

WINTER *at the beach* Beach & Bluff Bulletin

Mid May ~ October 2008

BEACH & BLUFF BUZZ

In the last newsletter, I shared my concern that the “oceanfront market may be in a state of transition.” I now believe the transition has progressed to the point where our oceanfront market can no longer be viewed realistically as a “seller’s market,” but rather is a “buyer’s market” and a pretty strong one at that.

Even properties I would describe as “screaming deals” are not attracting offers from buyers who would prefer to remain in cash during the current economic crisis than to purchase such a luxury as a vacation beach home. For example, 1631 Posilipo Lane (a Featured Listing below) is a true bargain at \$13,900,000. Another fantastic deal is 3445 Padaro Lane, lingering on the market at its incredibly low price of \$8,150,000.

The handful of sales that have occurred in the last 6 months show at best a flat market (e.g., 2375 Finney St. East, which sold in 1/07 for \$7,900,000 and 10/08 for \$8,000,000) and in some cases a substantial retreat from previous market highs (e.g., 3517 Padaro Lane’s 7/08 sale for \$6,150,000, well below sale prices in 2005.)

It appears the same is true for the beach area condo market, where inventory continues to rise and sale prices are showing considerable weakness.

Those of you who have received this newsletter for years know I have always been extremely “bullish” on the beach market. I still am. The beach market has stayed strong longer than any other segment of our local market and I expect it will bounce back faster. But it may just take a little while to get back to the time when beach properties would sell for whatever price we asked, the moment we asked it, and in multiple offers no less. Ah, those were the days!

All the best,



FEATURED LISTINGS

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PRUDENTIAL
CALIFORNIA REALTY



1631 POSILIPO LANE

PRICE REDUCED \$3,850,000! NOW \$13,900,000

On the sand of Montecito’s best beach with sweeping ocean views. Newly restored vintage 3/2.5 Mediterranean villa with 2/2 guest apt. Rarely available South-facing & gated half acre with 75’ of frontage.

www.MONTECITOBEACHFRONTVILLA.com



10 VIA DEL MAR

NEWLY OFFERED AT \$9,750,000

Gorgeous 3/4.5 French Country home with lovely ocean & mtn views. Ensnconced within the gated & lushly landscaped Sea Meadow enclave. Superb quality including limestone floors and groin vaulted ceilings.

www.SEAMEADOWESTATE.com



1220 SHORELINE DRIVE

PRICE REDUCED \$500,000! NOW \$2,150,000

Darling 2/2.5 cottage featured in *Coastal Living* magazine. Across from the wonderful Shoreline Park in Santa Barbara. Used as a vacation rental, this grossed over \$123,000 in 2007.

www.SHORELINEDRIVECOTTAGE.com



15 SEAVIEW DRIVE

NEWLY OFFERED AT \$3,495,000

Rarely available top floor 3 bedroom condo with lovely ocean views. Single level 2,374 sq.ft. condo with fireplace and formal dining room. Montecito Shores offers a pool, spa & tennis, steps from the Biltmore.

www.MONTECITOSHORESCONDO.com

New Since the Last Newsletter...

NEW LISTINGS

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
HOPE RANCH						
4015 Bajada Lane	\$20,750,000	\$20,750,000	10/08	6/6	231'	Lovely Spanish Colonial built in 1999 on 1.7 acres in Hope Ranch with a rare oceanside pool and spa and easy beach access. The lot sold in 8/97 for \$1,075,000 and 8/95 for \$825,000.
SANTA BARBARA						
1232 Shoreline Dr.	2,599,000	2,599,000	10/08	3/2	n/a	Fully rebuilt and spacious Contemporary across from Shoreline Park with high ceilings, gourmet kitchen, hardwood floors & luxurious master bath.
MONTECITO						
1801 Fernald Pt.	29,950,000	29,950,000	10/08	4/6/2	99'	Striking 9,179 sq.ft. tri-level Contemporary with extensive use of exotic woods, an inner sun-drenched courtyard and lovely landscaping including pool, spa and outdoor terraces and entertaining areas.
1813 Fernald Pt.	9,100,000	10,750,000	8/08	3/3.5	50'	Built in 1977, this 3 level Contemporary has walls of glass, a darkroom, wine cellar and spa. The lowest level serves as a separate guest apt.
SUMMERLAND						
2350 Finney St.	5,750,000	6,450,000	7/08	3/4	n/a	Brand new Contemporary designed by Jan Hochhouser with slate floors, steel doors and windows, copper roof and other quality finishes. Easy beach access to the sand. Visit www.SummerlandContemporary.com
PADARO LANE & BEACH CLUB ROAD						
3443 Padaro Lane	37,500,000	37,500,000	7/08	4/6.5	79'	Spectacular gated 4,848 sq.ft. 4/6.5 Contemp. estate on 1.13 acres with 790 sq.ft. guest house, lighted tennis court, lush landscaping and master suite with office. More than \$4M went into gutting and redoing the main house since this sold in 2/06 for \$20,750,000. Prior to the 2006 sale, the guest house was built and the house refreshed since the 6/97 sale for \$3,150,000.
3282 Beach Club	25,000,000	25,000,000	10/08	4/3.5	81'	Gorgeous 1995 built 4,860 sq.ft. Andy Neumann Contemporary with corduroy limestone walls and mahogany wood and other exciting touches.
3246 Beach Club	23,000,000	23,000,000	7/08	4/4	103'	Built in 1959, this appx. 3,000 sq.ft. two story home has views to the South-east within the gates of Beach Club Road.
3284 Beach Club Rd.	9,950,000	9,950,000	11/08	2/2	68'	Built in 1970, this 1,701 sq.ft. 2/2 Contemporary has a 451 sq.ft. loft over the garage and some nice landscaping with sand.
3445 Padaro Lane	8,150,000	9,950,000	7/08	5/3.5	75'	Two homes on a 1/2 acre lot including a 3/2 main home + 2/1 guest house. This has been refreshed since it was offered for sale in 2007.
SANDYLAND ROAD						
4763 Sandyland Rd.	6,930,250	7,249,000	8/08	3/2.5	75'	Lovely 3,100±sq.ft. ground floor condo with living room, family room, 2 fireplaces, huge kitchen and deck. In 1/03, this whole bldg sold for \$4M. It then was divided into 2 condos; this unit sold in 10/05 for \$4,500,000.
4729 Sandyland Rd.	3,750,000	3,750,000	7/08	3/1.5	~~	Darling Board n' Batten free-standing condo with fireplace and open beam ceilings right on the sand. www.SandylandCottage.com .
RINCON						
2916 Solimar Beach	6,850,000	6,850,000	9/08	4/3.5	40'	Built in 2004, this 3,955 sq.ft. Contemporary has high ceilings, travertine floors and detailing in onyx, granite and cherry wood. The lot was purchased in 10/01 for \$1,325,000.
3438 P.C.H.	2,895,000	2,895,000	11/08	2/2.5	35'	This 1,348 sq.ft. 2/2.5 Contemporary style home at Faria has a rooftop deck with 360° views. Sold 2/08 for \$2,495,000 and 10/02 for \$925,000.
4285 Faria Road	1,575,000	1,575,000	11/08	2/2.5	n/a	Built in 1983 behind the gates at Faria Beach, this 2 story Contemporary has nice ocean views from most rooms and a rooftop deck with spa.

NEW ESCROWS PENDING

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

4385 Marina Dr.	\$25,500,000	\$39,500,000	10/08	1.3 yrs.	204'	Phenomenal new 13,200 sq.ft. Italian Villa with 9 brm suites, attached guest quarters, formal dining room, family room, eat in kitchen, library, media room, office and look-out room. The 2.9 acres includes pool, spa, outdoor theater, small vineyard, garden train and equestrian facilities.
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MONTECITO

10 Via del Mar	9,750,000	9,750,000	11/08	3/4.5	n/a	Gorgeous ocean and mountain view 4,250 sq.ft. French Country in Sea Meadow one house from the sand with groin vaulted ceilings, limestone floors, 4 fireplaces & superb quality finishes. www.SeaMeadowEstate.com
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SANDYLAND COVE

685 Sand Point Rd.	9,500,000	9,200,000	10/07	4/4	99'	Cool 1960's Contemp. with open beam ceilings and walls of glass that take full advantage of both the ocean and coastline but also the sweeping mountain and bird sanctuary views. Great detached art studio with bath.
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FELL OUT OF ESCROW

<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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2011 Edgewater Way	2,250,000	2,695,000	1/08	1/1	70'	872 sq.ft. 1/1 Mesa home with beamed ceilings.
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WITHDRAWN

<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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1086 Channel Dr.	\$35,000,000	\$35,000,000	10/07	3/2.5	n/a	Mid-Century Modern on a gated and beautifully landscaped half acre lot.
3265 Padaro Lane	24,000,000	24,000,000	6/07	5/6.5	18'	Remodeled 6,000 sq.ft. Contemporary showcase on the knoll.
5289 Austin Road	4,500,000	4,500,000	6/06	3/3.5	134'	Brand new 3,000 sq.ft. Cape Cod on More Mesa.
3425 Sea Ledge Ln.	3,750,000	4,750,000	5/08	3/1.5	n/a	Reminiscent of a Big Sur cottage, this home has complete privacy.
5364 Rincon Beach	3,050,000	3,590,000	2/07	3/2.5	40'	Built in 1990, 2,290 sq.ft. two story home in Seacliff Beach Colony.
157 La Jolla Drive	1,992,000	2,450,000	5/08	n/a	94'	Vacant half acre lot with great views within steps of the Douglas Preserve.

NEW CLOSED ESCROWS

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON FRONT MARKET</u>	<u>FEET</u>	<u>COMMENTS</u>
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SANTA BARBARA

3410 Sea Ledge Ln.	\$2,845,000	\$3,495,000	\$4,400,000	10/08	1.3 yrs.	n/a	Built in 2005, this 3,500 sq.ft. 4/2.5 Tuscan style home has an expansive loggia, large great room and sweeping ocean views. The lot sold in 8/00 for \$300,000.
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SUMMERLAND

2375 Finney St. E.	8,000,000	11,500,000	11,500,000	10/08	3 mo.	108'	Nicely redone 3,103 sq.ft. 4/4.5 Cape Cod with private stairs to the sand. This sold 1/07 for \$7,900,000 and was redone since its 5/96 sale for \$1,500,000.
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PADARO LANE & BEACH CLUB ROAD

3517 Padaro Lane	6,150,000	7,250,000	7,850,000	7/08	2 mo.	50'	Nicely 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 has been redone since its 4/04 sale for \$4,500,000 and 6/00 sale for \$3,150,000.
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3605 Padaro Lane	5,750,000	5,950,000	5,950,000	7/08	1 mo.	90'	Striking one bedroom Modern designed by Paul Tuttle with walls of glass fully taking advantage of outstanding views.
SANDYLAND COVE							
4405 Ave. del Mar	5,740,000	n/a	n/a	9/08	n/a	38'	1930's 940 sq.ft. 1/1 cottage with detached 2 car garage with a tiny room and bath. This sold privately to the neighbor, who had also tried to buy it when it sold in 11/04 for \$4,300,000.

RINCON							
5368 Rincon Beach Park Drive	3,400,000	3,590,000	4,500,000	10/08	2.5 yrs.	40'	Elegant 3,011 sq.ft. 2 story 4/3.5 built in 2002 with travertine floors, wine cellar, gourmet kitchen and marble fireplace.
5402 Rincon Beach Park Drive	3,122,500	3,488,000	3,677,000	7/08	8 mo.	40'	Beautifully redone 2,147 sq.ft. 2 story 3/2.5 Contemporary with travertine floors, granite kitchen and master suite with fireplace.
5446 Rincon Beach Park Drive	2,395,000	2,495,000	2,495,000	6/08	4 days	40'	Two story 4/2.5 bath cottage built in 1959 with a river stone fireplace, newly redone kitchen, open beam ceilings & new deck.
5430 Rincon Beach Park Drive	1,900,000	1,990,000	3,050,000	10/08	2 yrs.	40'	Modest 1,465 sq.ft. 2/2 cottage on a 4,198 sq.ft. lot.

PRICE CHANGES

<u>ADDRESS</u>	<u>NEW LIST PRICE</u>	<u>OLD LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>COMMENTS</u>
3389 Padaro Lane	\$29,950,000	\$37,500,000	\$37,500,000	Contemporary home on the largest (1.7 ac.) & widest parcel on the sand at Padaro.
591 Sand Point Rd.	27,500,000	32,500,000	32,000,000	Spectacular appx. 7,000 sq.ft. Contemporary Cape Cod designed by Andy Neumann.
1631 Posilipo Lane	13,900,000	17,750,000	17,750,000	Beautifully remodeled, this 2 story Mediterranean has an attached guest house.
5277 Austin Road	12,900,000	13,900,000	15,000,000	Gorgeous brand new 6,600 sq.ft. Cape Cod with state of the art amenities.
869 Sand Point Rd.	10,900,000	16,000,000	16,000,000	The largest home in the gated Casa Blanca enclave of Moroccan style homes.
1813 Fernald Point	9,100,000	10,750,000	10,750,000	Tri-level Contemporary with walls of glass, a darkroom, wine cellar and spa.
3447 Padaro Lane	8,150,000	9,950,000	9,950,000	Two homes on a 1/2 acre lot including a 3/2 main home + 2/1 guest house.
4921 Sandyland Rd.	6,595,000	8,500,000	9,500,000	Newer 2,361 sq.ft. free standing tri-level Craftsman style beach house.
3060 Solimar Beach	6,499,000	6,990,000	7,750,000	Striking 2 story 3,954 sq.ft. Contemporary with top quality finishes.
875 Sand Point Rd.	5,900,000	7,500,000	7,500,000	One of the Moroccan style homes in Casa Blanca.
1556 Miramar Beach	5,495,000	6,650,000	6,950,000	Tri-level built in 1980 with top floor master with large round skylight.
1502 Miramar Beach	4,750,000	5,495,000	5,950,000	Darling redone 900+ sq.ft. 2 story Cape Cod cottage.
2011 Edgewater Way	2,250,000	2,295,000	2,695,000	872 sq.ft. one bedroom bluff-top Mesa home with beamed ceilings.
1220 Shoreline Dr.	2,150,000	2,450,000	2,650,000	Featured in <i>Coastal Living</i> magazine, this darling cottage is across from Shoreline Park.

Available Beachfront Properties

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

<u>ADDRESS</u>	<u>CURRENT LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>	<u>BRM/ FRONT BATH</u>	<u>FEET</u>	<u>COMMENTS</u>
MONTECITO						
1755 Fernald Point	\$47,000,000	\$47,000,000	7/07	Lot	304'	Two tandem lots totaling 3.55 acres including active plans for a 12,000 sq.ft. Mediterranean home for which the foundation, a 3,000 sq.ft. guest house and tennis court are in place. This sold in 2/01 for \$17,000,000.
1461 Edgecliff Ln.	43,000,000	43,000,000	5/08	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.
1801 Fernald Point	29,950,000	29,950,000	10/08	4/6/2	99'	Striking 9,179 sq.ft. tri-level Contemporary with extensive use of exotic woods, an inner sun-drenched courtyard and lovely landscaping including pool, spa and outdoor terraces and entertaining areas.

1807 Fernald Point	29,500,000	29,500,000	1/08	7/7.5	101'	Fabulously remodeled 7,000 sq.ft. Contemporary with 2 living rooms, a walk-in wine room, 2 pantries, extensive use of exotic hardwoods and views of the sea from floor to ceiling windows and decks.
1787 Fernald Point	24,950,000	28,500,000	6/06	8/9/2	146'	Behind the gates at Fernald Cove, "Villa Pellican" is a dramatic, private and remodeled 1930's Monterey Colonial grand beachfront estate on 2 parcels with guest house, beachside cabana and 3 car garage.
1603 Posilipo Lane	24,000,000	24,000,000	5/08	4/4.5	106'	Beautiful 2 story English Country home built in 1982 on a landscaped 0.4 acre lot remodeled by noted architect Andy Neumann and with a charming carriage house situated above the detached 2 car garage.
1631 Posilipo Lane	13,900,000	17,750,000	9/08	7/5.5	75'	Built in 1900 and just remodeled throughout, this 2 story Mediterranean 4/3.5 home has an attached 3/2 guest suite. The half acre lot is beautifully landscaped. Prior to the remodel, this sold privately for \$10,000,000 in 7/07 and \$1,400,000 in 7/95. Visit www.MontecitoBeachfrontVilla.com .
1813 Fernald Point	9,100,000	10,750,000	8/08	3/3.5	50'	Built in 1977, this 3 level Contemporary has walls of glass, a darkroom, wine cellar and spa. The lowest level serves as a separate guest apt.
1556 Miramar Beach	5,495,000	6,950,000	11/07	2/3	20'	Tri-level built in 1980 with top floor master with large round skylight and 11' ceilings and sweeping ocean views from all levels.
1502 Miramar Beach	4,750,000	5,950,000	8/07	2/2	35'	Darling redone 900+ sq.ft. 2 story Cape Cod next to the public access stairway. Totally redone since 3/99 sale for \$875,000.

SUMMERLAND

2425 Finney St. E.	8,950,000	10,000,000	2/07	4/5.5	40'	Charming Cape Cod designed by Andy Neumann with hardwood floors, cathedral beam ceilings, vast brick patios, and a 3-car garage.
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PADARO LANE & BEACH CLUB ROAD

3443 Padaro Lane	37,500,000	37,500,000	7/08	4/6.5	79'	Spectacular gated 4,848 sq.ft. Contemporary on 1.13 acres with 790 sq.ft. guest house, lighted tennis court and spa. More than \$4M went into gutting and remodeling the main house since this sold in 2/06 for \$20,750,000. Prior to the 2006 sale, the guest house was built and the house refreshed since the 6/97 sale for \$3,150,000.
3389 Padaro Lane	29,950,000	37,500,000	3/08	4/3	162'	Contemporary 4/3 home on the largest (1.7 ac.) and widest parcel on the sand of Padaro Lane with guest house and lap pool. This has fabulous new landscaping since it sold in 8/06 for \$27,000,000.
3282 Beach Club	25,000,000	25,000,000	10/08	4/3.5	81'	Gorgeous 1995 built 4,860 sq.ft. Andy Neumann Contemporary with corduroy limestone walls and mahogany wood and other exciting touches.
3246 Beach Club Rd.	23,000,000	23,000,000	7/08	4/4	103'	Built in 1959, this appx. 3,000 sq.ft. two story home has views to the Southeast within the gates of Beach Club Road.
3284 Beach Club Rd.	9,950,000	9,950,000	11/08	2/2	68'	Built in 1970, this 1,701 sq.ft. 2/2 Contemporary has a 451 sq.ft. loft over the garage and some nice landscaping with sand.
3445 Padaro Lane	8,150,000	9,950,000	7/08	5/3.5	75'	Two homes on a ½ acre lot including a 3/2 main home + 2/1 guest house. This has been refreshed since it was offered for sale in 2007.

SAND POINT ROAD

591 Sand Point Rd.	27,500,000	32,500,000	4/08	5/4/2	193'	Spectacular appx. 7,000 sq.ft. Contemporary Cape Cod designed by Andy Neumann with Great room, family room, media room and detached guest house all impeccably detailed on one of Sand Point's widest lots.
869 Sand Point Rd.	10,900,000	16,000,000	7/07	4/4/2	100'	The largest home in the gated Casa Blanca enclave of Moroccan style homes, this has 3 brms, 2 offices plus a separate 1/1 guest apartment.
875 Sand Point Rd.	5,900,000	7,500,000	12/07	4/4	75'	One of the Moroccan style homes in Casa Blanca, this 4/4 home offers a modern interior with archways, a lovely stair-case and gorgeous views. This sold in 4/06 for \$4,950,000 and 1/01 for \$3,300,000.

SANDYLAND ROAD

4763 Sandyland Rd.	6,930,250	7,249,000	8/08	3/2.5	75'	Vast 3,100± sq.ft. ground floor condo with living room, family room, 2 fireplaces, huge kitchen and deck. In 1/03, this whole bldg sold for \$4M. It then was divided into 2 condos; this unit sold in 10/05 for \$4,500,000.
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4921 Sandyland Rd.	6,595,000	9,500,000	2/08	4/3.5	30'	Newer 2,361 sq.ft. free standing tri-level Craftsman style beach house on the sand with panoramic ocean, island and coastline views. Technically a condo, this property is newly built since it sold in 3/98 for \$855,000.
4729 Sandyland Rd.	3,750,000	3,750,000	7/08	3/1.5	~~	Darling Board n' Batten free-standing condo with fireplace and open beam ceilings right on the sand. Visit www.SandylandCottage.com .

RINCON

2916 Solimar Beach	6,850,000	6,850,000	9/08	4/3.5	40'	Built in 2004, this 3,955 sq.ft. Contemporary has high ceilings, travertine floors and detailing in onyx, granite and cherry wood. The lot was purchased in 10/01 for \$1,325,000.
3060 Solimar Beach	6,499,000	7,750,000	9/07	4/4	47'	Striking 2 story 3,954 sq.ft. Contemporary with top quality finishes and designer touches throughout. Redone since 10/04 sale for \$4,025,000.
5348 Rincon Beach Park Drive	4,250,000	4,750,000	11/07	4/4.5	50'	Tri-level 3,971 sq.ft. Contemp. built in 1991 with 10' ceilings, elevator, granite kitchen, onyx bathrooms and master with fireplace and veranda.
5502 Rincon Beach Park Drive	3,850,000	4,195,000	2/07	3/3	40'	Partly redone and charming partial 2 story Cape Cod cottage with soaring ceilings, new wood floors and a lovely new patio with outdoor fireplace. Offered furnished. Prior to the redo, this sold in 6/05 for \$3,372,800.
5498 Rincon Beach Park Drive	3,400,000	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.
6766 Breakers Way	3,250,000	3,995,000	6/07	3/2	40'	Built in 1985, this 2 story 1,818 sq.ft. Contemp. has open beam ceilings, a family room with corner fireplace and big viewing decks.
6708 Breakers Way	2,950,000	3,500,000	5/06	3/3	40'	Two story home ideal for use as a duplex with a family room and 1/1 on the 1st floor and living room, kitchen and 2/2 on the 2nd floor. Each floor is separately metered. There is also a 2-car garage and hot tub.
3438 P.C.H.	2,895,000	2,895,000	11/08	2/2.5	35'	This 1,348 sq.ft. 2/2.5 Contemporary style home at Faria has a rooftop deck with 360° views. Sold 2/08 for \$2,495,000 and 10/02 for \$925,000.
5486 Rincon Beach Park Drive	2,700,000	2,995,000	2/07	3/2.5	40'	Very modest 3/2.5 cottage built in 1942. This has new paint and floors since it sold in 9/05 for \$2,500,000.
3386 P.C.H.	2,695,000	2,395,000	5/05	2/2	62'	Built in 1995 on stilts at the eastern end of ungated Faria, this Contemp. has a 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

4015 Bajada Lane	\$20,750,000	\$20,750,000	10/08	6/6	231'	Lovely Spanish Colonial built in 1999 on 1.7 acres in Hope Ranch with a rare oceanside pool and spa and easy beach access. The lot sold in 8/97 for \$1,075,000 and 8/95 for \$825,000.
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SANTA BARBARA

5277 Austin Road	12,900,000	15,000,000	8/07	5/6.5	145'	Gorgeous brand new 6,600 sq.ft. Cape Cod with state of the art amenities such as a home theater, wine cellar, walk-in humidior, gym, sauna, pool & spa. This can also be acquired as a fractional ownership. The lot sold in 8/04 for \$900,000.
2011 Edgewater Way	2,250,000	2,695,000	1/08	1/1	70'	872 sq.ft. 1/1 Mesa home with beamed ceilings.

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

1232 Shoreline Dr.	\$2,599,000	\$2,599,000	10/08	3/2	Fully rebuilt and spacious Contemporary across from Shoreline Park with high volume ceilings, gourmet kitchen, hardwood floors & luxurious master bath.
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1220 Shoreline Dr. 2,150,000 2,650,000 5/08 2/2.5 Featured in *Coastal Living* magazine, this darling cottage across from Shoreline Park was recently built with top quality throughout and has skylights, copper clad doors & windows, a private yard & spa. Visit www.ShorelineDriveCottage.com.

MONTECITO

1169 Hill Road 32,800,000 36,800,000 1/07 4/4/2 Newly rebuilt single level Mediterranean home steps from the Biltmore on appx. 3/4 ac. This is offered with the 2 front lots, one improved with a tennis court, totaling 0.75 acres at 1174 Channel Drive.

1127 Hill Road 24,500,000 24,500,000 5/08 4/5.5 Nearly completed, this new single level 4,450 sq.ft. Tropical style 3/3.5 home has disappearing glass doors, formal dining room, Great room and large master suite. There is also a pool, pool cabana and 1/1 guest house on one acre. This sold in 1/07 for \$12,800,000 and the main home was torn down.

1130 Channel Dr. 11,500,000 9,900,000 1/07 3/3 Beautifully redone, this 1,503 sq.ft. cottage has vaulted ceilings, new plank wood floors and a gourmet kitchen on 0.31 ac. Includes approved plans for a major addition. This sold in 9/04 for \$4,599,000.

SUMMERLAND

2350 Finney Street 5,750,000 6,450,000 7/08 3/4 Brand new Contemporary designed by Jan Hochhouser with slate floors, steel doors & windows, copper roof and other quality finishes. This home has easy beach access down a gentle path. Visit SummerlandContemporary.com.

RINCON POINT

196 Rincon Point 4,550,000 5,600,000 7/07 4/3 Right on the creek with lovely ocean views, this very private 3/3 Mid-Century home has an attached second story studio without bath.

RINCON

4285 Faria Road 1,575,000 1,575,000 11/08 2/2.5 Built in 1983 behind the gates at Faria Beach, this 2 story Contemporary has nice ocean views from most rooms and a rooftop deck with spa.

Beachfront Sales in 2008

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

2375 Finney St. E. \$8,000,000 \$11,500,000 \$11,500,000 10/08 3 mo. 108' Redone 3,103 sq.ft. 4/4.5 Cape Cod with private stairs to the sand. Sold 1/07 for \$7.9 and redone since 5/96 sale for \$1.5.

PADARO LANE & BEACH CLUB ROAD

3517 Padaro Lane 6,150,000 7,250,000 7,850,000 10/08 2 mo. 50' Nicely redone 2/1 cottage on the sand, plus detached studio with bath and a 1/1 apt above the 2 car garage. Redone since 4/04 sale for \$4,500,000 and 6/00 sale for \$3,150,000.

3605 Padaro Lane 5,750,000 5,950,000 5,950,000 7/08 1 mo. 90' Striking one bedroom Modern designed by Paul Tuttle with walls of glass fully taking advantage of outstanding views. This sold in 3/99 for \$1,250,000.

SANDYLAND COVE

4405 Ave. del Mar 5,740,000 n/a n/a 9/08 n/a 38' 1930's 940 sq.ft. cottage with detached 2 car garage with a tiny room and bath. This sold privately to the neighbor, who had also tried to buy it when it sold in 11/04 for \$4,300,000.

SANDYLAND ROAD

4901 Sandyland Rd. 3,950,000 3,999,000 3,999,000 5/08 1 day 30' Beachfront tri-plex totaling 7 bedrooms/4 baths built in 1957 in fixer condition. This sold within a day.

RINCON POINT

8078 Puesta del Sol 13,200,000 n/a n/a 5/08 n/a 160' 3 story 6/5 Cape Cod with pool, spa and gardens on 3 lots totaling a half acre. This sold in 3/00 for \$3,811,500 and had been redone since its 7/94 foreclosure sale for \$2,075,000.

162 Rincon Pt. Rd.	7,500,000	8,500,000	8,500,000	2/08	3 wks.	70'	On the sand, this 2 story 4/3 1970's Contemp. has an add'l studio apt. over the garage. Sold with multiple offers.
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RINCON

3102 Solimar Beach	6,725,000	7,395,000	8,500,000	3/08	1.4 yrs	80'	Vast 5,742 sq.ft. 5/6.5 Contemp. Medit. on Solimar's largest lot with media room, music studio, office and 3 car garage.
3024 Solimar Beach	4,200,000	4,500,000	4,995,000	2/08	9 mo.	40'	3,689 sq.ft. 1970's tri-level 4/4.5 Contemporary in original condition yet has a great floorplan and very high ceilings.
5368 Rincon Beach Park Drive	3,400,000	3,590,000	4,500,000	10/08	2.5 yrs.	40'	Elegant 3,011 sq.ft. 2 story 4/3.5 built in 2002 with travertine floors, wine cellar, gourmet kitchen and marble fireplace.
5402 Rincon Beach Park Drive	3,122,500	3,488,000	3,677,000	7/08	8 mo.	40'	Beautifully redone 2,147 sq.ft. 2 story 3/2.5 Contemp. with travertine floors, granite kitchen, master suite with fireplace.
5428 Rincon Beach	2,500,000	n/a	n/a	3/08	n/a	40'	This modest 2,404 sq.ft. 2 story home was built in 1960.
3438 P.C.H.	2,495,000	2,595,000	3,490,000	2/08	5 mo.	35'	1,348 sq.ft. 2/2.5 home at Faria. Sold 10/02 for \$925,000.
5446 Rincon Beach Park Drive	2,395,000	2,495,000	2,495,000	6/08	4 days	40'	Two story 4/2.5 bath cottage built in 1959 with a river stone fireplace, redone kitchen, open beam ceilings and new deck.
5430 Rincon Beach	1,900,000	1,990,000	3,050,000	10/08	2 yrs.	40'	Modest 1,465 sq.ft. 2/2 cottage on a 4,198 sq.ft. lot.

Sales on the Bluff in 2008

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

3339 Cliff Drive	\$5,000,000	\$5,500,000	\$5,995,000	5/08	7 mo.	106'	Appx. 3,300 sq.ft. 4/3.5 ranch home with an ocean side pool and spa on 1.3 gated acres. Redone since sales in 6/05 for \$4,800,000 and 1/02 for \$3,500,000.
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Sales Near the Beach or Bluff in 2008

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

3410 Sea Ledge	\$2,845,000	\$3,495,000	\$4,400,000	10/08	1.3 yrs.	Built in 2005, this 3,500 sq.ft. 4/2.5 Tuscan home has a vast loggia and lovely great room. The lot sold in 8/00 for \$300,000.
1109 Luneta Plaza	2,200,000	2,400,000	2,600,000	5/08	2 mo.	Built in 1963 and in original condition, this 2,800 sq.ft. 2 story 4/3 home looks down the coast over Leadbetter Beach and the harbor.
1242 Shoreline Dr.	1,750,000	n/a	n/a	5/08	n/a	Redone 849 sq.ft. 2/1 1950's cottage on a corner lot. Sold in 7/02 for 1,161,500 and, prior to the redo, in 12/01 for \$700,000.
1374 Shoreline Dr.	1,295,000	n/a	n/a	2/08	n/a	Fixer 1,035 sq.ft. 3/1 cottage built in 1953 with 2 car garage across the street from Shoreline Park with nice ocean views.

MONTECITO

1155 Hill Road	9,000,000	12,000,000	12,000,000	2/08	4 mo.	Renovated 1907 4/4 board 'n batten carriage house with ocean views from the 2 nd floor. Redone since 9/03 sale for \$3,500,000.
24 Hammond Dr.	6,250,000	5,750,000	5,750,000	1/08	2 wks.	Sea Meadow 3/3 4,398 sq.ft. French Country with upstairs family room with fireplace and extensive patios. Multiple offers.
1147 Hill Road	4,900,000	4,900,000	4,900,000	2/08	2 wks.	Modest 3/2 cottage on a 1/4 ac. with a private deeded easement access to Channel Drive and Butterfly Beach. Multiple offers.

PADARO LANE & BEACH CLUB ROAD

3291 Beach Club	3,250,000	3,975,000	4,600,000	4/08	1.5 yrs.	Dramatic 4/3 A-frame with multiple skylights, flagstone patios, ocean view private deck and a lovely garden, koi pond and spa.
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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
SANTA BARBARA							
653-C Verde Mar	\$979,000	\$979,000	10/08	2/2.5	1-2	380	This East Beach Townhouse has 2 master suites, a fireplace, an attached 2 car garage and is steps from the community pool.
50 Barranca #6	499,000	569,000	7/08	2/2	2 nd	298	This pool view unit is a short sale subject to lender approval. This sold in 3/04 for \$587,000 and was all redone since sale in 8/02 for \$464,000.
MONTECITO							
15 Seaview Drive	3,495,000	3,495,000	11/08	3/2.5	3 rd	1,040	Lovely ocean views are enjoyed from this beachfront penthouse with formal dining, fireplace and open beam vaulted ceilings. This has been redone since its 1/02 sale for \$2.1. www.MontecitoShoresCondo.com
1300 Plaza Pacifica	3,325,000	3,325,000	11/08	3/3	1 st	1,355	Newly redone with Carrera marble, wood floors, etc., this 2,136 sq.ft. 3/3 single level has formal dining, fireplace, breakfast area and 2 patios. In unit laundry. Prior to the redo, this sold in 3/08 for \$2,450,000.
37 Seaview Drive	2,295,000	2,295,000	8/08	2/2	1 st	885	Remodeled throughout, this condo has crown moldings, special baseboards, granite counters, custom built-ins and enclosed balconies.
79 Seaview Drive	1,950,000	1,950,000	11/08	2/2	2 nd	885	Gorgeous remodel with an upscale Hampton's feel. This sold in 9/06 for \$2,095,000. Prior to the remodel, this sold in 6/05 for \$1,700,000.
1324 Plaza Sonadores	895,000	995,000	8/08	1/1	1 st	423	738 sq.ft. South facing unit with fresh paint, carpet & designer touches.
CARPINTERIA							
4763 Sandyland Rd.	6,930,250	7,249,000	8/08	3/2.5	1 st	1,250	Vast 3,100± sq.ft. ground floor unit with living room, family rm, 2 fireplaces, huge kitchen and deck. In 1/03, this whole bldg sold for \$4M. It then was divided into 2 condos; this unit sold in 10/05 for \$4,500,000.
4729 Sandyland Rd.	3,750,000	3,750,000	8/08	3/1.5	1 st	200	Charming free standing Board n' Batten cottage with wood floors, open beam ceilings and a redone kitchen. www.SandylandCottage.com
4975 Sandyland #206	1,295,000	1,295,000	6/08	2/1	2 nd	318	This Carpinteria Shores unit has been upgraded since it sold in 11/03 for \$567,000. This is not a condo; bank financing is unavailable.

NEW CLOSED ESCROWS

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/BATH	SQ. FEET	FLOOR	COMMENTS
SANTA BARBARA									
56 Barranca #3	\$610,000	\$618,000	\$699,000	7/08	3 mo.	2/2	1,263	1 st	Overlooking the pool and courtyard, this 1st floor unit has formal dining, fireplace, 3 patios and its own laundry.
50 Barranca #10	595,000	640,000	749,000	8/08	1.3 yrs	2/2	1,231	3 rd	Corner unit with high ceilings facing the courtyard.
MONTECITO									
36 Seaview Drive	3,300,000	3,800,000	4,300,000	10/08	3 wks.	3/2.5	2,024	3 rd	Original condition Southeast facing 3 bedroom top floor with lovely ocean views over the Sea Meadow rooftops.
95 Seaview Drive	2,225,000	2,695,000	2,695,000	11/08	3 mo.	2/2		2 nd	Nicely redone ocean view unit with fireplace & formal dining. Prior to the redo, this sold in 12/05 for \$1.6.
9 Seaview Drive	1,800,000	n/a	n/a	8/08	n/a	3/2.5	2,014	2 nd	This bright 3/3 unit has broad ocean views. This sold newly remodeled in 10/05 for \$2,450,000. Prior to the redo, this sold in 10/02 for \$1,800,000.
25 Seaview Drive	1,800,000	1,998,000	1,998,000	7/08	5 mo.	2/2	1,599	2 nd	Southeast facing unit with nice ocean views in need of upgrading. This sold in 5/06 for \$1,875,000.
94 Seaview Drive	1,200,000	1,350,000	1,450,000	6/08	1 mo.	2/2	1,795	2 nd	Orig. condition South-facing unit with some ocean views.

WITHDRAWN

<u>ADDRESS</u>	<u>CURRENT LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>	<u>BRM/BATH</u>	<u>FLOOR</u>	<u>ASS'N FEE</u>	<u>COMMENTS</u>
MONTECITO							
8 Seaview Drive	\$5,900,000	\$5,900,000	11/07	2/2.5	2 nd	962	Originally a 3 brm unit, this is now a spacious 2 brm with many closets.
29 Seaview Dr.	1,999,000	2,100,000	8/07	2/2	2 nd	885	Redone with crown moldings, plantation shutters and granite kitchen.

PRICE CHANGES

<u>ADDRESS</u>	<u>NEW LIST PRICE</u>	<u>OLD LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>COMMENTS</u>
1349 Plaza Pacifica	\$3,350,000	\$3,500,000	\$3,500,000	Phenomenal 2,023 sq.ft. single level 3/3 with nice ocean views.
83 Seaview Dr.	2,175,000	2,395,000	2,395,000	Totally remodeled North facing unit with dining room and fireplace.
1311 Plaza Pacifica	1,899,000	2,100,000	2,100,000	Beautifully remodeled East facing ocean view 843 sq.ft. first floor unit.
75 Seaview Drive	1,847,000	1,895,000	1,895,000	Redone with carved marble fireplace, crown moldings and mahogany doors.
4825 Sandyland #4	1,599,000	1,849,000	1,995,000	Remodeled 966 sq.ft. single level side unit in small gated 8 unit complex.
20 Barranca #2	1,395,000	1,295,000	1,585,000	Front row 1,391 sq.ft. condo with Brazilian cherry floors and other exotic touches.
1340 Plaza Pacifica	1,295,000	1,525,000	1,998,000	Nicely redone 685 sq.ft. South facing ocean view studio.

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>
SANTA BARBARA							
20 Barranca #2	\$1,395,000	\$1,585,000	8/06	2/2	1 st	375	Front row 1,391 sq.ft. condo with Brazilian cherry floors, African mahogany accents, red oak cabinetry, slate tile bathrooms and granite kitchen. This has been redone since it sold in 9/03 for \$785,000.
649-A Verde Mar	1,319,000	1,389,000	4/07	2/2	1-2	304	This end unit has a split level plan wherein both bedrooms have their own level and the living room has a fireplace. Newly expanded patio.
653-C Verde Mar	979,000	979,000	10/08	2/2.5	1-2	380	This East Beach Townhouse has 2 master suites, a fireplace, an attached 2 car garage and is steps from the community pool.
50 Barranca #6	499,000	569,000	7/08	2/2	2 nd	298	This pool view unit is a short sale subject to lender approval. This sold in 3/04 for \$587,000 and was all redone since sale in 8/02 for \$464,000.

MONTECITO							
15 Seaview Drive	3,495,000	3,495,000	11/08	3/2.5	3 rd	1,040	Lovely ocean views are enjoyed from this beachfront penthouse with formal dining, fireplace and open beam vaulted ceilings. This has been redone since its 1/02 sale for \$2.1. www.MontecitoShoresCondo.com
1349 Plaza Pacifica	3,350,000	3,500,000	5/08	3/3	2 nd	1,414	Phenomenal 2,023 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.
1300 Plaza Pacifica	3,325,000	3,325,000	11/08	3/3	1 st	1,355	Newly redone with Carrera marble, wood floors, etc., this 2,136 sq.ft. 3/3 single level has formal dining, fireplace, breakfast area and 2 patios. In unit laundry. Prior to the redo, this sold in 3/08 for \$2,450,000.
73 Seaview Drive	2,199,000	2,250,000	8/07	2/2	2 nd	885	Beautifully redone with built in office, heated hardwood floors & crown molding. Last sold 11/06 for \$1,950,000. Prior to the redo, this sold in 3/05 for \$1,533,500, 1/02 for \$860,000 and 4/00 for \$735,000.
83 Seaview Dr.	2,175,000	2,395,000	8/07	2/2	2 nd	885	Totally remodeled North facing unit with dining room, fireplace and open balconies. Redone since 12/05 sale for \$1,525,000.
37 Seaview Drive	1,995,000	2,295,000	8/08	2/2	1 st	885	Remodeled throughout, this condo has crown moldings, special baseboards, granite counters, custom built-ins and enclosed balconies.
79 Seaview Drive	1,950,000	1,950,000	11/08	2/2	2 nd	885	Gorgeous remodel with an upscale Hampton's feel. This sold in 9/06 for \$2,095,000. Prior to the remodel, this sold in 6/05 for \$1,700,000.

1311 Plaza Pacifica	1,899,000	2,100,000	4/08	1/1	1 st	558	Beautifully remodeled East facing ocean view 843 sq.ft. first floor unit. Prior to the redo, this sold 2/07 for \$1,340,000 and 4/06 for \$800,000.
75 Seaview Drive	1,847,000	1,895,000	3/08	2/2	1 st	885	Redone with carved marble fireplace, crown moldings, mahogany doors, formal dining & granite kitchen. Redone since 3/05 sale for \$1,350,000.
1345 Plaza Sonadores	1,395,000	1,395,000	3/08	0/1	2 nd	404	Beautifully redone 735 sq.ft. breezeway studio. Redone since sales in 12/06 for \$842,500 and in 1/01 for \$366,000.
1340 Plaza Pacifica	1,295,000	1,998,000	5/08	0/1	2 nd	400	Nicely redone 685 sq.ft. South facing ocean view studio. Prior to the redo, this sold in 6/03 for \$595,000 and 7/01 for \$695,000.
1324 Plaza Sonadores	895,000	995,000	8/08	1/1	1 st	423	738 sq.ft. South facing unit with fresh paint, carpet & designer touches.

CARPINTERIA

4729 Sandyland Rd.	3,750,000	3,750,000	8/08	3/1.5	1 st	200	Charming free standing Board n' Batten cottage with wood floors, open beam ceilings and a redone kitchen. www.SandylandCottage.com
4825 Sandyland #4	1,849,000	1,995,000	5/08	2/2	2 nd	400	Remodeled 966 sq.ft. single level side unit in small gated 8 unit complex. Prior to the remodel, this sold in 5/05 for \$1,200,000.
4975 Sandyland #206	1,249,900	1,295,000	6/08	2/1	2 nd	318	This Carpinteria Shores unit has been upgraded since it sold in 11/03 for \$567,000. This is not a condo; bank financing is unavailable.

Beach Area Condominium Sales in 2008

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

56 Barranca #3	\$610,000	\$618,000	\$699,000	7/08	3 mo.	2/2	1,263	1 st	Overlooking the pool and courtyard, this 1st floor unit has formal dining, fireplace, 3 patios and its own laundry.
50 Barranca #10	595,000	640,000	749,000	8/08	1.3 yrs	2/2	1,231	3 rd	Corner unit with high ceilings facing the courtyard.
56 Barranca #11	575,000	599,900	599,900	5/08	1 mo.	2/2		2 nd	Updated unit with fireplace overlooking pool/spa.

MONTECITO

1367 Plaza Pacifica	4,300,000	4,950,000	4,950,000	4/08	2 wks.	2/2.5	1,773	1 st	Beachfront single level end unit in original condition with gorgeous views, 2 fireplaces and a private 2 car garage.
36 Seaview Drive	3,300,000	3,800,000	4,300,000	10/08	3 wks.	3/2.5	2,024	3 rd	Original condition Southeast facing 3 bedroom top floor with lovely ocean views over the Sea Meadow rooftops.
1300 Plaza Pacifica	2,450,000	2,450,000	2,995,000	3/08	4 mo.	3/3	2,136	1 st	Rare 3/3 single level with formal dining room, fireplace, breakfast area and 2 patios. In unit laundry.
95 Seaview Drive	2,225,000	2,695,000	2,695,000	11/08	3 mo.	2/2		2 nd	Nicely redone ocean view unit with fireplace and formal dining. Prior to the redo, this sold in 12/05 for \$1.6.
52 Seaview Drive	2,000,000	2,350,000	2,350,000	5/08	8 mo.	2/2	1,757	3 rd	Redone mtn view penthouse with open balconies, formal dining room & fireplace. Prior to the redo, this sold in 5/03 for \$1,100,000 and in 4/98 for \$570,750.
9 Seaview Drive	1,800,000	n/a	n/a	8/08	n/a	3/2.5	2,014	2 nd	Bright with ocean views. Sold newly redone in 10/05 for \$2,450,000. Prior to the redo, this sold in 10/02 for \$1.8.
25 Seaview Drive	1,800,000	1,998,000	1,998,000	7/08	5 mo.	2/2	1,599	2 nd	Southeast facing unit with nice ocean views in need of upgrading. This sold in 5/06 for \$1,875,000.
1309 Plaza Pacifica	1,600,000	n/a	n/a	4/08	n/a	1/1.5	948	1 st	Original condition East facing ocean view unit.
97 Seaview Drive	1,381,500	1,550,000	1,750,000	5/08	4 mo.	2/2		3 rd	Top floor South-facing unit in orig. condition with partial ocean views, cathedral ceilings and enclosed balconies.
94 Seaview Drive	1,200,000	1,350,000	1,450,000	6/08	1 mo.	2/2	1,795	2 nd	Orig. condition South-facing unit with some ocean views.

CARPINTERIA

4980 Sandyland #204	650,000	750,000	750,000	3/08	3 mo.	2/1	693	2 nd	This furnished top floor unit has a very nice ocean views.
4902 Sandyland #136	472,500	499,000	625,000	4/08	11 mo.	0/1	442	1 st	This has been redone since it sold in 12/04 for \$525,000, 7/04 for \$488,000 and 1/90 for \$135,000.
4950 Sandyland #131	420,000	434,500	459,000	1/08	6 mo.	1/1	584	1 st	Sunset Shores East facing unit with new dual paned windows, paint, carpet and kitchen appliances.