

BEACH & BLUFF BUZZ

In my last editorial, I remarked that the beach market had mostly stabilized, with even a few bright spots in the mix. Now 7 months later, and in an election year no less, I believe the market has improved so much further that it is generally appreciating. Looking more specifically at the market segments, I note the following:

■ **Blufftop:** The majority of these sales were higher than their previous sales in the 2000's. For example, 157 and 163 La Jolla Dr., sold separately in 2005-6 for \$3.6M, were bought by the same buyer recently for \$4,150,000. Another positive sign is that the high end blufftop in Hope Ranch is active: the 14.5 acre Khashoggi property at 1555 Roble Dr. closed for over \$18M after 3+ years on the market and Hope Ranch's largest property, the 39 acre equestrian estate at 4683 Via Roblada asking \$32M, is currently in escrow.

■ **Montecito and Carpinteria Beachfront:** Although there are have been a few low sales, this market has also generally improved greatly. For example, 3579 Padaro Lane, a remodeled 2,400 sq.ft. home on one of Padaro's smallest lots, just closed for \$7,750,000 after over a year on the market, having sold previously in 2005 for \$7,600,000. And the sale of a non-beachfront 1 bedroom home just off Miramar Beach right next to the railroad tracks (beautifully done, but still, a converted garage!) for \$1,825,000 is remarkable in any market.

■ **Rincon Beachfront:** Rincon sales have definitely bounced off their previous lows, with new listings often drawing multiple offers, leading to bidding wars that are driving up the entry level pricing in the low \$1M range.

■ **Beach Condos:** Prices are inching back up in Montecito, where sale volume has triped over last year in Bonnymede while maintaining a healthy level in Montecito Shores. Also, a beachfront condo asking \$4,995,000 is about to close escrow in Montecito Shores, so even the high end condo market finally has activity again.

It is lovely to have good news to share again!

FEATURED LISTINGS

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PRUDENTIAL
CALIFORNIA REALTY



NEW SINCE THE LAST NEWSLETTER...

NEW LISTINGS

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
HOPE RANCH						
4151 Creciente Dr.	\$11,900,000	\$11,900,000	7/12	5/6.5	100'	Built in 1928 but beautifully remodeled, this 7,913 sq.ft. Mediterranean on 1.24 acres has an infinity pool, spa and gardens. Features include a living room with open beam ceilings and fireplace, formal dining room, family room with fireplace, library, office, home theater and guest quarters.
MONTECITO						
1206 Channel Dr.	8,750,000	10,500,000	7/12	3/2	n/a	Darling updated 2,106 sq.ft. multi-level cottage built in 1910 on 0.36 ac. 2 doors from the Biltmore Hotel.
36 Hammond Drive	6,850,000	6,850,000	9/12	4/4	n/a	Grand 5,200 sq.ft. Sea Meadow home with beam ceilings, abundant French windows, formal dining, breakfast rm, office. www.SeaMeadowEstate.com .
1463 Vincenti Place	4,800,000	4,800,000	5/12	2/2.5	n/a	Lovely Sea Meadow home with open beam ceilings, formal dining, family room, office and brick patios with gardens. www.SeaMeadowHome.com .
1512 Miramar Beach	3,450,000	3,450,000	10/12	1/2	20'	Unique, artistic and superbly crafted 2 story cottage with Venetian plaster walls, exotic woods, copper, brass & stone. www.MiramarBeachHome.com .
PADARO LANE & BEACH CLUB ROAD						
3477 Padaro Lane	6,650,000	6,650,000	10/12	3/3	50'	Rebuilt in 2005, this 1,809 sq.ft. 2 story Cape Cod beautifully employs teak, bamboo, palm and granite. Down a shared driveway with homes behind it.
3551 Padaro Lane	5,650,000	5,950,000	5/12	6/4	50'	Built in 1950, this spacious but dated 2,916 sq.ft. cottage has 3/2 upstairs, a 2/1 apt. and separate studio with bath down. www.PadaroLaneHome.com .
3543 Padaro Lane	4,950,000	4,950,000	9/12	2/2	41'	Charming Board n' Batten cottage with detached guest quarters with full bath and kitchenette. www.PadaroLaneCottage.com .
3199 Padaro Lane	2,950,000	2,950,000	10/12	4/3.5	n/a	Non-beachfront charming 3,751 sq.ft. 2 story 3/2.5 French Country with a 1/1 guest apt with its own entrance. www.3199PadaroLane.com .
SAND POINT ROAD						
849 Sand Point Rd.	8,800,000	8,800,000	10/12	4/4.5	241'	New 3,365 sq.ft. Cape Cod down a long driveway just West of Casa Blanca. Adjacent to railroad tracks. Sold as a tear down in 4/04 for \$3,500,000.
RINCON POINT						
195 Rincon Point	4,250,000	4,250,000	9/12	3/3.5	n/a	Rebuilt in 2000, this 1,806 sq.ft. ocean view single story Contemp has a roof top deck. This sold in 6/05 for \$3,100,000 and as a fixer in 9/98 for \$975K.
RINCON						
6702 Breakers Way	4,498,000	4,498,000	7/12	3/4	40'	Newly constructed 3,670 sq.ft. Mediterranean with sweeping staircase, roof-top deck, auto sliding glass doors, elevator, 3 car garage. This is half of the 80' double lot with tear down that sold in 3/06 for \$2,950,000.
2928 Solimar Beach	4,200,000	4,200,000	10/12	3/3.5	36'	High ceilings, limestone floors, granite counters are features of this redone 2,527 sq.ft. Contemporary home built in 1980.
3398 P.C.H.	3,500,000	3,500,000	11/12	4/4	101'	Gorgeous top quality 3,008 sq.ft. Cape Cod built in 2001 with wood floors. Sold in 4/04 for \$3,150,000. www.FariaBeachHome.com .
3532 P.C.H.	2,795,000	2,995,000	4/12	3/3	60'	Redone 2,637 sq.ft. 1970's Contemp. with 2 story living room with walls of glass and fireplace and den. Sold 11/07 for \$3,000,000.
6673 Breakers Way	1,750,000	1,995,000	5/12	4/2.5	n/a	Built in 1977, this 2,422 sq.ft. 2 story "upside down" house with 2 nd floor living room has great views and direct beach access.
6698 Breakers Way	1,748,000	1,748,000	7/12	Lot	40'	Vacant lot with approved plans for a 3,800 sq.ft. home. This is half of the 80' double lot with tear down that sold in 3/06 for \$2,950,000.

WITHDRAWN

ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE
1787 Fernald Point	\$10,950,000	\$28,500,000	6/06	5458 Rincon Beach	\$4,400,000	\$5,500,000	6/10
1473 Bonnymede Dr.	5,450,000	5,450,000	7/10	3798 P.C.H.	1,995,000	2,499,000	8/11
2956 Solimar Beach	5,000,000	5,950,000	6/10	1517 Shoreline Dr.	1,550,000	2,000,000	6/11

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.	\$14,900,000	\$15,900,000	\$29,650,000	1821 Fernald Point	\$5,450,000	\$5,950,000	\$6,850,000
1147 Hill Road	11,900,000	15,000,000	15,000,000	3438 P.C.H.	1,950,000	1,995,000	2,350,000
869 Sand Point Rd.	8,850,000	9,850,000	10,900,000	3924 P.C.H.	1,790,000	1,995,000	2,395,000
176 Rincon Point Rd.	7,800,000	8,250,000	9,750,000	3386 P.C.H.	1,450,000	1,500,000	2,500,000
3485-A Padaro Lane	5,500,000	6,500,000	6,500,000				

NEW ESCROWS PENDING

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

4683 Via Roblada \$32,000,000 \$32,000,000 12/11 10+ 38.98 ac. Hope Ranch's largest estate: 5 parcels with 2 main homes, 3 guest homes, manager's home, office, movie theatre, tennis court, 2 pools, 1/4 mile horse track, 3 barns & a lake. The 4 lots with structures (all in need major repair) are offered separately for \$19,995,000 from the vacant 16.54 ac. lot, asking \$15MM. This was acquired in 2 deals: the 22.44 acre improved property in 1/00 for \$16MM and the 16.5 acre vacant lot in 11/99 for \$9.6MM.

SANTA BARBARA

1413 Shoreline Dr. 1,395,000 1,795,000 8/11 2/1 n/a Redone 1,770 sq.ft. 1920's cottage with partial ocean views, hardwood floors and fireplace on a quarter acre lot.

NEW CLOSED ESCROWS

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

1555 Roble Drive \$18,101,063 \$24,500,000 \$34,000,000 7/12 3.2 yrs. 1058' Spectacularly landscaped 14.52 acre estate with a 9,000 sq.ft. 6/8 English Cottage home built in 1999, 2 outbuildings, a sand volleyball court and acres of Oaks, Cypress & Redwood trees.

4125 Creciente Dr. 4,000,000 4,500,000 4,500,000 10/12 n/a 117' Dated 3,446 sq.ft. 4/3.5 single level ranch built in 1941 on 1.74 acres with office, wood floors and detached guest quarters.

SANTA BARBARA

1661 Shoreline Dr. 2,940,000 3,150,000 3,675,000 7/12 2.4 yrs 82' Redone 2,636 sq.ft. 4/2 home with 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.

2201 Edgewater Way 2,900,000 2,975,000 2,975,000 7/12 3 mo. 93' Spacious 2 story 3,200 sq.ft. 4/3 home with family room, 3 fireplaces and a large and private yard.

1394 Shoreline Dr. 2,500,000 2,500,000 2,500,000 7/12 1 wk. n/a Across from Shoreline Park with limited views, this 3/4 was built in 2009 with a great room, large play room and outdoor kitchen and spa on an extra deep lot. Sold as a tear down in 9/03 for \$1,180,000 and in 11/00 for \$1,000,000.

163 La Jolla Drive	2,250,000	2,450,000	2,685,000	5/12	3 mo.	71'	Charming 3/2 West facing cottage with approved plans for a major redo and addition. Updated & plans acquired since sale in 1/06 for \$2,200,000.
157 La Jolla Drive	1,910,000	n/a	n/a	10/12	n/a	94'	Vacant 0.58 ac. lot with questionable build-ability given setback issues. Purchased privately by the new owner of the adjacent property at 163 La Jolla Dr. Last sold 11/05 for \$1,400,000.
2011 Edgewater Way	1,300,000	1,595,000	1,595,000	6/12	7 mo.	70'	872 sq.ft. 1/1 Mesa home with beamed ceilings. This sold in 9/03 for \$1,549,000. It had been freshened up since its 5/03 sale for \$1,395,000.

MONTECITO

1405 Sea Meadow Pl.	8,700,000	9,875,000	12,750,000	7/12	22 mo.	n/a	Stunning and private 4,557 sq.ft. Sea Meadow 3/3 home built in 2001 with sweeping ocean views over acres of rolling lawn, 3 fireplaces, and library/family room.
1528-C Miramar Bch	1,825,000	1,995,000	1,995,000	6/12	2 mo.	n/a	Built in 1949 as a garage, but converted into a darling 1/1 home with beach access. Totally redone since 12/97 sale for \$800,000.

PADARO LANE & BEACH CLUB ROAD

3165 Padaro Lane	16,981,000	19,995,000	28,300,000	9/12	2 yrs.	175'	Appx. 10,000 sq.ft. 7/8/3 Georgian estate on 1.95 gated acres with a private path to an occasional beach, a 1/1 guest house with fireplace, mature trees and exceptional privacy.
3579 Padaro Lane	7,750,000	7,950,000	8,450,000	11/12	1.3 yrs	50'	Fab remodeled 2,400 sq.ft. 4/3 Cape Cod built in the 70's. This was redone since it sold for \$7,600,000 in 1/05, \$4,200,000 in 12/02 and \$2,850,000 in 8/99.
3479 Padaro Lane	5,750,000	5,750,000	6,750,000	6/12	n/a	75'	This 1970's 3/2 1,808 sq.ft. cottage has open beam ceilings, a 1 st floor beachfront master suite and a wide 75' of beach frontage.

SAND POINT ROAD

607 Sand Point Rd.	6,000,000	6,450,000	10,850,000	9/12	3.4 yrs.	99'	Redone 3,500 sq.ft. 4/3.5 nautically inspired Cape Cod with ocean, mtn and bird sanctuary views, office and family room. www.607SandPointRoad.com.
841 Sand Point Rd.	5,225,000	5,950,000	6,400,000	5/12	8 mo.	100'	Bright Contemporary with cathedral ceilings, wood floors and walls of glass to large seaside deck. The main house has 2/2, and there are 2 guest suites with separate entrances.

RINCON

3116 Solimar Beach	3,425,000	3,950,000	4,495,000	6/12	2 yrs.	60'	Newly remodeled, 1970's 2 story 1,955 sq.ft. Contemp. Prior to the redo, this sold in 12/04 for \$2,750,000.
4232 Faria Road	1,875,000	1,875,000	1,875,000	8/12	1 wk.	64'	Redone 1,216 sq.ft. 2/2.5 built in 1969 with granite kitchen and heated bathroom floors. The 2 nd brm has a separate entrance. Prior to redo, this sold 6/01 for \$1,165,000.
4224 Faria Road	1,675,000	1,850,000	1,995,000	5/11	1 yr.	40'	Redone 1960's 1,438 sq.ft. 2/2 cottage with new kitchen, double pane glass and floors. This sold in 9/07 for \$2,525,000.
5496 Rincon Beach	1,425,000	1,050,000	1,050,000	9/12	2 wks.	40'	Short sale of 1950's 2,208 sq.ft. 4/2.5 bungalow in gated Seacliff. This sold with multiple offers for well over the asking price.

AVAILABLE BEACHFRONT PROPERTIES

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

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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.
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1685 Fernald Point	28,000,000	28,000,000	7/12	6/5/2	244'	Built in 1920, this is a very dated 7,300 sq.ft. home, guest house and beach cabana upon an unparalleled land holding consisting of 3 flat usable South facing acres on 2 legal lots with majestic mature trees and plantings.
1453 Bonnymede Dr.	14,900,000	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 paneled library, stone floors, custom steel and glass doors, family room, formal dining room, gorgeous master and full basement.
1821 Fernald Point	5,450,000	6,850,000	10/11	3/3	100'	Tri-level built in 1973 with foyer/office on top floor, living room, kitchen & 2 brms on 2 nd floor, and 3 rd brm & kitchenette on the lowest level with spiral staircases in between. Large deck with spa and 4 car garage.
1512 Miramar Beach	3,450,000	3,450,000	10/12	1/2	20'	Unique, artistic and superbly crafted 2 story with Venetian plaster walls, exotic woods, copper, brass & stone. www.MiramarBeachHome.com .

PADARO LANE & BEACH CLUB ROAD

3477 Padaro Lane	6,650,000	6,650,000	10/12	3/3	50'	Rebuilt in 2005, this 1,809 sq.ft. 2 story Cape Cod beautifully uses teak, bamboo, palm & granite. Down a shared driveway with homes behind it.
3551 Padaro Lane	5,650,000	5,950,000	5/12	6/4	50'	Built in 1950, this spacious but dated 2,916 sq.ft. home has 3/2 upstairs, a 2/1 apt. & separate studio with bath down. www.PadaroLaneHome.com .
3543 Padaro Lane	4,950,000	4,950,000	9/12	2/2	41'	Charming Board n' Batten cottage with detached guest quarters with full bath and kitchenette. www.PadaroLaneCottage.com .
3485-1/2 Padaro Ln.	4,800,000	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.	8,850,000	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.
849 Sand Point Rd.	8,800,000	8,800,000	10/12	4/4.5	241'	New 3,365 sq.ft. Cape Cod down long driveway just West of Casa Blanca. Adjacent to railroad tracks. Sold as a tear down in 4/04 for \$3,500,000.
871 Sand Point Rd.	6,650,000	6,650,000	4/11	4/3/2	100'	Lovely 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 .
875 Sand Point Rd.	3,995,000	3,995,000	9/11	4/4	75'	One of the Moroccan style homes in Casa Blanca, this 4/4 home offers a modern interior with archways, a lovely staircase and gorgeous views. This sold in 4/06 for \$4,950,000 and 1/01 for \$3,300,000.

SANDYLAND COVE

4257 Ave. del Mar	14,975,000	22,500,000	5/11	7/7	80'	Redone 1940's compound with 6 brm main home, 1/1 guest home, tennis court, pool and spa on appx. 1 acre with ocean views only from 2 nd story.
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RINCON POINT

176 Rincon Point Rd.	7,800,000	9,750,000	10/11	5/4.5	94'	Dramatic 5,212 sq.ft. redwood home designed by Andy Neumann with copper roof, slate floors, black granite fireplace and separate guest apt.
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RINCON

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 and a 3 car garage.
6702 Breakers Way	4,498,000	4,498,000	7/12	3/4	40'	Newly built 3,670 sq.ft. Mediterranean with sweeping staircase, rooftop deck, auto sliding glass doors, elevator, 3 car garage. This is half of the 80' double lot with tear down that sold in 3/06 for \$2,950,000.
2928 Solimar Beach	4,200,000	4,200,000	10/12	3/3.5	36'	High ceilings, limestone floors, granite counters are features of this redone 2,527 sq.ft. Contemporary home built in 1980.
3398 P.C.H.	3,500,000	3,500,000	11/12	4/4	101'	Gorgeous top quality 3,008 sq.ft. Cape Cod built in 2001 with wood floors. Sold in 4/04 for \$3,150,000. www.FariaBeachHome.com .
3532 P.C.H.	2,795,000	2,995,000	4/12	3/3	60'	Redone 2,637 sq.ft. 1970's Contemp. with 2 story living room with walls of glass and fireplace, a den and 60' of frontage. Sold 11/07 for \$3,000,000.
5498 Rincon Beach Park Drive	2,100,000	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.
3438 P.C.H.	1,950,000	2,350,000	1/11	2/2.5	35'	This 1,348 sq.ft. 2/2.5 Contemp. has a rooftop deck. This sold in 3/09 in an exchange, in 2/08 for \$2,495,000 and in 10/02 for \$925,000.

3924 P.C.H.	1,790,000	2,395,000	2/11	4/2	39'	Two story 1,800 sq.ft. home with large deck and sand pit.
6698 Breakers Way	1,748,000	1,748,000	7/12	Lot	40'	Vacant lot with approved plans for a 3,800 sq.ft. home. This is half of the 80' double lot with tear down that sold in 3/06 for \$2,950,000.
3386 P.C.H.	1,450,000	2,500,000	2/12	2/2	62'	Built in 1994 on stilts at the eastern end of ungated Faria, this Contemp. has a rooftop deck. 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.

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

4151 Creciente Dr.	\$11,900,000	\$11,900,000	7/12	5/6.5	100'	Built in 1928 but beautifully remodeled, this 7,913 sq.ft. Mediterranean on 1.24 acres has an infinity pool, spa and gardens. Features include a living room with open beam ceilings and fireplace, formal dining room, family room with fireplace, library, office, home theater and guest quarters.
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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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MONTECITO

1086 Channel Dr.	\$19,950,000	\$19,950,000	11/11	3/2.5	Mid-Century Modern on a gated and beautifully landscaped 0.81 acre lot with great ocean views and easy access across the street to Butterfly Beach.
1147 Hill Road	11,900,000	15,000,000	3/12	4/5	Brand new exciting and exquisitely built Modern home with cabana, pool, spa, gardens and Brazilian hardwood decks with some views near Butterfly Beach.
1206 Channel Dr.	8,750,000	10,500,000	7/12	3/2	Darling updated 2,106 sq.ft. multi-level cottage built in 1910 on 0.36 ac. 2 doors up from the Biltmore Hotel.
36 Hammond Dr.	6,850,000	6,850,000	9/12	4/4	Grand 5,200 sq.ft. Sea Meadow home with open beam ceilings, abundant French windows, formal dining, office and slate patios. www.SeaMeadowEstate.com .
1463 Vincenti Place	4,800,000	4,800,000	5/12	2/2.5	Lovely Sea Meadow home with open beam ceilings, formal dining room, family room and office. Pretty brick patios with gardens. www.SeaMeadowHome.com .

PADARO LANE & BEACH CLUB ROAD

3485-A Padaro Lane	5,500,000	6,500,000	3/12	3/3	Newer 2 story 2/2 2,472 sq.ft. non-beachfront home with 1/1 guest suite situated on and overlooking the slough to the ocean. This sold in 12/09 for \$5,100,000 and was completely redone since its 3/07 sale for \$3,950,000.
3271 Beach Club	3,475,000	3,475,000	3/12	2/2	Exciting 1999 2,472 sq.ft. Contemp. with telescoping walls of glass, Mexican pebble floors, expert woodwork and direct beach access. This sold at auction in 6/05 for \$3,410,000 and in 9/03 for \$2,190,000.
3199 Padaro Lane	2,950,000	2,950,000	10/12	4/3.5	Non-beachfront charming 3,751 sq.ft. 2 story 1979 3/2.5 French Country home with a 1/1 guest apt. with a separate entrance. www.3199PadaroLane.com .

RINCON POINT

195 Rincon Point	4,250,000	4,250,000	9/12	3/3.5	Rebuilt in 2000, this 1,806 sq.ft. ocean view single story Contemp. has a rooftop deck. This sold in 6/05 for \$3,100,000 and as a fixer in 9/98 for \$975,000.
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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.
6673 Breakers Way	1,695,000	1,995,000	5/12	4/2.5	Built in 1977, this 2,422 sq.ft. 2 story "upside down" house with 2 nd floor living living room has great views and direct beach access.

BEACHFRONT SALES IN 2012

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

3579 Padaro Lane	\$7,750,000	\$7,950,000	\$8,450,000	11/12	1.3 yrs	50'	Fab remodeled 2,400 sq.ft. 4/3 Cape Cod built in the 70's. This was redone since it sold for \$7,600,000 in 1/05, \$4,200,000 in 12/02 and \$2,850,000 in 8/99.
3479 Padaro Lane	5,750,000	5,750,000	6,750,000	6/12	n/a	75'	This 1970's 3/2 1,808 sq.ft. cottage has open beam ceilings, a 1 st floor beachfront master and a wide 75' of beach frontage.

SAND POINT ROAD

607 Sand Point Rd.	6,000,000	6,450,000	10,850,000	9/12	3.4 yrs.	99'	Redone 3,500 sq.ft. 4/3.5 nautically inspired Cape Cod with ocean, mtn and bird sanctuary views, office and family room.
815 Sand Point Rd.	5,500,000	6,290,000	7,600,000	4/12	9 mo.	120'	Redone 3/2 Contemp. with hexagonal rooms. Sold in 12/06 for \$7,350,000 and, prior to the redo, in 8/00 for \$4,352,500.
841 Sand Point Rd.	5,225,000	5,950,000	6,400,000	5/12	8 mo.	100'	Bright Contemporary main house with 2/2, along with 2 one bedroom guest suites with separate entrances.

RINCON

3116 Solimar Beach	3,425,000	3,950,000	4,495,000	6/12	2 yrs.	60'	Newly remodeled, 1970's 2 story 1,955 sq.ft. Contemp. Prior to the redo, this sold in 12/04 for \$2,750,000.
6638 P.C.H.	2,775,000	2,995,000	2,995,000	3/12	4 mo.	40'	Stunning 2006 built 2,725 sq.ft. 3/3 Contemp. with infinity pool, spa, pocket floor to ceiling glass doors & stone floors.
4232 Faria Road	1,875,000	1,875,000	1,875,000	8/12	1 wk.	64'	Redone 1,216 sq.ft. 2/2.5 built in 1969 with granite kitchen and heated bathroom floors. The 2 nd brm has a separate entrance. Prior to the redo, sold in 6/01 for \$1,165,000.
5502 Rincon Beach Park Drive	1,800,000	1,850,000	3,850,000	1/12	2.2 yrs	40'	Redone partial 2 story 4/3 Cape Cod cottage with open beam ceilings and a new patio with outdoor fireplace. Sold furnished. Prior to the redo, this sold 6/05 for \$3,372,800.
5364 Rincon Beach Park Drive	1,700,000	1,995,000	3,590,000	3/12	5 yrs.	40'	Furnished 4/3 has upstairs main living area with fireplace & spiral staircase to downstairs master with fireplace & library.
4224 Faria Road	1,675,000	1,850,000	1,995,000	5/11	1 yr.	40'	Redone 1960's 1,438 sq.ft. 2/2 cottage with new kitchen, dual pane glass and floors. This sold in 9/07 for \$2,525,000.
5496 Rincon Beach	1,425,000	1,050,000	1,050,000	9/12	2 wks.	40'	Short sale of 1950's 2,208 sq.ft. 4/2.5 bungalow in gated Seaciff. This sold following multiple offers.
3422 P.C.H.	1,050,000	1,099,999	1,549,000	2/12	1.3 yrs.	42'	Built in 1920, this redone 1,395 sq.ft. 3/2 has a stone fireplace, 2 bedrooms down and a master upstairs. Short sale.

SALES ON THE BLUFF IN 2012

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

1555 Roble Drive	\$18,100,000	\$24,500,000	\$34,000,000	7/12	3.2 yrs.	1058'	Spectacularly landscaped 14.52 ac. estate with 9,000 sq.ft. 6/8 English Cottage home built in 1999, 2 outbuildings, a sand volleyball court and acres of majestic trees and gardens.
4125 Creciente Dr.	4,000,000	4,500,000	4,500,000	10/12	n/a	117'	Dated 3,446 sq.ft. 4/3.5 single level ranch built in 1941 on 1.74 ac. with office, wood floors and detached guest quarters.

SANTA BARBARA

1661 Shoreline Dr.	2,940,000	3,150,000	3,675,000	7/12	2.4 yrs.	82'	Redone 2,636 sq.ft. 4/2 home with family room, office, new kitchen and baths, enclosed patio, two lane lap pool, spa, koi pond and yard. A new artist's studio was built and this has been completely redone since its 8/02 sale for \$2,375,000.
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2201 Edgewater Way	2,900,000	2,975,000	2,975,000	7/12	3 mo.	93'	Spacious 2 story 3,200 sq.ft. 4/3 home with family room, 3 fireplaces and a large and private yard.
163 La Jolla Drive	2,250,000	2,450,000	2,685,000	6/12	3 mo.	71'	West facing 1,325 sq.ft. 3/2 cottage with approved plans for a major redo and addition. Updated and plans acquired since 1/06 sale for \$2,200,000.
157 La Jolla Drive	1,910,000	n/a	n/a	10/12	n/a	94'	Vacant 0.58 ac. lot with questionable build-ability given set-back issues. Purchased privately by new owner of adjacent property at 163 La Jolla Dr. Last sold 11/05 for \$1,400,000.
2011 Edgewater Way	1,300,000	1,595,000	1,595,000	6/12	7 mo.	70'	872 sq.ft. 1/1 Mesa home with beamed ceilings. This sold in 9/03 for \$1,549,000. It had been freshened up since its 5/03 sale for \$1,395,000.

PADARO LANE & BEACH CLUB ROAD

3165 Padaro Lane	16,981,000	19,995,000	28,300,000	9/12	2 yrs.	175'	Appx. 10,000 sq.ft. 7/8/3 Georgian on 1.95 gated acres with a private path to an occasional beach, a 1/1 guest house with fireplace, mature trees and exceptional privacy.
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SALES NEAR THE BEACH OR BLUFF IN 2012

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

1216 Shoreline Dr.	n/a	n/a	n/a	1/12	n/a	Gorgeous 3/3.5 two story 3,067 sq.ft. Cape Cod built in 1997. This transferred privately for cash plus assumption of liens and encumbrances in an amount not available in public record.
1220 Shoreline Dr.	\$1,780,000	\$1,825,000	\$1,950,000	4/12	8 mo.	Featured in <i>Coastal Living</i> , this newer 2/2.5 cottage across from Shoreline Park has approved plans to add 2 nd story. Sold in 2/09 for \$1,700,000 and as a fixer in 8/03 for \$1,000,000.

MONTECITO

1405 Sea Meadow	8,700,000	9,875,000	12,750,000	7/12	22 mo.	Stunning and private 4,557 sq.ft. Sea Meadow 3/3 home built in 2001 with sweeping ocean views over acres of rolling lawn, 3 fireplaces and a spacious library/family room.
1528-C Miramar	1,825,000	1,995,000	1,995,000	6/12	2 mo.	Built in 1949 as a garage, but converted into a darling 1/1 home with beach access. Totally redone since 12/97 sale for \$800,000.

RINCON POINT

183 Rincon Pt Rd.	1,600,000	2,195,000	2,195,000	3/12	3 wks.	Shingled non-beachfront 1,964 sq.ft. 2/2 cottage built in 1927 on a tropical 1/3 ac. lot across from the creek in gated Rincon Point.
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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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MONTECITO

1305 Plaza Pacifica	\$5,250,000	\$5,250,000	9/12	2/2.5	1 st	1,380	Exquisite redone single level with unsurpassed 180° views, Venetian plaster walls, mahogany doors, limestone counters & floors. Two car garage. Redone since 5/07 sale for \$5,000,000, 1/06 for \$4,000,000, 7/04 for \$2,875,000. www.BonnymedeBeachfront.com .
1385 Plaza Pacifica	5,000,000	5,000,000	5/12	2/2.5	2-3	1,380	Remodeled in a sleek Contemporary style, this furnished front row townhouse has walnut floors, white marble counters, radiant heat and 2 car garage. Prior to the redo, this sold in 6/07 for \$3,700,000.

1 Seaview Drive	4,395,000	3,995,000	3/11	2/3	1 st	1,133	Partially updated with fabulous ocean views, large beachside terrace, fireplace and formal dining. Updated since 3/05 sale for \$3,008,000.
1388 Plaza Pacifica	2,100,000	2,100,000	6/12	2/2.5	2-3	1,183	Elegantly redone townhouse with ocean peek, maple floors and top quality kitchen. Prior to the redo, this sold in 4/02 for \$945,000.
27 Seaview Drive	2,095,000	2,295,000	8/12	3/2.5	2 nd	1,133	Western facing with partial ocean view, this 1,994 sq.ft. unit has a den/3 rd brm, enclosed lanai with wall of glass, fireplace and formal dining.
1372 Plaza Pacifica	1,900,000	1,900,000	5/12	2/2.5	2 nd	1,183	Partial ocean views from this 1,694 sq.ft. single level condo currently being redone. Partly redone when sold as a short sale in 4/12 for \$1.2M and in 2/07 for \$2.2M. Prior to redo, this sold in 9/04 for \$1,386,000.

NEW ESCROWS PENDING

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

13 Seaview Drive	\$4,995,000	\$4,995,000	7/12	3/2.5	3 rd	\$1,133	Gorgeous remodeled penthouse with sweeping ocean views, large multi-room loft, radiant floor heat, central vac, fireplace and formal dining.
98 Seaview Drive	2,395,000	2,395,000	1/12	2/2	3 rd	965	Exquisitely remodeled Contemporary with formal dining and nice ocean views over Sea Meadow. Sold for \$1,600,000 in 7/04 prior to redo.
75 Seaview Drive	1,485,000	1,485,000	10/12	2/2.5	1 st	965	Newly redone NW facing with fireplace and formal dining overlooking tennis court. Prior to the newest redo, this was an updated "short sale" in 11/09 for \$900K. Prior to either redo, this sold 3/05 for \$1,350,000.

CARPINTERIA

4880 Sandyland #19	375,000	399,000	7/12	0/1	2 nd	230	La Cabana studio needing updating in complex with pool & clubhouse.
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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

641-B Por la Mar	\$695,000	\$710,000	\$710,000	8/12	1 mo.	2/2.5	1,076	1-2	East Beach Townhouse with 2 master suites, 2 patios, laundry and 2 car garage.
669-D Del Parque	690,000	749,000	895,000	4/12	6 mo.	2/2	1,374	1-2	East Beach Townhouse with newer floors and kitchen, partial ocean views from bedrooms and 2 car garage.

MONTECITO

1349 Plaza Pacifica	2,250,000	2,350,000	2,500,000	5/12	1 yr.	3/3	2,287	2 nd	Sleek 2,287 sq.ft. single level 3/3 with nice ocean views. Sold in original condition in 3/01 for \$1,672,000.
16 Seaview Drive	1,775,000	1,850,000	1,850,000	6/12	6 mo.	2/2	1,454	3 rd	Upgraded East facing penthouse with great ocean views. Sold 11/05 for \$2,500,000 and 1/02 for \$2,100,000.
59 Seaview Drive	1,215,000	1,250,000	1,250,000	2/12	1 wk.	2/2	1,701	1 st	Remodeled with limestone floors, granite kitchen, plantation shutters, family room & fireplace. Redone when sold in 1/03 for \$915,000. Also sold 9/98 for \$690,000.
83 Seaview Dr.	1,200,000	1,295,000	1,575,000	5/12	1 yr.	2/2	1,752	2 nd	Remodeled North facing unit with dining room and fireplace. Redone since 12/05 sale for \$1,525,000.
1383 Plaza Sonadores	1,100,000	1,195,000	1,465,000	11/12	2 mo.	2/2.5	1,410	2-3	Remodeled South facing townhome with fireplace, walnut floors, custom cabinetry and granite kitchen.
1392 Plaza Pacifica	1,100,000	1,199,000	1,199,000	10/12	1 mo.	2/2.5	1,694	2-3	Orig. condition West facing townhome with some ocean views and very pleasant views across the open space.
81 Seaview Drive	1,100,000	1,195,000	1,195,000	5/12	3 wks.	2/2	1,993	2 nd	Redone unit with formal dining room, fireplace and hardwood floors. This sold in 12/06 for \$1,475,000.
71 Seaview Drive	870,000	899,000	995,000	8/12	2 mo.	2/2	1,724	3 rd	Partially updated 2/2 with high ceilings, formal dining and fireplace and pleasant tree top views.
1340 Plaza Pacifica	658,500	663,300	663,300	8/12	1 wk.	0/1	739	2 nd	Bank sale. Ocean view South facing remodeled studio. Sold 6/03 for \$595,000 and 7/01 for 695,000.

CARPINTERIA

2 Rincon Point Ln	1,610,000	1,749,000	1,749,000	6/12	2 mo.	3/2.5	2,747	1-3	Tri-level Cape Cod condo built in 1987 with family room and master bedroom fireplace in gated Rincon Point.
4980 Sandyland #116	530,000	n/a	n/a	8/12	n/a	2/1	730	1 st	Remodeled. Sold 1/04 for \$590K and 5/03 for \$495,000.
4700 Sandyland #16	387,000	419,000	465,000	8/12	9 mo.	1/1	588	1 st	Updated, furnished condo in Solimar Sands with stainless steel kitchen, plantation shutters and tiled bath.
4902 Sandyland #138	369,000	389,500	389,500	8/12	2 mo.	0/1	384	1 st	Street-side South facing with patio and granite kitchen counters. Last sold 5/00 for \$182,500.
4902 Sandyland #246	230,000	229,000	329,000	5/12	4 mo.	0/1	406	2 nd	Short sale of top floor unit with mountain views. This sold in 1/05 for \$505,000 and 12/02 for \$285,000.

PRICE CHANGES

<u>ADDRESS</u>	<u>NEW LIST PRICE</u>	<u>OLD LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>ADDRESS</u>	<u>NEW LIST PRICE</u>	<u>OLD LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>
61 Seaview Drive	\$1,295,000	\$1,395,000	\$1,395,000	4975 Sandyland #207	\$899,000	\$949,000	\$949,000
4825 Sandyland #6	1,049,000	1,095,000	1,495,000	665-E Del Parque	799,000	925,000	925,000
1336 Plaza Sonadores	939,000	999,000	1,249,000	4950 Sandyland #126	350,000	370,000	399,000

AVAILABLE BEACH AREA CONDOMINIUMS

<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-E Del Parque	\$799,000	\$925,000	12/11	2/2.5	1-2	\$400	Redone 1,330 sq.ft. East Beach Townhouse with mountain views, skylights, granite kitchen and 2 car garage. Sold 7/05 for \$1,320,000.
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MONTECITO

1305 Plaza Pacifica	5,250,000	5,250,000	9/12	2/2.5	1 st	1,380	Exquisite remodeled single level with unsurpassed 180° views, Venetian plaster walls, mahogany doors & windows, limestone counters & floors. Redone since 5/07 sale for \$5,000,000, 1/06 for \$4,000,000 and 7/04 for \$2,875,000. www.BonnymedeBeachfront.com .
1385 Plaza Pacifica	5,000,000	5,000,000	5/12	2/2.5	2-3	1,380	Remodeled in a sleek Contemporary style, this furnished front row townhouse has walnut floors, white marble counters, radiant heat and 2 car garage. Prior to the redo, this sold in 6/07 for \$3,700,000.
1 Seaview Drive	4,395,000	3,995,000	3/11	2/3	1 st	1,133	Partially updated with fabulous ocean views, large beachside terrace, fireplace and formal dining. Updated since 3/05 sale for \$3,008,000.
1388 Plaza Pacifica	2,100,000	2,100,000	6/12	2/2.5	2-3	1,183	Elegantly redone townhouse with ocean peek, maple floors and top quality kitchen. Prior to the redo, this sold in 4/02 for \$945,000.
27 Seaview Drive	2,095,000	2,295,000	8/12	3/2.5	2 nd	1,133	Western facing with partial ocean view, this 1,994 sq.ft. unit has a den/ 3 rd brm, enclosed lanai with wall of glass, fireplace and formal dining.
1372 Plaza Pacifica	1,900,000	1,900,000	5/12	2/2.5	2 nd	1,183	Partial ocean views from this 1,694 sq.ft. single level condo currently being redone. Partly redone when sold as a short sale in 4/12 for \$1.2M and in 2/07 for \$2.2M. Prior to redo, this sold in 9/04 for \$1,386,000.
61 Seaview Drive	1,295,000	1,395,000	1/12	2/2	2 nd	965	Simply fabulous Contemporary remodel. Already redone when sold in 5/10 for \$1,400,000 and 10/04 for \$1,645,000.
1336 Plaza Sonadores	939,000	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.
1346 Plaza Sonadores	595,000	625,000	10/11	0/1	2 nd	453	South facing 576 sq.ft. breezeway studio.

CARPINTERIA

4825 Sandyland #6	1,049,000	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.
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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.		
4975 Sandyland #207	899,000	949,000	1/12	2/1	2 nd	323	Carpinteria Shores redone unit with tile floors, lovely bath, great views.		
4950 Sandyland #126	350,000	399,000	3/11	1/1	1 st	393	Redone East facing furnished Sunset Shores. Sold 4/07 for \$450,000.		

BEACH AREA CONDOMINIUM SALES IN 2012

<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>
SANTA BARBARA									
641-B Por la Mar	\$695,000	\$710,000	\$710,000	8/12	1 mo.	2/2.5	1,076	1-2	East Beach Townhouse with 2 master suites, 2 patios, laundry and 2 car garage.
669-D Del Parque	690,000	749,000	895,000	4/12	6 mo.	2/2	1,374	1-2	East Beach Townhouse with newer floors and kitchen, partial ocean views from bedrooms and 2 car garage.
50 Barranca #4	450,000	499,000	499,000	2/12	3 mo.	3/2	1,395	1 st	Nicely updated 1,395 sq.ft. unit with large patio. Sold 2/04 for \$646,000.
MONTECITO									
1349 Plaza Pacifica	2,250,000	2,350,000	2,500,000	5/12	1 yr.	3/3	2,287	2 nd	Sleek 2,287 sq.ft. single level 3/3 with nice ocean views. Sold in original condition in 3/01 for \$1,672,000.
20 Seaview Drive	2,000,000	n/a	n/a	1/12	n/a	2/2	1,599	1 st	Great ocean views from fully remodeled Contemporary style condo. This last sold in 1/02 for \$1,900,000.
16 Seaview Drive	1,775,000	1,850,000	1,850,000	6/12	6 mo.	2/2	1,454	3 rd	Upgraded East facing penthouse with great ocean views. Sold 11/05 for \$2,500,000 and 1/02 for \$2,100,000.
59 Seaview Drive	1,215,000	1,250,000	1,250,000	2/12	1 wk.	2/2	1,701	1 st	Remodeled with limestone floors, granite kitchen, plantation shutters, family room & fireplace. Redone when sold in 1/03 for \$915,000.
83 Seaview Dr.	1,200,000	1,295,000	1,575,000	5/12	1 yr.	2/2	1,752	2 nd	Remodeled North facing unit with dining room and fireplace. Redone since 12/05 sale for \$1,525,000.
1372 Plaza Pacifica	1,200,000	1,490,000	2,180,600	4/12	1 mo.	2/2.5	1,694	2 nd	Short sale. Redone with wood floors & some ocean view. This was redone when sold in 2/07 for \$2,200,000. Prior to the redo, this sold in 9/04 for \$1,386,000.
1383 Plaza Sonadores	1,100,000	1,195,000	1,465,000	11/12	2 mo.	2/2.5	1,410	2-3	Remodeled South facing townhome with fireplace, walnut floors, custom cabinetry and granite kitchen.
1392 Plaza Pacifica	1,100,000	1,199,000	1,199,000	10/12	1 mo.	2/2.5	1,694	2-3	Orig. condition West facing townhome with some ocean views and very pleasant views across the open space.
81 Seaview Drive	1,100,000	1,195,000	1,195,000	5/12	3 wks.	2/2	1,993	2 nd	Redone unit with formal dining room, fireplace and hardwood floors. This sold in 12/06 for \$1,475,000.
71 Seaview Drive	870,000	899,000	995,000	8/12	2 mo.	2/2	1,724	3 rd	Partially updated 2/2 with high ceilings, formal dining and fireplace and pleasant tree top views.
1355 Plaza Sonadores	660,000	697,500	949,500	3/12	9 mo.	1/1	717	1 st	South facing with new carpet and tile floors.
1340 Plaza Pacifica	658,500	663,300	663,300	8/12	1 wk.	0/1	739	2 nd	Bank sale of ocean view South facing remodeled studio. Sold in 6/03 for \$595,000 and 7/01 for 695,000.
CARPINTERIA									
2 Rincon Point Ln	1,610,000	1,749,000	1,749,000	6/12	2 mo.	3/2.5	2,747	1-3	Tri-level Cape Cod condo built in 1987 with family room and master bedroom fireplace in gated Rincon Point.
4980 Sandyland #116	530,000	n/a	n/a	8/12	n/a	2/1	730	1 st	Remodeled. Sold 1/04 for \$590K and 5/03 for \$495,000.
4700 Sandyland #16	387,000	419,000	465,000	8/12	9 mo.	1/1	588	1 st	Updated, furnished condo in Solimar Sands with stainless steel kitchen, plantation shutters and tiled bath.
4902 Sandyland #138	369,000	389,500	389,500	8/12	2 mo.	0/1	384	1 st	Street-side South facing with patio and granite kitchen counters. Last sold 5/00 for \$182,500.
4902 Sandyland #246	230,000	229,000	329,000	5/12	4 mo.	0/1	406	2 nd	Short sale of top floor unit with mountain views. This sold in 1/05 for \$505,000 and 12/02 for \$285,000.

SANTA BARBARA BEACH BLOG
 A blog about the Santa Barbara beach real estate market

Kathleen Winter 805-451-4663
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WELCOME TO THE SANTA BARBARA BEACH BLOG!
 I have created this blog to provide current and comprehensive information regarding the Santa Barbara beach real estate market.

On this blog, I will provide up to date information regarding new listings, price reductions and closings of all beachfront and oceanfront properties along the Santa Barbara coastline. Similar information regarding the beach condominiums within the Bornymede and Montecito Shores enclave can be found at www.BornymedeBlog.com.

I hope you enjoy this blog and please contact me with any questions or if I may be of personal assistance to you. I can be reached at kathy@kathywinter.com or 805-451-4663.

Thank you,
 Kathy Winter

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 - New Closing on Padaro Lane: 3579 Padaro Lane
 - New Oceanfront Closing in Hope Ranch: 4125 Crecento Drive
 - New Rincon Beachfront Listing: 3398 Pacific Coast Highway
 - New Montecito Price Reduction: 1206 Channel Drive
 - 3199 Padaro Lane: Open Today from 1:00 to 3:00
 - New Beachfront Listing: 849 Sand Point Road
 - New Price Reduction in Montecito: 1147 Hill Road
 - New Listing on Padaro Lane: 3477 Padaro Lane

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 - November 2012 (4)
 - October 2012 (11)
 - September 2012 (10)
 - August 2012 (14)
 - July 2012 (14)

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 - 2012: June 2011 - March 2012
 - 2011: Sept. 2010 - May 2011
 - 2010: Feb. 2010 - Sept. 2010
 - 2010: June 2009 - January 2010
 - 2009: Nov. 2008 - May 2009
 - 2008: May 2008 - Oct. 2008

New Closing on Padaro Lane: 3579 Padaro Lane
 On November 9, 2012 / Santa Barbara Beach Blog / Leave a comment



3579 Padaro Lane, asking \$7,950,000, has closed escrow for \$7,750,000. 3579 Padaro Lane is a completely remodeled 2,267 sq.ft. 4 bedroom/3 bath home on the sand with vanishing French doors, beamed ceilings, gourmet kitchen and fabulous beachfront master suite. The outside patio, which offers a rather surprising

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New Oceanfront Closing in Hope Ranch: 4125 Crecento Drive
 On November 6, 2012 / Santa Barbara Beach Blog / Leave a comment



4125 Crecento Drive in Hope Ranch has closed escrow for \$4,000,000. 4125 Crecento Drive is a dated 3,446 sq.ft. 4 bedroom/3.5 bath single level ranch style home built in 1941 with wood floors, living room fireplace, office and detached guest quarters. Set on 1.74 acres with fantastic

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New Rincon Beachfront Listing: 3398 Pacific Coast Highway
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 - New Beachfront Listing: 849 Sand Point Road
 - New Price Reduction in Montecito: 1147 Hill Road
 - New Listing on Padaro Lane: 3477 Padaro Lane

Archives
 - November 2012 (4)
 - October 2012 (11)
 - September 2012 (10)
 - August 2012 (14)
 - July 2012 (14)

Beach Newsletters
 - 2012: June 2011 - March 2012
 - 2011: Sept. 2010 - May 2011
 - 2010: Feb. 2010 - Sept. 2010
 - 2010: June 2009 - January 2010
 - 2009: Nov. 2008 - May 2009
 - 2008: May 2008 - Oct. 2008

3398 Pacific Coast Highway
 This gorgeous Cape Cod home was built in 2001 with top quality finishes throughout, making it one of the most beautiful beachfront homes along the entire Rincon coast. Panoramic ocean and island views are enjoyed from almost every room of the four bedroom/4 bath home, and the extensive patios and balconies make indoor/outdoor living a delight. The vast 100' of beach frontage provides a wonderful spacious feeling throughout the home, which features open beam ceilings, wood floors and an open and airy gourmet kitchen with center island. There are two master suites, one with a fireplace, and both with well appointed full baths.

For further information regarding this property and a full photo tour, please click here.



WINTER
at the beach
 1170 COAST VILLAGE ROAD ■ MONTECITO, CA 93108