

## BEACH &amp; BLUFF BUZZ

Although as I write this we are about to "Spring Forward" with Daylight Savings Time returning this weekend, the current beach market feels like the good old days of 2006/2007. Multiple offer bidding wars, properties selling overnight, and strong demand overwhelming limited supply is the order of the day along our coast. Specifically, here is how it looks in each market segment:

■ **Blufftop:** The recent appreciation on the bluff is exemplified by 2 recent sales, 3219 Cliff Dr. and 3511 Sea Ledge Lane, both recently redone Mediterranean style homes. 3219 Cliff Drive sold overnight for \$8,400,000 in August amid multiple offers for higher than its \$7,995,000 asking price. Then in February, 3511 Sea Ledge closed for \$7,800,000, even though as a 2 bedroom 3,538 sq.ft. home with a small detached studio and 1 car garage, it was about half the size of 3219 Cliff's 6,691 sq.ft. 6 bedroom home with 3 car garage.

■ **Montecito and Carpinteria:** The overnight sale of 3333 Padaro Lane for \$19,000,000 is another indication of the return of the "high end" beach market. It is also an excellent example of the especially high demand and premium paid for move-in ready homes, as its \$19M selling price (for a gorgeous and fully furnished 6,700 sq.ft. Cape Cod on 0.55 acres with 62' of beach frontage) is almost as much as the \$20M paid in July for the very dated 7,300 sq.ft. home at 1685 Fernald Point Lane on 3 acres with 244' of beach frontage and the \$19,870,000 paid last April at 1745 Fernald Point Lane for 3.55 vacant acres on 2 parcels with a vast 304' of beach frontage.

■ **Rincon:** While there have not been many sales along the Rincon lately because little has been available for sale, inventory that had lasted years on the market has found buyers at solid prices recently.

■ **Beach Condos:** Buyers are embracing the newly redone Shoreline Condos complex on Barranca Avenue, with sales happening quickly and for close to the asking prices. Similarly, condos in Bonnymede & Montecito Shores are selling rapidly at prices much higher than in recent years, while Carpinteria beach condos have been so popular that none are currently for sale.

In short, the 2015 beach market is on fire. Hooray!

All the best,

*Kathy*

## FEATURED LISTING

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BERKSHIRE HATHAWAY  
LUXURY PROPERTIES



3611 PADARO LANE

[WWW.PADAROLANECOTTAGE.COM](http://WWW.PADAROLANECOTTAGE.COM)

This beautiful beach home with panoramic ocean, island, coastal and mountain views is situated on 0.7 acres with a vast 220± feet of beach frontage. Ensconced behind entry gates, this cottage has two wonderful decks for entertaining and relaxing in the beachfront spa. The ocean view living area has a lovely stone fireplace, travertine floors and stylish open beam and pole ceilings. The open and airy gourmet kitchen has all Viking and Bosch appliances, granite counter tops and a skylight to add to the plentiful natural light. The master bedroom has a king bed, walk in closet, flat screen TV, an office area that overlooks the ocean and an en-suite bathroom. The guest bedroom has sweeping mountain views, a private balcony and attached bath with jacuzzi tub and shower. With its abundant French doors and windows offering dazzling views of the sea, this charming beach cottage exudes a casual coastal lifestyle that is perfect for those who enjoy luxury on the sand or a romantic get-away.

# NEW SINCE THE LAST NEWSLETTER...

## NEW LISTINGS

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

4145 Creciente Dr. \$23,000,000 \$23,000,000 2/15 6/6/3 309' Sprawling 1950's 11,574 sq.ft. island style Contemp. on a gated 4.02 ac. lot with tennis court, pool, sprawling lawns, beach access & bluff top patios.

### **MONTECITO**

1787 Fernald Point 11,100,000 11,100,000 10/14 8/9/2 115' "Villa Pellican," a grand but dated 1930's 6,067 sq.ft. Monterey Colonial on 0.62 ac. with guest house, beach-side cabana and 3 car garage.

1210 Channel Dr. 6,900,000 6,900,000 2/15 2/2 n/a This 1940's 1,114 sq.ft. 2/2 cottage is next to the Biltmore. It sold in 11/10 for \$6,400,000, 7/10 for \$6,000,000 and 3/03 for \$2,500,000.

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

3246 Beach Club Rd. 15,900,000 15,900,000 2/15 4/4 103' Built in 1959, this appx. 3,000 sq.ft. 2 story home has views to the South-east within the gates of Beach Club Road.

3517 Padaro Lane 7,950,000 7,950,000 2/15 4/3 50' Redone small 2/1 cottage on the sand, plus a studio with bath and a 1/1 apt above a detached 2 car garage. This sold in 10/08 for \$6,150,000 and has been redone since its 4/04 sale for \$4.5M and 6/00 sale for \$3,150,000.

3611 Padaro Lane 7,125,000 7,125,000 2/15 2/3 220' Charming redone cottage with open beam & pole ceilings, travertine floors, stone fireplace and vast beach frontage. [www.PadaroLaneCottage.com](http://www.PadaroLaneCottage.com).

### **SAND POINT ROAD**

849 Sand Point Rd. 12,850,000 10,800,000 8/13 4/4.5 241' Beautiful newer 3,365 sq.ft. Cape Cod down long driveway just West of Casa Blanca and adjacent to railroad tracks. This sold in 2/13 for \$8,300,000 and as a tear down in 4/04 for \$3,500,000.

### **RINCON**

6772 Breakers Way 4,050,000 4,050,000 9/14 4/2 80' Classic 1940's 1,597 sq.ft. 4/2 on unusually wide 80' lot in Mussel Shoals.

6670 Old P.C.H. 1,895,000 1,895,000 10/14 5/3 n/a Redone ocean view Contemp. duplex with limestone, glass tile accents and a 1,000 sq.ft. roof top deck. The lower unit has 2/1 and the upstairs 3/2.

## WITHDRAWN

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3485 Padaro Lane	\$12,900,000	\$12,900,000	6/13	6711 Breakers Way	\$999,000	\$999,000	4/14
3349 Cliff Drive	6,795,000	6,795,000	10/13				

## 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>
3111 Padaro Lane	\$14,250,000	\$17,950,000	\$22,000,000	1460 Bonnymede Dr.	\$5,975,000	\$6,450,000	\$6,950,000
849 Sand Point Road	12,850,000	10,800,000	10,800,000	1475 Bonnymede Dr.	4,950,000	5,250,000	5,250,000
3284 Beach Club Rd.	9,500,000	10,500,000	10,500,000	6638 Old P.C.H.	2,995,500	3,174,500	3,299,500
871 Sand Point Road	7,990,000	6,500,000	6,500,000	3291 Beach Club Rd.	2,975,000	3,495,000	3,950,000

## NEW ESCROWS PENDING

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### **SAND POINT ROAD**

645 Sand Point Rd. \$9,000,000 \$9,000,000 1/15 3/3 124' Beautifully redone, this 1960's 2,358 sq.ft. 3/3 Contemp. has panoramic views, open beam ceilings and walls of glass. Sold in 7/04 for \$7,150,000.

## NEW CLOSED ESCROWS

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	FRONT FEET	COMMENTS
<b>SANTA BARBARA</b>							
3219 Cliff Dr.	\$8,400,000	\$7,995,000	\$7,995,000	8/14	1 wk.	100'	Remodeled late 1990's 6,691 sq.ft. 6/5 private Medit. on 1.3 ac. with luxury appointments and artisan craftsmanship. Redone since sold in 6/00 for \$3,750,000.
3511 Sea Ledge Ln	7,800,000	8,200,000	8,200,000	2/15	3 mo.	94'	Redone in 2006, this charming 3/3.5 Medit. home has walls of glass and pine floors. Redone since 8/03 sale for \$2,850,000.
1409 Shoreline Dr.	3,800,000	4,100,000	5,000,000	8/14	1.5 yrs	190'	Airy 4,200 sq.ft. 4/3.5 Medit. on 0.77 ac. flag lot next to Shoreline Park with large frontage, vaulted wood ceilings, wood floors, master with fireplace and ocean view balcony.
1903 El Camino de la Luz	3,300,000	n/a	n/a	12/14	n/a	100'	Modest 1,727 sq.ft. 3/2 home built in 1955 on a wide flag 0.72 acre lot off the street with blufftop deck and one car garage.
1312 Shoreline Dr.	3,295,000	3,295,000	3,295,000	3/15	3 wks.	n/a	Newly redone multi-level 3/2.5 Contemp. across from Shoreline Park. This sold in 4/03 for \$2,395,000 and 12/00 for \$2,020,000.
<b>MONTECITO</b>							
1685 Fernald Pt.	20,000,000	24,000,000	28,000,000	7/14	2 yrs.	244'	Dated 1920's 7,300 sq.ft. 5/6 home, guest house and beach cabana upon an unparalleled land holding of 3 flat usable South facing acres on 2 legal lots with majestic mature trees.
1159 Hill Road	4,900,000	4,990,000	7,950,000	10/14	1 yr.	n/a	Redone stone & glass 3/3 Zen Contemp. with ocean views, slate floors and deeded beach access. Sold 2/06 for \$5,700,000.
1143 Hill Road	4,850,000	4,995,000	4,995,000	6/14	1 mo.	n/a	Redone 1,986 sq.ft. 1950's 4/4 one house back from beach with deeded access. Sold 10/03 for \$2.2M and 5/01 for \$1,450,000.
<b>SUMMERLAND</b>							
2350 Finney Street	3,350,000	3,950,000	4,395,000	10/14	4 mo.	n/a	Built in 2008, this 2,681 sq.ft. 3/4 Contemp. has steel doors and windows, copper roof, stone and slate floors, many decks/patios and deeded beach access to the sand.
<b>PADARO LANE &amp; BEACH CLUB ROAD</b>							
3333 Padaro Lane	19,000,000	22,500,000	22,500,000	3/15	3 mo.	62'	Spectacular 13 yr. old 6,700 sq.ft. Cape Cod on the knoll. The main home has 4/4.5 with wine cellar, library, office & den. Guest apt. over the 3 car garage. Sold 11/03 for \$11,750,000.
3339 Padaro Lane	12,500,000	13,900,000	15,600,000	10/14	7 mo.	75'	Compound on the knoll with 2/2 main home, 1/1 adobe, 1/1 cottage facing a courtyard and a studio with bath. The adobe is of historic merit and must be preserved.
3449 Padaro Lane	8,355,000	11,795,000	13,250,000	2/15	11 mo.	50'	Cape Cod 2 story 3,577 sq.ft. 3/3.5 home built in 1993 accessed from shared driveway on 2 tandem lots totaling 0.51 acres.
3579 Padaro Lane	8,250,000	n/a	n/a	1/15	n/a	50'	Pristine redone 2,400 sq.ft. 4/3 Cape Cod built in the 70's. The property is unchanged since it sold in 11/12 for \$7,750,000. It was redone after its \$7,600,000 sale in 1/05, \$4,200,000 in 12/02 and \$2,850,000 in 8/99.
3555-1/2 Padaro Ln.	6,500,000	6,750,000	6,750,000	1/15	1 wk.	25'	Redone 2 story 2,467 sq.ft. 3/3 Cape Cod with 2 fireplaces and a den/bedroom on a half lot. Sold 10/11 for \$5,900,000 and redone since 6/04 sale for \$5,050,000.
3240 Beach Club Rd.	1,050,000	1,195,000	1,995,000	10/14	1 3/4 yrs.	n/a	Rustic fixers in creekside setting. Given setback requirements of 50' from the creek, future development may be limited.
<b>SANDYLAND COVE</b>							
4525 Ave. del Mar	8,500,000	n/a	n/a	2/15	n/a	76'	Partially redone 1950's Contemp. 3/2 main house with a 1/1 guest house on a "double lot" with 76' of beach frontage.
<b>RINCON POINT</b>							
8133 Puesta del Sol	1,975,000	1,999,000	2,550,000	8/14	1 yr.	n/a	Close to beach access with 2 partial ocean view decks, this 1960's 2,817 sq.ft. 5/3 home has an office and bonus room.



**RINCON**

2956 Solimar Beach	4,750,000	5,195,000	5,950,000	7/14	4 yrs.	40'	Gorgeous 4,316 sq.ft. 4/4 Medit. built in 2008 with hand-carved woodwork, limestone floors, 2 fire-places, a rooftop deck & 4 car subterranean parking. The lot sold in 5/02 for \$1,276,000.
3144 Solimar Beach	4,400,000	4,750,000	4,750,000	7/14	1 1/4 yrs.	75'	1990's 3/3.5 3,378 sq.ft. Contemp. with white-washed floors, master with sitting area and balcony, spa and 3 car garage.
6702 Breakers Way	3,400,000	3,795,000	4,498,000	11/14	2 1/4 yrs.	40'	New 3,670 sq.ft. 3/4 Medit. 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.
5478 Rincon Beach Park Drive	2,788,800	2,850,000	2,850,000	12/14	1 mo.	40'	This 1957 built 2 story 2,422 sq.ft. 3/2 has open beam ceilings, tile floors, master suite with fireplace & large patio with hot tub.
3016 Solimar Beach	2,616,800	2,799,000	2,950,000	10/14	9 mo.	40'	Modest 1,454 sq.ft. 3/2 cottage built in 1950.
4252 P.C.H.	1,600,000	n/a	n/a	11/14	n/a	n/a	Redone 1980's 1,875 sq.ft. 3/2 view home behind the gates at one row back. This sold in 3/06 for \$2,000,000, 11/02 for \$951,500 and 3/00 for \$725,000.

**AVAILABLE BEACHFRONT PROPERTIES**

VISIT [www.SANTABARBARABEACHTOUR.com](http://www.SANTABARBARABEACHTOUR.com) TO VIEW PHOTO TOURS OF ALL OF THESE PROPERTIES.

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**MONTECITO**

1787 Fernald Point	\$11,100,000	\$11,100,000	10/14	8/9/2	115'	"Villa Pellican," a grand but dated 1930's 6,067 sq.ft. Monterey Colonial on 0.62 ac. with guest house, beach-side cabana and 3 car garage.
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**PADARO LANE & BEACH CLUB ROAD**

3246 Beach Club Rd.	15,900,000	15,900,000	2/15	4/4	103'	Built in 1959, this appx. 3,000 sq.ft. 2 story home has views to the South-east within the gates of Beach Club Road.
3485 Padaro Lane	12,900,000	12,900,000	6/13	6/4/2	87'	Unique offering of 2 homes on 2 lots next to the slough: a newer 2 story 2/2 2,472 sq.ft. non-beachfront home with 1/1 guest suite and a darling 100 yr old 859 sq.ft. 2/2 cottage on the sand. The beachfront house was bought for \$4M in 12/12 and the back house for \$5.1M in 12/09.
3284 Beach Club Rd.	9,500,000	10,500,000	4/14	2/2	68'	Built in 1970, this 1,701 sq.ft. 2/2 Contemp. has a 451 sq.ft. loft over the garage and nice landscaping with sand. This sold in 4/09 for \$6,100,000.
3517 Padaro Lane	7,950,000	7,950,000	2/15	4/3	50'	Redone but small 2/1 cottage on the sand, plus 2 extra guest spaces: a studio with bath and a 1/1 apartment above the detached 2 car garage. This last sold in 10/08 for \$6,150,000 and has been redone since its 4/04 sale for \$4,500,000 and 6/00 sale for \$3,150,000.
3611 Padaro Lane	7,125,000	7,125,000	2/15	2/3	220'	Charming redone home with open beam & pole ceilings, travertine floors, stone fireplace and vast beach frontage. <a href="http://www.PadaroLaneCottage.com">www.PadaroLaneCottage.com</a> .

**SAND POINT ROAD**

849 Sand Point Rd.	12,850,000	10,800,000	8/13	4/4.5	241'	Beautiful newer 3,365 sq.ft. Cape Cod down long driveway just West of Casa Blanca and adjacent to railroad tracks. This sold in 2/13 for \$8,300,000 and as a tear down in 4/04 for \$3,500,000.
871 Sand Point Rd.	7,990,000	6,500,000	8/13	4/3/2	100'	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.

**RINCON**

6772 Breakers Way	4,050,000	4,050,000	9/14	4/2	80'	Classic 1940's 1,597 sq.ft. 4/2 on unusually wide 80' lot in Mussel Shoals.
6638 P.C.H.	2,995,000	3,299,500	4/13	3/3	40'	Stunning 2006 built 2,725 sq.ft. Contemp. with infinity pool, spa, pocket floor to ceiling glass doors, stone floors, etc. Sold 3/12 for \$2,775,000.
6698 Breakers Way	1,850,000	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.

## AVAILABLE PROPERTIES ON THE BLUFF

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### HOPE RANCH

4145 Creciente Dr.	\$23,000,000	\$23,000,000	2/15	6/6/3	309'	Sprawling 1950's 11,574 sq.ft. island style Contemp. on a gated 4.02 ac. lot with tennis court, pool, sprawling lawns, beach access & bluff top patios.
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.

### PADARO LANE & BEACH CLUB ROAD

3111 Padaro Lane	14,250,000	22,000,000	8/13	4/4	186'	2.02 acre bluff-top parcel with shared access to a stairway to the beach and 3 structures: a 2 story 3/3 1960's home, modest 1 /1 guest house and detached garage/workshop.
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## AVAILABLE PROPERTIES NEAR THE BEACH OR BLUFF

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### MONTECITO

1086 Channel Dr.	\$19,500,000	\$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.
1210 Channel Dr.	6,900,000	6,900,000	2/15	2/2	This 1940's 1,114 sq.ft. 2/2 cottage is next to the Biltmore. It sold in 11/10 for \$6,400,000, 7/10 for \$6,000,000 and 3/03 for \$2,500,000.
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.
1460 Bonnymede Dr.	5,975,000	6,950,000	11/13	4/4.5	Gorgeous 5,087 sq.ft. 4/4.5 with dramatic 2 story atrium, gourmet kitchen, family room with stone fireplace, and lovely outdoor fireplace and patio. Sold 10/03 for \$4,475,000.
1475 Bonnymede Dr.	4,950,000	5,250,000	5/14	4/3.5	Bright remodeled Sea Meadow home with private yard, gourmet granite kitchen with island, formal dining, office and family room. <a href="http://www.1475Bonnymede.com">www.1475Bonnymede.com</a> .
1473 Bonnymede Dr.	4,450,000	4,450,000	4/14	4/3	South facing Sea Meadow home with limestone and hardwood floors, open beam ceilings, formal dining, office/4 <sup>th</sup> bedroom, 2 fireplaces and private terrace.
1463 Vincenti Place	4,250,000	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. <a href="http://www.SeaMeadowHome.com">www.SeaMeadowHome.com</a> .

### PADARO LANE & BEACH CLUB ROAD

3291 Beach Club Rd.	2,975,000	3,950,000	5/14	4/3	Dramatic A-frame with wood beam ceilings, skylights, flagstone patios, ocean view deck and lovely garden with koi pond. <a href="http://www.3291BeachClubRoad.com">www.3291BeachClubRoad.com</a> .
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### RINCON

6670 Old P.C.H.	1,895,000	1,895,000	10/14	5/3	Remodeled ocean view Contemporary duplex with limestone, glass tile accents, Caesar stone counters and a 1,000 sq.ft. roof top deck. The lower unit has 2/1 and the upstairs 3/2.
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## BEACHFRONT SALES IN 2015

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### **MONTECITO**

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3449 Padaro Lane	8,355,000	11,795,000	13,250,000	2/15	11 mo.	50'	1990's 2 story 3,577 sq.ft. 3/3.5 Cape Cod accessed from a shared driveway on 2 tandem lots totaling 0.51 acres.
3579 Padaro Lane	8,250,000	n/a	n/a	1/15	n/a	50'	Pristine redone 2,400 sq.ft. 4/3 Cape Cod built in the 70's. The property is unchanged since it sold in 11/12 for \$7,750,000. It was redone after its \$7,600,000 sale in 1/05, \$4,200,000 in 12/02 and \$2,850,000 in 8/99.
3555-1/2 Padaro Ln.	6,500,000	6,750,000	6,750,000	1/15	1 wk.	25'	Redone 2 story 2,467 sq.ft. 3/3 Cape Cod with 2 fireplaces and a den/bedroom on a half lot. Sold 10/11 for \$5,900,000 and redone since 6/04 sale for \$5,050,000.

### **SANDYLAND COVE**

4525 Ave. del Mar	8,500,000	n/a	n/a	2/15	n/a	76'	Partially redone 1928 sq.ft. 1950's Contemp. 3/2 main house with 1/1 guest house on a "double lot" with 76' of frontage.
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## SALES ON THE BLUFF IN 2015

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### **SANTA BARBARA**

3511 Sea Ledge Ln	\$7,800,000	\$8,200,000	\$8,200,000	2/15	3 mo.	94'	Redone in 2006, this pretty 3/3.5 Medit. home has walls of glass & pine floors. Redone since 8/03 sale for \$2,850,000.
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## SALES NEAR THE BEACH OR BLUFF IN 2015

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### **SANTA BARBARA**

1312 Shoreline Dr.	\$3,295,000	\$3,295,000	\$3,295,000	3/15	3 wks.		Newly redone multi-level 3/2.5 Contemp. across from Shoreline Park. This sold in 4/03 for \$2,395,000 and 12/00 for \$2,020,000.
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## BEACHFRONT SALES IN 2014: 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>TIME ON FRONT FEET</u>	<u>COMMENTS</u>
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### **MONTECITO**

1685 Fernald Pt.	\$20,000,000	\$24,000,000	\$28,000,000	7/14	2 yrs.	244'	Built in 1920, this is a very dated 7,300 sq.ft. 5/6 home, guest house and beach cabana upon an unparalleled land holding consisting of 3 flat usable South facing acres on 2 legal lots.
1745-55 Fernald Pt.	19,870,000	28,000,000	28,000,000	4/14	2 mo.	304'	Two tandem lots totaling 3.55 acres with plans for a 12,000 sq.ft. Medit. for which the foundation, a 3,000 sq.ft. guest house and tennis court are in place. Sold 2/01 for \$17M.
1821 Fernald Point	4,125,000	4,950,000	6,850,000	1/14	2 1/4 yrs.	100'	Dated 1970's East facing 3/3 3,240 sq.ft. tri-level with spiral staircases, large deck with spa and 4 car garage.
1558 Miramar Beach	3,350,000	3,695,000	4,500,000	1/14	8 mo.	11'	Beautifully built narrow 1,186 sq.ft. 3 story 3/2 Contemp. duplex built in 1996 with exotic woodwork and efficient design. 871 sq.ft. lot. This sold for \$3,500,000 in 3/11.

**PADARO LANE & BEACH CLUB ROAD**

3339 Padaro Lane	12,500,000	13,900,000	15,600,000	10/14	7 mo.	75'	Compound on the knoll with 2/2 main home, 1/1 adobe, 1/1 cottage facing a courtyard and a studio with bath. The adobe is of historic merit and must be preserved.
3351 Padaro Lane	12,000,000	14,500,000	14,500,000	6/14	5 mo.	83'	Lovely 2/2 main house with detached guest studio, guest suite and office on Padaro's coveted knoll with sweeping ocean and coastline views. Sold 4/00 for \$4,400,000.

**SAND POINT ROAD**

869 Sand Point Rd.	8,650,000	8,650,000	10,900,000	4/14	2¾ yrs.	100'	At 5,742 sq.ft., this is Casa Blanca's largest home with 3 bedrooms, 2 offices plus a separate 1/1 guest apartment.
711 Sand Point Rd.	7,100,000	n/a	n/a	4/14	n/a	193'	Modest 2,634 sq.ft. 4/3 cottage built in 1952. Sold privately.
735 Sand Point Rd.	5,850,000	n/a	n/a	3/14	n/a	100'	Built in 1956, this modest 3,044 sq.ft. 3/4 has a detached 1/1 guest suite. This sold without coming on the market.

**RINCON**

2956 Solimar Beach	4,750,000	5,195,000	5,950,000	7/14	4 yrs.	40'	Gorgeous 4,316 sq.ft. 4/4 Medit. with exotic woodwork, limestone floors, 2 fireplaces, a rooftop deck & 4 car subterranean parking. The lot sold in 5/02 for \$1,276,000.
3144 Solimar Beach	4,400,000	4,750,000	4,750,000	7/14	1¼ yrs.	75'	Built in 1990, this 3/3.5 3,378 sq.ft. Contemp. with white-washed floors, large master with sitting area and balcony, a glass enclosed spa & 3 car garage.
6702 Breakers Way	3,400,000	3,795,000	4,498,000	11/14	2¼ yrs.	40'	New 3,670 sq.ft. 3/4 Medit. with sweeping staircase, rooftop deck, auto sliding glass doors, elevator, 3 car garage.
5478 Rincon Beach Park Drive	2,788,800	2,850,000	2,850,000	12/14	1 mo.	40'	This 1957 2 story 2,422 sq.ft. 3/2 has open beam ceilings, tile floors, master with fireplace and large patio with hot tub.
3016 Solimar Beach	2,616,800	2,799,000	2,950,000	10/14	9 mo.	40'	Modest 1,454 sq.ft. 3/2 cottage built in 1950.

**SALES ON THE BLUFF IN 2014: COMPLETE**

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

4149 Creciente Dr.	\$7,000,000	\$7,000,000	\$7,000,000	3/14	3 wks.	150'	1990's 6,119 sq.ft. 4/5/2 Contemp. with formal dining rm, family room, open beam ceilings, 4 car garage and lap pool.
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**SANTA BARBARA**

3219 Cliff Dr.	8,400,000	7,995,000	7,995,000	8/14	1 wk.	100'	Remodeled late 1990's 6,691 sq.ft. 6/5 private Medit. on 1.3 ac. with luxury appointments and artisan craftsmanship. Redone since sold in 6/00 for \$3,750,000.
1409 Shoreline Dr.	3,800,000	4,100,000	5,000,000	8/14	1.5 yrs	190'	Airy 4,200 sq.ft. 4/3.5 Medit. on 0.77 ac. flag lot next to Shoreline Park with large frontage, vaulted wood ceilings, wood floors, master with fireplace and ocean view balcony.
1927 El Camino de la Luz	3,395,000	3,395,000	3,395,000	5/14	7 mo.	50'	Newly redone 1950's 1,558 sq.ft. 2/2 ranch view home with office/rec room on 0.53 acres well back from the bluff and the street. Prior to the redo, this sold in 8/06 for \$2,300,000.
1903 El Camino de la Luz	3,300,000	n/a	n/a	12/14	n/a	100'	Modest 1,727 sq.ft. 3/2 home built in 1955 on a wide 0.72 ac. flag lot off the street with blufftop deck & one car garage.

**SUMMERLAND**

2375 Finney St. E.	8,400,000	8,950,000	8,950,000	5/14	8 mo.	275'	Lovely 3,103 sq.ft. 4/5.5 Andy Neumann Cape Cod with vast decks and private sandy overlook and easy beach access. Sold 10/08 for \$8,000,000 and 1/07 for \$7,900,000.
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## SALES NEAR THE BEACH OR BLUFF IN 2014: COMPLETE

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

2321 Edgewater	\$1,325,000	\$1,550,000	\$1,700,000	2/14	3 mo.	Modest home built in 1952 one house back from bluff with a detached artist studio workshop with attached 2 car carport.
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### **MONTECITO**

1206 Channel Dr.	7,083,000	7,980,000	10,500,000	4/14	1 3/4 yrs.	Updated 2,106 sq.ft. multi-level 3/2 cottage built in 1910 on 0.36 acres 2 doors up from the Biltmore Hotel.
1159 Hill Road	4,900,000	4,990,000	7,950,000	10/14	1 yr.	Redone stone & glass 3/3 Zen Contemp. with ocean views, slate floors and deeded beach access. Sold 2/06 for \$5,700,000.
1143 Hill Road	4,850,000	4,995,000	4,995,000	6/14	1 mo.	Redone 1,986 sq.ft. 1950's 4/4 one house back from beach with deeded access. Sold 10/03 for \$2,200,000 & 5/01 for \$1,450,000.

### **SUMMERLAND**

2350 Finney Street	3,350,000	3,950,000	4,395,000	10/14	4 mo.	Built in 2008, this 2,681 sq.ft. 3/4 Contemp. has steel doors and windows, copper roof, slate floors and deeded beach access.
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### **PADARO LANE & BEACH CLUB ROAD**

3240 Beach Club	1,050,000	1,195,000	1,995,000	10/14	1 3/4 yrs.	Rustic fixers in creekside setting. Given setback requirements of 50' from the creek, future development may be limited.
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### **RINCON POINT**

195 Rincon Point	2,875,000	2,995,000	4,250,000	2/14	1.5 yrs.	Rebuilt in 2005, this 3/3.5 ocean view single story 1,806 sq.ft. Contemp. has a roof-top deck. Sold new in 6/05 for \$3,100,000.
8133 Puesta del Sol	1,975,000	1,999,000	2,550,000	8/14	1 yr.	Close to beach access with 2 partial ocean view decks, this 1960's 2,817 sq.ft. 5/3 home has an office and bonus room.

### **RINCON**

4252 P.C.H.	1,600,000	n/a	n/a	11/14	n/a	Redone 1980's 1,875 sq.ft. 3/2 view home one row back. Last sold in 3/06 for \$2,000,000, 11/02 for \$951,500 and 3/00 for \$725,000.
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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**

1320 Plaza Pacifica	\$3,149,000	\$3,340,000	9/14	2/2.5	1 <sup>st</sup>	\$1,177	Redone 1,674 sq.ft. single level with fireplace & gas that was rebuilt in 2012 after a fire. Redone since sold new in 6/14 for \$2,400,000. Prior to the fire, it had been redone and sold in 11/06 for \$2,575,000 and, prior to the redo, it sold in 10/05 for \$1,600,000 in original condition.
1388 Plaza Pacifica	1,895,000	1,995,000	11/14	2/2.5	2-3	1,095	Redone 1,666 sq.ft. townhome with ocean peek & maple floors. Sold 3/14 for \$1,880,000. Prior to the redo, this sold in 4/02 for \$945,000.
1375 Plaza Sonadores	1,675,000	1,750,000	8/14	2/2.5	2-3	1,014	Remodeled South facing townhome end unit with new kitchen, carpet, paint, air conditioning/heating and baths.
11 Seaview Drive	1,650,000	1,900,000	7/14	2/2	2 <sup>nd</sup>	1,032	This Northwest facing 2 <sup>nd</sup> floor unit is in the building closest to the beach, but has no ocean views. Sold in 3/05 for \$1,400,000.
1362 Plaza Pacifica	1,075,000	1,150,000	12/14	1/1.5	1 <sup>st</sup>	690	Partially updated West-facing with newer powder room, tiled entry, wet bar and laundry. Prior to the update, sold 12/11 for \$675,000.



## NEW ESCROWS PENDING

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/BATH	ASS'N FLOOR	FEE	COMMENTS
<b>MONTECITO</b>							
53 Seaview Drive	\$1,950,000	\$2,250,000	10/14	2/2.5	3 <sup>rd</sup>	1,032	Redone 1,731 sq.ft. top floor with tree & mtn views, fireplace, formal dining, wet bar, sound system, air conditioning and forced air heating. Redone since 6/04 sale for \$1.3. www.MontecitoShoresCondo.com.
<b>CARPINTERIA</b>							
4700 Sandyland #56	839,000	839,000	1/15	2/1.5	2 <sup>nd</sup>	539	Redone with granite counters, built in dining banquette, wood floors, redone baths, wainscoting throughout. Ocean view from terrace.

## NEW CLOSED ESCROWS

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/BATH	SQ. FEET	FLOOR	COMMENTS
<b>SANTA BARBARA</b>									
36-6 Barranca Ave.	\$905,000	\$1,013,000	\$1,013,000	1/15	1 mo.	2/2	1,188	2 <sup>nd</sup>	Panoramic ocean view unit in orig. condition. Bank sale.
50-4 Barranca Ave.	795,000	849,000	849,000	12/14	2 mo.	3/2	1,395	1 <sup>st</sup>	Redone unit with large patio. Redone since 2/12 sale for \$450,000 and 2/04 sale for \$646,000.
66-1 Barranca Ave.	739,000	739,000	769,000	8/14	5 mo.	2/2	1,120	1 <sup>st</sup>	Poolside unit redone in 2004 with granite counters and maple cabinets. Sold furnished. Sold 5/13 for \$745,000.
56-10 Barranca Ave.	665,000	749,000	749,000	7/14	2 wks.	2/2.5	1,188	2-3	Redone townhouse with new kitchen, ocean peek from master. Redone since 7/03 sale for \$500,000.
<b>MONTECITO</b>									
1367 Plaza Pacifica	4,500,000	4,750,000	4,950,000	1/15	1.5 yrs.	2/2.5	1,773	1 <sup>st</sup>	Remodeled beachfront single level end unit with 2 fireplaces and a private 2 car garage. Sold prior to the redo in 4/08 for \$4,300,000.
1372 Plaza Pacifica	2,400,000	2,549,000	2,549,000	2/15	1 1/4 yrs.	2/2.5	1,694	2 <sup>nd</sup>	Redone single level with some ocean views. Partly redone when sold as a short sale in 4/12 for \$1.2M and in 2/07 for \$2.2M. Prior to redo, sold 9/04 for \$1,386,000.
1320 Plaza Pacifica	2,400,000	n/a	n/a	6/14	n/a	2/2.5	1,674	1 <sup>st</sup>	Single level with ocean peek that was rebuilt in 2012 after a fire. Sold in 11/06 for \$2,575,000 and, prior to its redo, in 10/05 for \$1,600,000 in original condition.
1349 Plaza Sonadores	2,200,000	2,495,000	2,495,000	11/14	1 wk.	3/2.5	1,624	2 <sup>nd</sup>	Remodeled private single level unit with expansive views, formal dining room, windows on 3 sides, new hardwood floors, custom cabinets, travertine baths and 2 car garage.
19 Seaview Drive	1,925,000	1,995,000	1,995,000	9/14	1 wk.	2/2	1,599	1 <sup>st</sup>	Redone South facing with ocean views from living room, kitchen & master. Redone since 6/05 sale for 1,650,000.
87 Seaview Drive	1,550,000	1,749,000	1,749,000	1/15	1 wk.	2/2	1,769	3 <sup>rd</sup>	Redone tennis court view unit with formal dining & fire-Redone since 1/10 sale for \$1,050,000 & 4/02 for \$975K.
94 Seaview Drive	1,487,500	1,595,000	1,595,000	8/14	2 mo.	2/2	1,823	2 <sup>nd</sup>	Redone South facing partial ocean view condo. Sold 12/10 for \$1,035,000. Redone since 6/08 sale for \$1.2
<b>CARPINTERIA</b>									
4975 Sandyland #312	879,995	n/a	n/a	9/14	n/a	2/1	683	3 <sup>rd</sup>	Carpinteria Shores top floor end unit with redone bath. This sold privately without coming on the market.
4700 Sandyland #51	699,000	699,000	789,000	10/14	9 mo.	2/2	828	2 <sup>nd</sup>	Furnished North facing Solimar Sands with mtn views.
4980 Sandyland #216	580,160	n/a	n/a	7/14	n/a	1/1	693	2 <sup>nd</sup>	Sunset Shores 2 <sup>nd</sup> floor unit. Sold privately.
4902 Sandyland #139	525,000	549,000	549,000	10/14	5 mo.	1/1	468	1 <sup>st</sup>	End unit with brick patio. Sold in 11/02 for \$339,000.
4880 Sandyland #27	395,000	n/a	n/a	7/14	n/a	1/1	660	1 <sup>st</sup>	La Cabana ground floor unit. Sold privately.

## WITHDRAWN

ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE
43 Seaview Drive	\$2,100,000	\$1,810,000	8/13	56-4 Barranca Ave.	\$629,000	\$699,000	5/14
4700 Sandyland #30	679,000	695,000	3/14				

## AVAILABLE BEACH AREA CONDOMINIUMS

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

1320 Plaza Pacifica	\$3,149,000	\$3,340,000	9/14	2/2.5	1 <sup>st</sup>	\$1,177	Redone 1,674 sq.ft. single level with fireplace & gas that was rebuilt in 2012 after a fire. Redone since sold new in 6/14 for \$2,400,000. Prior to the fire, it had been redone and sold in 11/06 for \$2,575,000 and, prior to the redo, it sold in 10/05 for \$1,600,000 in original condition.
1349 Plaza Sonadores	2,495,000	2,495,000	10/14	3/2.5	2 <sup>nd</sup>	1,175	Remodeled private single level top floor end unit with expansive views, formal dining room, windows on 3 sides, new hardwood floors, custom cabinets, travertine baths and 2 car garage. www.BonnymedeCondo.com
1375 Plaza Sonadores	1,750,000	1,750,000	8/14	2/2.5	2-3	1,014	Remodeled South facing townhouse end unit with new kitchen, carpet, paint, air conditioning/heating and baths.
1386 Plaza Pacifica	1,300,000	1,450,000	5/14	1/1.5	2 <sup>nd</sup>	690	Completely remodeled and sold furnished. 1 story. Redone since sold in 4/04 for \$1,088,000.
1362 Plaza Pacifica	1,075,000	1,150,000	12/14	1/1.5	1 <sup>st</sup>	690	Partially updated West-facing with newer powder room, tiled entry, wet bar and in unit laundry. Prior to the update, sold 12/11 for \$675,000.

## BEACH AREA CONDOMINIUM SALES IN 2015

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

36-6 Barranca Ave.	\$905,000	\$1,013,000	\$1,013,000	1/15	1 mo.	2/2	1,188	2 <sup>nd</sup>	Panoramic ocean view unit in orig. condition. Bank sale.
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### MONTECITO

1367 Plaza Pacifica	4,500,000	4,750,000	4,950,000	1/15	1.5 yrs.	2/2.5	1,773	1 <sup>st</sup>	Remodeled beachfront single level end unit with 2 fireplaces and a private 2 car garage. Sold prior to the redo in 4/08 for \$4,300,000.
1372 Plaza Pacifica	2,400,000	2,549,000	2,549,000	2/15	1 1/4 yrs.	2/2.5	1,694	2 <sup>nd</sup>	Redone single level with some ocean views. Partly redone when sold as a short sale in 4/12 for \$1.2M and in 2/07 for \$2.2M. Prior to redo, sold 9/04 for \$1,386,000.
87 Seaview Drive	1,550,000	1,749,000	1,749,000	1/15	1 wk.	2/2	1,769	3 <sup>rd</sup>	Redone tennis court view unit with formal dining & fire-Redone since 1/10 sale for \$1,050,000 & 4/02 for \$975K.

## BEACH AREA CONDOMINIUM SALES IN 2014: COMPLETE

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

659-F Del Parque	\$1,230,000	\$1,350,000	\$1,350,000	4/14	1 mo.	2/2	1,374	1-2	Redone poolside unit with fireplace, skylights & spa tub. Sold 2/07 for \$1.3M. Redone since 1/01 sale for \$700K.
671-D Del Parque	1,000,000	1,029,000	1,029,000	3/14	1 wk.	2/2	1,350	1-2	Dated end unit with ocean view master, fireplace, new carpet and paint and attached 2 car garage.
641-A Por la Mar	925,000	n/a	n/a	4/14	n/a	2/2	1,374	1-2	Beautifully remodeled in a Contemporary fashion, this East Beach Townhouse has a private patio and garage.

36-2 Barranca Ave.	895,000	895,000	895,000	4/14	1 mo.	2/2	1,203	1 <sup>st</sup>	Totally remodeled ocean view unit with hardwood floors. Sold 6/13 for \$875,000 and 11/02 for \$645,000. Prior to redo, sold 3/00 for \$495,000.
50-4 Barranca Ave.	795,000	849,000	849,000	12/14	2 mo.	3/2	1,395	1 <sup>st</sup>	Redone unit with large patio. Redone since 2/12 sale for \$450,000 and 2/04 sale for \$646,000.
50-7 Barranca Ave.	790,000	799,000	865,000	5/14	4 mo.	3/2	1,395	2 <sup>nd</sup>	Remodeled end unit with ocean views from all 3 bedrooms. Sold 6/04 for \$785,000 and 8/00 for \$525,000.
66-1 Barranca Ave.	739,000	739,000	769,000	8/14	5 mo.	2/2	1,120	1 <sup>st</sup>	Poolside unit redone in 2004 with granite counters and maple cabinets and smooth ceilings. Sold furnished. Last sold 5/13 for \$745,000.
56-10 Barranca Ave.	665,000	749,000	749,000	7/14	2 wks.	2/2.5	1,188	2-3	Redone townhouse with new kitchen, ocean peek from master. Redone since 7/03 sale for \$500,000.

## MONTECITO

1305 Plaza Pacifica	4,750,000	5,250,000	5,250,000	5/14	1.5 yrs	2/2.5	1,694	1 <sup>st</sup>	Exquisite remodeled single level with unsurpassed 180° views, Venetian plaster walls, limestone counters & floors mahogany doors & windows. Redone since 5/07 sale for \$5,000,000, 1/06 for \$4,000,000, 7/04 for \$2,875,000.
1320 Plaza Pacifica	2,400,000	n/a	n/a	6/14	n/a	2/2.5	1,674	1 <sup>st</sup>	Single level with ocean peek that was rebuilt in 2012 after a fire. Sold in 11/06 for \$2,575,000 and, prior to its redo, in 10/05 for \$1,600,000 in orig. condition.
1349 Plaza Sonadores	2,200,000	2,495,000	2,495,000	11/14	1 wk.	3/2.5	1,624	2 <sup>nd</sup>	Remodeled private single level unit with expansive views, formal dining room, windows on 3 sides, new hardwood floors, custom cabinets, travertine baths and 2 car garage.
19 Seaview Drive	1,925,000	1,995,000	1,995,000	9/14	1 wk.	2/2	1,599	1 <sup>st</sup>	Redone South facing with ocean views from living room, kitchen & master. Redone since 6/05 sale for 1,650,000.
1388 Plaza Pacifica	1,880,000	1,985,000	2,100,000	3/14	9 mo.	2/2.5	1,666	2-3	Elegantly redone townhouse with ocean peek and maple floors. Prior to the redo, this sold in 4/02 for \$945,000.
27 Seaview Drive	1,875,000	1,895,000	2,295,000	5/14	1 3/4 yrs.	3/2.5	1,994	2 <sup>nd</sup>	Western facing with partial ocean view, den/3 <sup>rd</sup> brm, fireplace, formal dining and enclosed lanai with wall of glass.
59 Seaview Drive	1,565,000	1,520,000	1,520,000	5/14	1 wk.	2/2	2,000	1 <sup>st</sup>	Redone with limestone floors & fireplace, formal dining used as family rm. Large patio. Redone when sold in 5/12 for \$1,215,000. Prior to redo, sold 1/03 for \$915K.
94 Seaview Drive	1,487,500	1,595,000	1,595,000	8/14	2 mo.	2/2	1,823	2 <sup>nd</sup>	Redone South facing partial ocean view condo. Sold 12/10 for \$1,035,000. Redone since 6/08 sale for \$1.2
1324 Plaza Sonadores	800,000	n/a	n/a	9/14	n/a	1/1	738	1 <sup>st</sup>	South facing single story in orig. condition. Sold 11/12 for \$675,000, 9/07 for \$900,000 and 5/04 for \$712,000.

## CARPINTERIA

4975 Sandyland #308	945,000	n/a	n/a	4/14	n/a	2/1	683	3 <sup>rd</sup>	Carpinteria Shores top floor unit in original condition. This sold privately without coming on the market.
4975 Sandyland #312	879,995	n/a	n/a	9/14	n/a	2/1	683	3 <sup>rd</sup>	Carpinteria Shores top floor end unit with redone bath. This sold privately without coming on the market.
4700 Sandyland #51	699,000	699,000	789,000	10/14	9 mo.	2/2	828	2 <sup>nd</sup>	Furnished North facing Solimar Sands with mtn views.
4980 Sandyland #216	580,160	n/a	n/a	7/14	n/a	1/1	693	2 <sup>nd</sup>	Sunset Shores 2 <sup>nd</sup> floor unit. Sold privately.
4902 Sandyland #139	525,000	549,000	549,000	10/14	5 mo.	1/1	468	1 <sup>st</sup>	End unit with brick patio. Sold in 11/02 for \$339,000.
4880 Sandyland #27	395,000	n/a	n/a	7/14	n/a	1/1	660	1 <sup>st</sup>	La Cabana ground floor unit. Sold privately.

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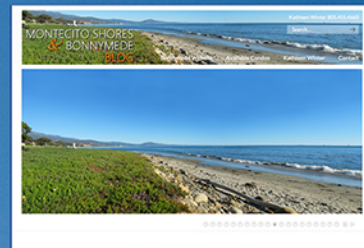
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