,000, 5/99 for \$785,000 and 9/92 for \$475,000.

4902 Sandyland #237 418,000 459,995 459,995 3/11 6 mo. 1/1 442 2nd Ocean view in Sunset Shores with new kitchen, paint & carpet. Sold 6/03 for \$417,500 and 6/01 for \$230,000.

BEACH AREA CONDOMINIUM SALES IN 2010: COMPLETE

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

661-D Del Parque \$1,180,000 \$1,295,000 \$1,599,000 8/10 11 mo. 2/2 1,350 1-2 Front row East Beach end unit townhome with ocean views. This has new dining area flooring, dual paned sliders and fixtures since its sale in 3/07 for \$1,625,000.

649-A Verde Mar 775,000 780,000 780,000 12/10 1 day 2/2 1,374 1-2 Short sale. End unit E. Beach Townhome with fireplace. Sold 8/03 for \$835,000.

MONTECITO

1300 Plaza Pacifica 3,000,000 3,325,000 3,325,000 2/10 1 yr. 3/3 2,136 1st Gorgeous remodel of a rare 3/3 single level with formal dining, fireplace, and 2 large patios. Sold furnished. Prior to the redo, this sold in 3/08 for \$2,450,000.

30 Seaview Drive 1,722,000 n/a n/a 8/10 n/a 3/2.5 1,994 2nd Ocean views are enjoyed over the top of Sea Meadow homes from this rarely available 3/2.5 unit.

99 Seaview Drive 1,610,000 1,599,000 1,599,000 7/10 1 wk. 2/2 1,948 3rd Redone penthouse with huge ocean views, formal dining, fireplace and granite kitchen/baths. This was totally redone since its 7/05 sale for \$2,200,000.

76 Seaview Drive 1,400,000 1,595,000 1,695,000 12/10 4 mo. 2/2 1,722 1st Redone with some ocean views, formal dining, fireplace, wood parque floors, wainscoting and a large terrace. This was bought for a spec redo in 3/10 for \$1,100,000.

61 Seaview Drive 1,400,000 1,499,000 1,499,000 5/10 2 mo. 2/2 1,767 2nd Simply fabulous Contemporary remodel of 2nd floor unit. Already redone when sold in 10/04 for \$1,645,000.

1309 Plaza Pacifica 1,345,000 1,395,000 1,695,000 12/10 8 mo. 1/1.5 938 1st Totally redone with lovely ocean views, heated floors, custom built-ins and fabulous finishes. This was in original condition when sold in 4/08 for \$1,600,000.

1311 Plaza Pacifica 1,225,000 1,395,000 2,100,000 4/10 2 yrs. 1/1 843 1st Redone East facing ocean view unit. Sold prior to the redo in 2/07 for \$1,340,000 and 4/06 for \$800,000.

1323 Plaza Sonadores 1,200,000 1,295,000 1,595,000 11/10 6 mo. 2/2 1,392 2nd Redone South facing single story near the gate house. This has a private 2-car garage. New appliances and flooring was added since this sold in 1/07 for \$1,438,500.

1330 Plaza Pacifica	1,200,000	n/a	n/a	8/10	n/a	2/2.5	2-3	Redone South facing 2/2.5 ocean peek townhouse with granite kitchen and baths and nice plantation shutters.
70 Seaview Drive	1,105,000	1,095,000	1,950,000	10/10	6 mo.	2/2	2,003	3 rd Partially redone ocean view top floor condo with formal dining room (now used as office) and fireplace.
1647-B Posilipo Ln.	1,100,000	1,285,000	1,389,000	11/10	2 mo.	3/2.5	2,147	1-2 Redone townhouse with ocean views and a 2 car garage. Sold 4/03 for \$1,195,000 12/98 for \$750,000 and 11/92 for \$425,000.
76 Seaview Drive	1,100,000	1,200,000	1,200,000	3/10	1 day	2/2	1,722	1 st Ground floor unit with limited ocean views, a redone kitchen, formal dining, fireplace, wood parquet floors and a large terrace for entertaining.
60 Seaview Drive	1,075,000	n/a	n/a	2/10	n/a	2/2	1,724	1 st Nicely redone South facing ground floor unit with partial ocean views, hardwood floors, formal dining room and fireplace. This sold privately without hitting the market.
87 Seaview Dr.	1,050,000	1,200,000	1,200,000	1/10	2 mo.	2/2	1,663	3 rd Top floor with formal dining & fireplace & tennis court view. Sold in 4/02 for \$975,000 and 9/95 for \$484,500.
94 Seaview Drive	1,035,000	1,075,000	1,495,000	12/10	1.7 yrs	2/2	1,795	2 nd South facing remodeled condo with a peek of the ocean. Redone since 6/08 sale for \$1.2.
73 Seaview Drive	1,000,000	1,299,000	1,995,000	10/10	1.2 yrs	2/2	1,863	2 nd Redone with built in office, heated hardwood floors and crown molding. This sold in 11/06 for \$1,950,000 and prior to the redo, in 3/05 for \$1,533,500, 1/02 for \$860,000 and 4/00 for \$735,000.
35 Seaview Drive	975,000	1,050,000	1,150,000	7/10	2 mo.	2/2	1,731	3 rd Original condition top floor unit with formal dining, fireplace and partial mountain views.
29 Seaview Drive	891,000	869,900	1,050,000	6/10	3 mo.	2/2	1,731	2 nd Bank owned sale of redone 2 nd floor unit with formal dining, fireplace, shutters and granite kitchen. Redone since sale in 1/04 for \$1,350,000.

CARPINTERIA

4925-A Sandyland	2,250,000	2,495,000	2,495,000	5/10	3 mo.	3/3	1,825	1 st Never before on the market, this single level end unit has fabulous views, a fireplace, large private balcony and gated parking. Visit www.SandylandCondo.com .
3 Rincon Point Ln.	1,750,000	2,500,000	2,500,000	4/10	9 mo.	3/2.5	2,742	1-3 Tri-level 2,742 sq.ft. Cape Cod condo built in 1987 with partial ocean views & 2 fireplaces at Rincon Point.
4700 Sandyland #25	645,000	659,000	659,000	5/10	3 wks.	2/2	828	1-2 Solimar Sands townhome with great views of the mtns, Carp. Salt Marsh and ocean, fireplace, granite kitchen.
4880 Sandyland #54	420,000	425,000	425,000	3/10	1 wk.	1/1	648	2 nd Top flr La Cabana sold furnished. Sold 7/05 for \$600k.
4880 Sandyland #30	395,000	395,000	488,000	3/10	7 mo.	1/1	620	1 st Short sale in La Cabana. Redone unit with travertine kitchen counters, custom cabinetry and redone bath.
4880 Sandyland #10	395,000	415,000	415,000	9/10	2 mo.	0/1	620	1 st La Cabana studio with new kitchen tile floor, redone bath and dual paned windows near pool. Sold 11/06 for \$467,000 and 5/00 for \$145,000.



SANTA BARBARA BEACH TOUR

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Santa Barbara



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Summerland



Padaro Lane



Sand Point Road



Sandyland Cove



Rincon Point



Rincon

This website is devoted to the beachfront real estate market in the Santa Barbara area. Enjoy viewing all of the currently available beachfront homes for sale in Santa Barbara, Montecito, Hope Ranch, Padaro Lane, Sand Point Road, Sandyland Cove, Rincon Point and along the Rincon.

This website also includes photos and information regarding all of the sales since 2000 along the oceanfront in Santa Barbara, Montecito, Hope Ranch, Padaro Lane, Sand Point Road, Sandyland Cove, Rincon Point and along the Rincon.

Kathleen Winter has been a specialist in the beachfront Santa Barbara real estate market for over 20 years and has created this website as a comprehensive source of information regarding the Santa Barbara real estate market at the beach.

SANTA BARBARA BEACH TOUR

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BEACHFRONT SALES IN 2011

Address	Location	Price	Sold	Days on Market
10000 Santa Barbara	Santa Barbara	\$1,200,000	10/15/11	120
10000 Santa Barbara	Santa Barbara	\$1,200,000	10/15/11	120
10000 Santa Barbara	Santa Barbara	\$1,200,000	10/15/11	120

SALES ON THE BEACH IN 2011

Address	Location	Price	Sold	Days on Market
10000 Santa Barbara	Santa Barbara	\$1,200,000	10/15/11	120
10000 Santa Barbara	Santa Barbara	\$1,200,000	10/15/11	120
10000 Santa Barbara	Santa Barbara	\$1,200,000	10/15/11	120

SALES NEAR THE BEACH ON BLUFF IN 2011

Address	Location	Price	Sold	Days on Market
10000 Santa Barbara	Santa Barbara	\$1,200,000	10/15/11	120
10000 Santa Barbara	Santa Barbara	\$1,200,000	10/15/11	120
10000 Santa Barbara	Santa Barbara	\$1,200,000	10/15/11	120

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