

BEACH & BLUFF BUZZ

Within the 10 months since the last newsletter, the beach market has finally stabilized with even a few bright spots in the mix. While values are generally greatly reduced from historic highs, the down-trending that has dominated for 5 years appears done. Looking more specifically at the market segments, I note the following:

- **Santa Barbara Blufftop:** Prices actually never decreased perceptibly from their 2007 highs here, perhaps because no homes were offered for sale for the 3 years between 2007 and 2010. When finally available, the built-up demand led to very strong sales that continue today, making this market among the most stable of all.
- **Montecito and Carpinteria Beachfront:** This is the most mixed segment, with both very high sales and very low sales. For example, Rob Lowe's 3555.5 Padaro Lane, a beautifully redone Cape Cod on a skinny 19' lot, sold for a surprisingly high \$5,900,000 after 2.5 years on the market. But the \$5,500,000 sale of 815 Sand Point Road, also redone and on 120' of frontage, was quite low - it had sold in 12/06 for \$7,350,000. Given other highs and lows on the sand, both sellers and buyers have strong comps to support their respective positions at this point.
- **Rincon Beachfront:** This part of the market has been among the hardest hit, with sales continuing at about half the price of their historic highs. One example is 5344 Rincon Beach Park Dr., which sold for \$4,380,000 in 4/06, was foreclosed in 2/11 for \$2,385,000 and then sold by the bank at only \$2,175,000 in 10/11.
- **Beach Condominiums:** While the volume of sales within Bonnymede and Montecito Shores has not been robust over the last year, the selling prices have definitely leveled off now and condos in top condition are selling quickly. On Sandyland Road, there have been only a handful of sales with no particularly bad news. And at this point, no bad news is good news!

All the best,

Kathy

FEATURED LISTINGS

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PRUDENTIAL
CALIFORNIA REALTY



\$6,950,000 www.607SANDPOINTROAD.com



\$5,950,000 www.841SANDPOINT.com



\$2,975,000 www.EDGEWATERWAY.com



\$2,450,000 www.163LAJOLLA.com

NEW SINCE THE LAST NEWSLETTER...

NEW LISTINGS

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
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, a manager's home, office, movie theatre, tennis court, 2 pools, ¼ mile horse track, 3 barns and a lake. The 4 lots with structures (all in need major repair) are offered separately for \$19,995,000 from the vacant 16.54 acre 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						
2201 Edgewater Way	2,975,000	2,975,000	3/12	4/3	93'	Spacious and bright 2 story 3,200 sq.ft. home with panoramic views, family room, 3 fireplaces and a large private yard. www.EdgewaterWay.com .
163 La Jolla Drive	2,450,000	2,685,000	2/12	3/2	71'	Charming 3/2 West facing cottage with fab. ocean & coastline views and approved plans for a major redo and addition. Redone & plans acquired since bought 1/06 for \$2,200,000. www.163LaJolla.com .
1517 Shoreline Dr.	1,795,000	2,000,000	6/11	3/2	n/a	Completely redone 2 story home one house back from bluff with ocean views, wood floors & high ceilings. Sold as a fixer in 9/00 for \$520,000.
1413 Shoreline Dr.	1,695,000	1,795,000	8/11	2/1	n/a	Redone 1,770 sq.ft. 1920's cottage with partial ocean views, hardwood floors, fireplace on a quarter acre lot.
MONTECITO						
1086 Channel Dr.	19,950,000	19,950,000	11/11	3/2.5	n/a	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	15,000,000	15,000,000	3/12	4/5	n/a	Brand new exciting & exquisitely built Modern with cabana, pool, spa, gardens & Brazilian hardwood decks with some views near Butterfly Beach.
1821 Fernald Point	5,950,000	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, & 3 rd brm & kitchenette on the lowest level with spiral staircases in between. Large deck with spa and 4 car garage.
PADARO LANE & BEACH CLUB ROAD						
3579 Padaro Lane	8,250,000	8,450,000	6/11	4/3	50'	Fab remodeled 2,400 sq.ft. 4/3 1970's Cape Cod. This has been redone yet again since sale for \$7,600,000 in 1/05, \$4,200,000 in 12/02, \$2,850,000 in 8/99 and, prior to the first big remodel, for \$1,475,000 in 11/97.
3485-A Padaro Ln.	6,500,000	6,500,000	3/12	3/3	n/a	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 totally redone since its 3/07 sale for \$3,950,000.
3271 Beach Club	3,475,000	3,475,000	3/12	2/2	n/a	Exciting 1999 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.
SAND POINT ROAD						
607 Sand Point Rd.	6,950,000	6,950,000	3/12	4/3.5	99'	Redone 3,502 sq.ft. nautically inspired Cape Cod with ocean, mtn and bird sanctuary views, office and family room. www.607SandPointRoad.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.
RINCON POINT						
176 Rincon Point Rd.	8,250,000	9,750,000	10/11	5/4.5	94'	Dramatic 5,212 sq.ft. redwood home designed by Andy Neumann with full copper roof, slate floors, black granite fireplace and separate guest apt.

RINCON							
3798 P.C.H.	2,195,000	2,499,000	8/11	3/2	44'	Partial 2 story 1,431 sq.ft. home built in 1977 with large deck.	
3438 P.C.H.	1,995,000	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, 2/08 for \$2,495,000 and 10/02 for \$925,000.	
4224 Faria Road	1,850,000	2,100,000	5/11	2/2	40'	Redone 1960's 1,478 sq.ft. cottage with newer floors, stainless steel kitchen and double pane glass. Redone already when sold in 9/07 for \$2,525,000.	
3386 P.C.H.	1,500,000	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.	
3422 P.C.H.	1,099,999	1,099,999	11/10	3/2	42'	Built in 1920, this updated 1,395 sq.ft. home has a stone fireplace, 2 bedrooms down and a master upstairs. This is an approved short sale.	

WITHDRAWN

ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE
3443 Padaro Lane	\$29,000,000	\$37,500,000	7/08	1502 Miramar Beach	\$4,650,000	\$4,660,000	8/11
3246 Beach Club Rd.	14,000,000	23,000,000	7/08	3532 P.C.H.	3,195,000	3,195,000	8/10
3543 Padaro Lane	5,900,000	5,900,000	1/11				

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.	\$15,900,000	\$17,950,000	\$29,650,000	5458 Rincon Beach	\$5,250,000	\$5,450,000	\$5,500,000
4257 Avenue del Mar	14,975,000	19,950,000	22,500,000	3485-1/2 Padaro Ln.	4,800,000	5,295,000	6,250,000
1787 Fernald Point	10,950,000	12,950,000	28,500,000	1661 Shoreline Dr.	3,295,000	3,595,000	3,675,000
1405 Sea Meadow Pl.	9,875,000	12,750,000	12,750,000	5364 Rincon Beach	1,995,000	2,399,000	3,590,000
869 Sand Point Rd.	9,850,000	10,950,000	10,900,000	3924 P.C.H.	1,995,000	2,275,000	2,395,000
2956 Solimar Beach	5,500,000	5,950,000	5,950,000				

NEW ESCROWS PENDING

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
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SANTA BARBARA							
2011 Edgewater Way	\$1,595,000	\$1,595,000	10/11	1/1	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.	

SAND POINT ROAD							
841 Sand Point Rd.	5,950,000	6,400,000	7/11	4/4	100'	Bright Contemporary with cathedral ceilings, wood floors & walls of glass to large seaside deck. The main house has 2/2, and there are 2 guest suites with separate entrances. www.841SandPoint.com.	

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

NEW CLOSED ESCROWS

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON FRONT MARKET	FEET	COMMENTS
SANTA BARBARA							
1533 Shoreline Dr.	\$2,975,000	\$3,250,000	\$3,250,000	12/11	5 mo.	99'	Redone 3/2.5 cottage on a totally private double lot with open beam ceilings, wood floors and large terraces.
3425 Sea Ledge Ln.	2,393,000	n/a	n/a	7/11	n/a	n/a	This private and charming 1,581 sq.ft. 3/1.5 home built in 1950 has wood floors, a fireplace and a secluded seaside deck.
1220 Shoreline Dr.	1,780,000	1,825,000	1,950,000	4/12	8 mo.	n/a	Featured in <i>Coastal Living</i> , this newer 2/2.5 across from Shoreline Park has approved plans to add 2 nd story. Plans acquired since \$1,700,000 sale in 2/09. Sold as fixer in 8/03 for \$1,000,000.
MONTECITO							
1473 Edgecliff Ln.	10,750,000	n/a	n/a	8/11	n/a	129'	Tropically landscaped and very private South facing half acre lot with darling 1 bedroom cottage, detached studio and pool. Bought by the seller of 1130 Channel Dr. in a private sale.
1661 Fernald Point	8,250,000	n/a	n/a	11/11	n/a	73'	Charming but dated 1956 3,438 sq.ft. 3/3 Cape Cod on a half acre. Purchased by the adjacent neighbor to tear down.
1130 Channel Dr.	5,775,000	n/a	n/a	7/11	n/a	n/a	Redone 1,503 sq.ft. 3/3 cottage with approved plans for a major addition. Sold to next door neighbor. This sold in 12/09 for \$5,500,000 and 9/04 for \$4,599,000.
1556 Miramar Beach	4,150,000	4,650,000	4,650,000	11/11	2 mo.	20'	Tri-level 2/3 built in 1980 with top floor master with round skylight and 11' ceilings. In need of updating throughout.
PADARO LANE & BEACH CLUB ROAD							
3281 Padaro Lane	6,600,000	7,450,000	8,750,000	6/11	1 yr.	47'	Situated upon Padaro's coveted knoll with panoramic views, easy beach access and total privacy, this bright 3/3 home has open beam ceilings, a large family room & a large beachside terrace.
3555-1/2 Padaro Ln.	5,900,000	7,150,000	8,400,000	10/11	2.5 yrs.	25'	Well designed newer 2 story 2,082 sq.ft. 3/3 Cape Cod with 2 fireplaces and a den/brm on a half lot ±19' wide. Sold fully furnished. Totally redone since 6/04 sale for \$5,050,000.
SAND POINT ROAD							
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. This sold in 12/06 for \$7,350,000 and, prior to redo, in 8/00 for \$4,352,500.
745 Sand Point Rd.	3,415,000	4,300,000	4,795,000	10/11	6 mo.	82'	Modest partial 2 story 2,200 sq.ft. shingled 3/3 1940's cottage with knotty pine interiors. The first floor sits too low to see much over the seawall.
RINCON POINT							
183 Rincon Point Rd.	1,600,000	2,195,000	2,195,000	3/12	3 wks.	n/a	Shingled non-beachfront 1,964 sq.ft. 2/2 cottage built in 1927 on a tropical 1/3 ac. across from the creek in gated Rincon Point.
RINCON							
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, custom cabinetry, etc.
5344 Rincon Beach Park Drive	2,175,000	2,649,000	2,649,000	10/11	4 mo.	50'	Gorgeous 3,086 sq.ft. 4/3 Contemp. built in 2000 with high quality throughout. This property was foreclosed upon in 2/11 for \$2,385,000. It sold for \$4,380,000 in 4/06.
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 wood floors and a new patio with outdoor fireplace. Sold furnished. Prior to the redo, this sold in 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 and a spiral staircase to downstairs master with fireplace and library.
4280 Faria Road	1,320,000	1,450,000	1,600,000	9/11	2 yrs.	53'	Updated 2/2 home with detached guest studio right at the water, hot tub, outdoor fireplace & sauna. Sold 8/01 for \$1,205,000.

5440 Rincon Beach Park Drive	1,065,000	1,150,000	1,800,000	7/11	1 yr.	40'	Modest 1,281 sq.ft. 2/2 cottage built in 1961 with a loft in the guest bedroom, new kitchen appliances and new carpet.
3422 P.C.H.	1,050,000	1,099,999	1,549,000	2/12	1.3 yrs.	42'	Built in 1920, this updated 1,395 sq.ft. 3/2 has a stone fireplace, 2 bedrooms down and a master upstairs. Short sale.
5514 Rincon Beach Park Drive	990,000	1,050,000	2,100,000	9/11	2 yrs.	40'	Short sale of 1950's 2/1 868 sq.ft. home. Includes plans for a 5,000 sq.ft. Modern. This sold in 5/07 for \$2,160,000.
4245 Faria Road	750,000	799,000	799,000	12/11	3 wks.	n/a	Two story 2/1.5 1970 fixer behind the gates at Faria Beach with ocean views from the second story over the oceanfront homes.

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/ BATH</u>	<u>FRONT FEET</u>	<u>COMMENTS</u>
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.	15,900,000	29,650,000	6/09	5/5.5	~~	Superb 7,150 sq.ft. Sea Meadow home of exceptional quality on the sand with a Walnut library, stone floors, custom steel & glass doors, family room, gorgeous master and full basement.
1787 Fernald Point	10,950,000	28,500,000	6/06	8/9/2	146'	Bankruptcy sale of "Villa Pellican," a grand but dated 1930's 6,067 sq.ft. Monterey Colonial on 2 parcels totaling 0.62 ac. with guest house, beach-side cabana and 3 car garage.
1821 Fernald Point	5,950,000	6,850,000	10/11	3/3	100'	Tri-level built in 1973 with foyer/office on top floor, living room, kitchen and 2 brms on 2 nd floor, and a 3 rd brm & kitchenette on the lowest level with spiral staircases in between. Large deck with spa and 4 car garage.
PADARO LANE & BEACH CLUB ROAD						
3579 Padaro Lane	8,250,000	8,450,000	6/11	4/3	50'	Fab remodeled 2,400 sq.ft. 4/3 Cape Cod built in the 70's. This sold for \$7,600,000 in 1/05, \$4,200,000 in 12/02, \$2,850,000 in 8/99 and, prior to the remodel, for \$1,475,000 in 11/97.
3485-1/2 Padaro Ln.	4,800,000	6,250,000	7/09	2/2	87'	Tiny darling 100 year 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.	9,850,000	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.
607 Sand Point Rd.	6,950,000	6,950,000	3/12	4/3.5	99'	Redone 3,500 sq.ft. nautically inspired Cape Cod with ocean, mtn and bird sanctuary views, office and family room. www.607SandPointRoad.com .
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, and 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.
RINCON POINT						
176 Rincon Point Rd.	8,250,000	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.

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.
2956 Solimar Beach	5,500,000	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 and 4 car subterranean parking. The lot sold in 5/02 for \$1,276,000.
5458 Rincon Beach Park Drive	5,250,000	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	3,950,000	4,495,000	5/10	3/3	60'	Extensively remodeled, this is a 2 story 1,955 sq.ft. 1970 Contemporary. Prior to the redo, this sold in 12/04 for \$2,750,000.
3798 P.C.H.	2,195,000	2,499,000	8/11	3/2	44'	Partial 2 story 1,431 sq.ft. home built in 1977 with large deck.
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.
3924 P.C.H.	1,995,000	2,395,000	2/11	4/2	39'	Two story 1,800 sq.ft. home with large deck and sand pit.
3438 P.C.H.	1,995,000	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, 2/08 for \$2,495,000 and 10/02 for \$925,000.
4224 Faria Road	1,850,000	1,995,000	5/11	2/2	40'	Redone 1960's 1,438 sq.ft. 2/1 cottage with new double pane glass, floors and kitchen. There is a permitted seawall. This sold in 9/07 for \$2,525,000.
3386 P.C.H.	1,500,000	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

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.
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 court & acres of Oaks, Cypress & Redwoods.

SANTA BARBARA

1661 Shoreline Dr.	3,295,000	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.
2201 Edgewater Way	2,975,000	2,975,000	3/12	4/3	93'	Spacious 2 story 3,200 sq.ft. home with panoramic views, a family room, 3 fireplaces and a large and private yard. www.EdgewaterWay.com.
163 La Jolla Drive	2,450,000	2,685,000	2/12	3/2	71'	Charming 3/2 West facing cottage with fab. ocean & coastline views and approved plans for a major redo and addition. Redone and plans acquired since bought in 1/06 for \$2,200,000. www.163LaJolla.com.

PADARO LANE & BEACH CLUB ROAD

3165 Padaro Lane	25,500,000	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

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

1517 Shoreline Dr.	\$1,795,000	\$2,000,000	6/11	3/2	Completely redone 2 story home one house back from bluff with ocean views, wood floors and high ceilings. Sold as a fixer in 9/00 for \$520,000.
1413 Shoreline Dr.	1,595,000	1,795,000	8/11	2/1	Redone 1,770 sq.ft. 1920's cottage with partial ocean views, hardwood floors and fireplace on a quarter acre lot.

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	15,000,000	15,000,000	3/12	4/5	Brand new exciting & exquisitely built Modern home with cabana, pool, spa, gardens & Brazilian hardwood decks with some views near Butterfly Beach.
1405 Sea Meadow Pl.	9,875,000	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 limestone and hardwood floors, open beam ceilings, formal dining room, office/4 th bedroom, 2 fireplaces and private sunny terrace.
1528-C Miramar Bch	1,995,000	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.

PADARO LANE & BEACH CLUB ROAD

3485-A Padaro Ln	6,500,000	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 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.

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.
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BEACHFRONT SALES IN 2012

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	ON FRONT FEET	COMMENTS
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SAND POINT ROAD

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. This sold in 12/06 for \$7,350,000 and, prior to redo, in 8/00 for \$4,352,500.
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RINCON

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 Contemporary with infinity pool, spa, pocket floor to ceiling glass doors, stone floors, etc
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 in 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 and library.
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 NEAR THE BEACH OR BLUFF IN 2012

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	COMMENTS
SANTA BARBARA						
1216 Shoreline Drive	n/a	n/a	n/a	1/12	n/a	Gorgeous 3/3.5 2 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. Plans acquired since \$1,700,000 sale in 2/09. Sold as fixer in 8/03 for \$1,000,000.
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.

BEACHFRONT SALES IN 2011: COMPLETE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON FRONT MARKET	FEET	COMMENTS
MONTECITO							
1473 Edgecliff Ln.	\$10,750,000	n/a	n/a	8/11	n/a	129'	Tropically landscaped and very private South facing half acre lot with darling 1 brm cottage, detached studio and pool. Bought by the seller of 1130 Channel Dr. in a private sale.
1661 Fernald Point	8,250,000	n/a	n/a	11/11	n/a	73'	Charming but dated 1950's 3,438 sq.ft. 3/3 Cape Cod on a half acre. Purchased by the adjacent neighbor to tear down.
1556 Miramar Beach	4,150,000	\$4,650,000	\$4,650,000	11/11	2 mo.	20'	Tri-level 2/3 built in 1980 with top floor master with round skylight and 11' ceilings. In need of updating throughout.
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.
PADARO LANE & BEACH CLUB ROAD							
3281 Padaro Lane	6,600,000	7,450,000	8,750,000	6/11	1 yr.	47'	Atop Padaro's coveted knoll with panoramic views, total privacy and easy beach access, this 3/3 home has open beam ceilings, a large family room and a large beachside terrace.
3555-1/2 Padaro Ln.	5,900,000	7,150,000	8,400,000	10/11	2.5 yrs.	25'	Lovely newer 2 story 2,082 sq.ft. 3/3 Cape Cod with 2 fireplaces and a den/bedroom on a half lot ±19' wide. Sold fully furnished. Totally redone since 6/04 sale for \$5,050,000.
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.
745 Sand Point Rd.	3,415,000	4,300,000	4,795,000	10/11	6 mo.	82'	Modest partial 2 story 2,200 sq.ft. 3/3 1940's cottage. The first floor sits too low to see much over the seawall.
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 Park Drive	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 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.
5344 Rincon Beach Park Drive	2,175,000	2,649,000	2,649,000	10/11	4 mo.	50'	Gorgeous 3,086 sq.ft. 4/3 Contemp. built in 2000 with high quality throughout. This property was foreclosed upon in 2/11 for \$2,385,000. It sold for \$4,380,000 in 4/06.
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.
4280 Faria Road	1,320,000	1,450,000	1,600,000	9/11	2 yrs.	53'	Updated 2/2 home with detached guest studio at the water, spa, outdoor fireplace & sauna. Sold 8/01 for \$1,205,000.
5412 Rincon Beach Park Drive	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.
5440 Rincon Beach Park Drive	1,065,000	1,150,000	1,800,000	7/11	1 yr.	40'	Modest 1,281 sq.ft. 2/2 cottage built in 1961 with a loft in the guest bedroom. New appliances and new carpets.
5380 Rincon Beach	1,050,000	1,349,000	1,750,000	3/11	7 mo.	40'	Fixer 1,646 sq.ft. 4/2 cottage built in 1960. Bank owned.
5514 Rincon Beach Park Drive	990,000	1,050,000	2,100,000	9/11	2 yrs.	40'	Short sale of 1950's 2/1 868 sq.ft. home. Includes plans for a 5,000 sq.ft. Modern. This sold in 5/07 for \$2,160,000.

SALES ON THE BLUFF IN 2011: 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>FEET</u>	<u>COMMENTS</u>
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SANTA BARBARA

1533 Shoreline Dr	\$2,975,000	\$3,250,000	\$3,250,000	12/11	5 mo.	99'	Redone 3/2.5 cottage on a totally private double lot with open beam ceilings, wood floors and large terraces.
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: 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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SANTA BARBARA

3425 Sea Ledge	\$2,393,000	n/a	n/a	7/11	n/a	This private and charming 1,581 sq.ft. 3/1.5 home built in 1950 has wood floors, a fireplace and a wonderful private seaside deck.
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.

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.
1130 Channel Dr.	5,775,000	n/a	n/a	7/11	n/a	Redone 1,503 sq.ft. 3/3 cottage with approved plans for a major addition. Sold to next door neighbor. This sold in 12/09 for \$5,500,000 and 9/04 for \$4,599,000.

RINCON

4245 Faria Road	750,000	799,000	799,000	12/11	3 wks.	Two story 2/1.5 1970 fixer behind the gates at Faria Beach with ocean views from the second story over the oceanfront homes.
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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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SANTA BARBARA

665-E Del Parque	\$889,000	\$925,000	12/11	2/2.5	1-2	\$400	Redone 1,330 sq.ft. East Beach Townhouse with mountain views, sky-lights, granite kitchen and 2 car garage. Sold 7/05 for \$1,320,000.
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MONTECITO

98 Seaview Drive	2,395,000	2,395,000	1/12	2/2	3 rd	965	Exquisite 1,899 sq.ft. Contemporary with great ocean views across Sea Meadow. This has been gutted since it sold in 7/04 for \$1,600,000.
61 Seaview Drive	1,345,000	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.
1346 Plaza Sonadores	595,000	625,000	10/11	0/1	2 nd	453	Bright South facing 576 sq.ft. breezeway studio.

CARPINTERIA

2 Rincon Point Lane	1,749,000	1,749,000	3/12	3/2.5	1-3	614	Tri-level Cape Cod condo built in 1987 with master bedroom fireplace in the gated community at Rincon Point.
4975 Sandyland #207	949,000	949,000	1/12	2/1	2 nd	323	Carpinteria Shores redone unit with tile floors, lovely bath, great views.
4700 Sandyland #16	419,000	465,000	9/11	1/1	1 st	427	Updated and furnished 558 sq.ft. condo in Solimar Sands with stainless steel kitchen, plantation shutters and tiled bath.

NEW ESCROWS PENDING

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

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.
669-D Del Parque	779,000	895,000	9/11	2/2	1-2	385	1,374 sq.ft. East Beach Townhouse with newer floors & kitchen, partial ocean views from bedrooms and a 2 car garage.

MONTECITO

16 Seaview Drive	1,850,000	1,850,000	11/11	2/2	3 rd	965	Upgraded 1,454 sq.ft. unit with great ocean views, crown moldings and balcony heating. Sold 11/05 for \$2,500,000 and 1/02 for \$2,100,000.
59 Seaview Drive	1,250,000	1,250,000	2/12	2/2	1 st	958	Remodeled 1,701 sq.ft. unit with limestone floors, granite kitchen, plantation shutters, family room and fireplace. Redone when sold in 1/03 for \$915,000.
81 Seaview Drive	1,195,000	1,195,000	3/12	2/2	2 nd	958	Remodeled unit with formal dining room, fireplace & hardwood floors. Redone since sale in 12/06 for \$1,475,000.

CARPINTERIA

4902 Sandyland #246	229,000	329,000	6/11	0/1	2 nd	378	Short sale of top floor unit with mountain views. This sold in 1/05 for \$505,000 and 12/02 for \$285,000.
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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

647-B Por la Mar	\$875,000	n/a	n/a	7/11	n/a	3/2	1,568	1-2	Updated interior unit in East Beach Townhouses. This has been redone since it sold in 7/03 for \$850,000.
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46 Barranca #2	450,000	\$469,000	\$469,000	9/11	6 days	3/2	1,395	2 nd	Trust sale. New paint, patio doors & windows and newer carpet. Fireplace and partial ocean views from balcony.
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

78 Seaview Drive	2,650,000	2,880,000	3,450,000	6/11	2 mo.	3/2.5	2,336	1 st	Gorgeous ocean views from redone South facing unit with bamboo heated floors, paneled office, formal DR & fireplace. Prior to redo, sold for \$2,400,000 in 9/05.
3 Seaview Drive	2,300,000	2,880,000	2,880,000	12/11	3 mo.	3/2.5	2,234	1 st	Redone with travertine floors, plantation shutters and crown molding. Partial redo since sales in 2/07 for \$2,250,000, 7/03 for \$1,800,000 and 11/95 for \$725,000.
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.
1344 Plaza Sonadores	1,600,000	1,785,000	1,950,000	8/11	4 mo.	2/2	1,781	2 nd	Fab remodel with walnut flooring, stone counters & teak wood walls. Prior to redo, this sold 11/03 for \$1,050,000.
56 Seaview Drive	1,400,000	1,600,000	1,975,000	6/11	9 mo.	2/2	1,860	1 st	Redone 1,868 sq.ft. South facing unit with wood floors, granite kitchen & baths. Sold 9/05 for \$2,375,000, 1/05 for \$2,175,000 and, prior to redo, in 4/03 for \$925,000.
50 Seaview Drive	1,300,000	1,525,000	1,950,000	7/11	8 mo.	3/2	2,183	3 rd	Unique ocean view penthouse with loft with 2 bedrooms and an office. This last sold 1/07 for \$2,425,000.
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 redo, this sold in 9/04 for \$1,386,000.
42 Seaview Drive	1,200,000	1,350,000	1,450,000	8/11	7 mo.	2/2	1,724	1 st	Partial ocean views, very good privacy and sun exposure with formal dining and fireplace. In need of upgrading.
38 Seaview Drive	1,100,000	1,200,000	1,425,000	11/11	6 mo.	2/2	1,795	1 st	Redone with herringbone wood floors & a unique floor-plan with the 2 nd brm opened up to be a den/guest area.
1362 Plaza Pacifica	675,000	725,000	995,000	12/11	9 mo.	1/1.5	911	1 st	West-facing with tiled entry, wet bar and in unit laundry.
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.

CARPINTERIA

4885 Sandyland #3	2,300,000	n/a	n/a	7/11	n/a	3/3	1,780	1-2	Beachfront townhouse with panoramic ocean views. Sold privately to the sister of the buyer of 4885 Sandyland #4.
4921 Sandyland Rd.	2,250,000	3,995,000	9,500,000	3/12	4 yrs.	4/3.5	2,361	1-2	Foreclosure sale. Free standing tri-level Craftsman condo on the sand. Newly built since 3/98 sale for \$855,000.
4825 Sandyland #4	1,090,000	1,095,000	995,000	7/11	4 mo.	2/2	966	2 nd	Redone unit with ocean views, fireplace & new kitchen. Sold furnished. Sold 5/05 for \$1,200,000 prior to redo.
4825 Sandyland #2	925,000	975,000	975,000	8/11	5 mo.	2/2	966	1 st	Single level condo with fireplace and beachy décor with wainscoting. Sold furnished. Sold 10/00 for \$610,000.
4902 Sandyland #244	265,000	299,000	369,000	8/11	6 mo.	1/1	406	2 nd	Sunset Shores unit with tile floors and tiled kitchen.

WITHDRAWN

PRICE CHANGES

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE
1 Seaview Drive	\$3,995,000	\$3,995,000	3/11	1349 Plaza Pacifica	\$2,350,000	\$2,500,000	\$2,500,000
1319 Plaza Pacifica	2,895,000	2,995,000	3/10	83 Seaview Drive	1,295,000	1,575,000	1,575,000
1345 Plaza Sonadores	745,000	937,500	10/10	1336 Plaza Sonadores	999,000	1,199,000	1,249,000
4950 Sandyland #228	375,000	435,000	11/10	4950 Sandyland #126	370,000	399,000	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	\$889,000	\$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

98 Seaview Drive	2,395,000	2,395,000	1/12	2/2	3 rd	965	Exquisite 1,899 sq.ft. Contemporary with great ocean views across Sea Meadow. This has been gutted since it sold in 7/04 for \$1,600,000.
1349 Plaza Pacifica	2,350,000	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.
61 Seaview Drive	1,345,000	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.
83 Seaview Drive	1,295,000	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.
1336 Plaza Sonadores	999,000	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	Bright South facing 576 sq.ft. breezeway studio.

CARPINTERIA

2 Rincon Point Lane	1,749,000	1,749,000	3/12	3/2.5	1-3	614	Tri-level Cape Cod condo built in 1987 with master bedroom fireplace in the gated community at Rincon Point.
4825 Sandyland #6	1,095,000	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.
4975 Sandyland #207	949,000	949,000	1/12	2/1	2 nd	323	Carpinteria Shores redone unit with tile floors, lovely bath, great views.
4700 Sandyland #16	419,000	465,000	9/11	1/1	1 st	427	Updated and furnished 558 sq.ft. condo in Solimar Sands with stainless steel kitchen, plantation shutters and tiled bath.
4950 Sandyland #126	370,000	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>
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SANTA BARBARA

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.
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MONTECITO

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.
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 redo, this sold in 9/04 for \$1,386,000.
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.

CARPINTERIA

4921 Sandyland Rd.	2,250,000	3,995,000	9,500,000	3/12	4 yrs.	4/3.5	2,361	1-2	Foreclosure sale. Newer free standing tri-level Craftsman on the sand. Newly built since 3/98 sale for \$855,000.
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BEACH AREA CONDOMINIUM SALES IN 2011: 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/</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
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.
647-B Por la Mar	875,000	n/a	n/a	7/11	n/a	3/2	1,568	1-2	Updated interior unit in East Beach Townhouses. This has been redone since it sold in 7/03 for \$850,000.
46 Barranca #2	450,000	469,000	469,000	9/11	6 days	3/2	1,395	2 nd	Trust sale. New paint, patio doors & windows and newer carpet. Fireplace and partial ocean views from balcony.
MONTECITO									
78 Seaview Drive	2,650,000	2,880,000	3,450,000	6/11	2 mo.	3/2.5	2,336	1 st	Gorgeous ocean views from redone South facing unit with bamboo heated floors, paneled office, formal DR & fireplace. Prior to redo, sold for \$2,400,000 in 9/05.
3 Seaview Drive	2,300,000	2,880,000	2,880,000	12/11	3 mo.	3/2.5	2,234	1 st	Redone with travertine floors, plantation shutters and crown molding. Great ocean views from the patio. Redone in part since sales in 2/07 for \$2,250,000, 7/03 for \$1,800,000 and 11/95 for \$725,000.
1344 Plaza Sonadores	1,600,000	1,785,000	1,950,000	8/11	4 mo.	2/2	1,781	2 nd	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	1,400,000	1,600,000	1,975,000	6/11	9 mo.	2/2	1,860	1 st	Redone 1,868 sq.ft. South facing unit with wood floors, granite kitchen & baths. Sold 9/05 for \$2,375,000, 1/05 for \$2,175,000 and, prior to redo, in 4/03 for \$925,000.
50 Seaview Drive	1,300,000	1,525,000	1,950,000	7/11	8 mo.	3/2	2,183	3 rd	Unique ocean view penthouse with loft with 2 bedrooms and an office. This last sold 1/07 for \$2,425,000.
42 Seaview Drive	1,200,000	1,350,000	1,450,000	8/11	7 mo.	2/2	1,724	1 st	Partial ocean views, very good privacy and sun exposure with formal dining and fireplace. In need of upgrading.
38 Seaview Drive	1,100,000	1,200,000	1,425,000	11/11	6 mo.	2/2	1,795	1 st	Redone with herringbone wood floors & a unique floor-plan with the 2 nd brm opened up to be a den/guest area.
51 Seaview Drive	930,000	n/a	n/a	4/11	n/a	2/2	1,608	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.
1362 Plaza Pacifica	675,000	725,000	995,000	12/11	9 mo.	1/1.5	911	1 st	West-facing with tiled entry, wet bar and in unit laundry.
CARPINTERIA									
4885 Sandyland #3	2,300,000	n/a	n/a	7/11	n/a	3/3	1,780	1-2	Beachfront townhouse with panoramic ocean views. Sold privately to the sister of the buyer of #4. This last sold in 10/97 for \$835,000.
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 and decks on the sand and roof. 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 in 5/04 and sold in 3/02 for \$980,000.
4825 Sandyland #4	1,090,000	1,095,000	995,000	7/11	4 mo.	2/2	966	2 nd	Redone unit with ocean views, fireplace & new kitchen. Sold furnished. Sold 5/05 for \$1,200,000 prior to redo.
4825 Sandyland #2	925,000	975,000	975,000	8/11	5 mo.	2/2	966	1 st	Single level condo with fireplace & beachy décor with wainscoting. Sold furnished. Sold 10/00 for \$610,000.
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.
4902 Sandyland #244	265,000	299,000	369,000	8/11	6 mo.	1/1	406	2 nd	Sunset Shores unit with tile floors and tiled kitchen.



Bonnymede & Montecito Shores
MONTICITO'S PREMIER CONDOMINIUM ENCLAVE

General Information Sales History Available Condos Location/Directions Contact Agent

This website is devoted to the guided and gated condominium enclave of Bonnymede and Montecito, located directly across from the Santa Barbara Four Seasons Biltmore Hotel at the beach in Montecito, California.

Please view all of the currently available description and ocean view condos in Montecito in the "Available Condos" section. Bonnymede and Montecito Shores consist of the beach.

This website also includes information regarding all of the sales in the 2000's in Bonnymede and Montecito Shores, as well as other helpful information about the complex.

www.MONTECITOCONDOS.COM

- View all Montecito beach condos now for sale
- View descriptions of all such sales in the 2000's
- View the layout of floorplans within the complex
- View the CC&R's and other rules and features



CARPINTERIA BEACH CONDOS

General Information Sales History Available Condos Location/Directions Contact Agent

This website is dedicated to the beach condominiums along Sandyland Road in Carpinteria, California. All of the currently available beachfront and other condos along Sandyland Road can be viewed on this website, as well as information regarding all such condo sales since 2000.

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 beach condos in Carpinteria.

www.CARPINTERIACONDOS.COM

- View all Carpinteria beach condos now for sale
- View descriptions of all such sales in the 2000's
- View a color coded map showing condo sales



El Escorial Villas at East Beach
SANTA BARBARA, CALIFORNIA

General Information Sales History Available Condos Location/Directions Contact Agent

This website is dedicated to the beach condominiums at El Escorial Villas at East Beach, Santa Barbara, California. All of the currently available condos at El Escorial Villas can be viewed on this website, as well as information regarding recent El Escorial condo sales and the El Escorial community in general.

The beautiful El Escorial Villas at East Beach is a lushly landscaped resort-style condominium complex at the beach in Santa Barbara, California.

With its pleasing Mediterranean architectural style, El Escorial Villas offers luxurious amenities including a sun-drenched year-round swimming pool and spa, two lighted tennis courts, a health club, library, barbecues and clubhouse. El Escorial Villas is ideally located just a half block from Santa Barbara's vast sandy East Beach, adjacent to the Santa Barbara Zoo and Bird Refuge, and a short distance from the fine dining and shopping of both Montecito and Santa Barbara.

www.EL ESCORIAL VILLAS.COM

- View all condos at El Escorial Villas now for sale
- View descriptions of all such sales in the 2000's
- View the layout of floorplans within the complex
- View the CC&R's and other rules and features

