

WINTER *at the beach* Beach & Bluff Bulletin

June 2009 ~ January 2010

BEACH & BLUFF BUZZ

This past decade's oceanfront market has charted like the beginning of a roller coaster ride: a long, exciting, near vertical rise beginning in the 90's but rising most steeply in the mid-2000's, the thrilling apex reached in 2007, but then the gut wrenching fall we have seen throughout 2008 and 2009. Happily, while the fall has been faster and steeper than could have been imagined, all the gains of the 2000's have not been lost and there are indications lately that the ride is at least leveling off as we begin this new decade.

For almost a year, there simply were no sales in the high end oceanfront market. Recently though, buyers have stepped up to take advantage of perceived opportunities. The result is that extremely high caliber beachfront properties such as 3271 Padaro Lane and 1801 Fernald Point Lane have sold in the mid to high teens, while in 2007 those properties would certainly have attained the high 20's. On the bluff, 4385 Marina Drive, originally asking \$39,500,000, finally closed for just \$12,800,000 after a brutal 2.4 years on the market.

While clearly the very high end of the market has been hugely affected, the lower end of it appears much more stable. Most notably, 3485-A Padaro Lane, a beautifully redone non-beachfront property on the slough, sold for a whopping \$5,100,000, a record breaking price for non-beachfront that rivals sales in the best of times. Thus it appears that the "ceiling" of the oceanfront market has fallen much more markedly than the "floor."

The condominium market has been greatly hit by short sales and bargain hunting. For example, in Montecito Shores, there are 7 sales, either pending or closed, under \$1,200,000, a price level not seen since early 2003. But at least demand has returned strongly in this market, an indicator that the bottom may have been reached.

Hold onto your seats, as this next decade may turn out to be a bumpy ride!

All the best,

Kathy

FEATURED LISTINGS

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PRUDENTIAL
CALIFORNIA REALTY



3543 PADARO LANE

NEWLY OFFERED AT \$6,450,000

Classic & charming 1920's Board n' Batten beach cottage on the sand. Gorgeous and uniquely expansive views right up the beach and coast. Spacious detached one bedroom guest suite with full bath & kitchen.

www.PADAROLANEHOME.com



3255 CLIFF DRIVE

NEWLY OFFERED AT \$5,950,000

Exceptionally private 5,027 sq.ft. Contemporary with fabulous views. Beautifully landscaped 1.5 gated acres with pool, spa and terraces. Separate and private guest apartment with tree-top views.

www.CLIFFDRIVEHOME.com



1631 SHORELINE DRIVE

NEWLY OFFERED AT \$2,195,000

Bright 2/2 cottage with splendid ocean views and a very large yard. Situated on the bluff in one of Santa Barbara's most coveted locales. Half acre lot with appx. 94' of ocean frontage & nearby beach access.

www.SHORELINEDRIVEHOME.com



4925-A SANDYLAND ROAD

NEWLY OFFERED AT \$2,495,000

Great 3/3 condo on the sand with panoramic ocean & island views. Spacious living room with fireplace opens to large beachside balcony. Bright and South-facing with direct and private access to the sand.

www.SANDYLANDCONDO.com

New Since the Last Newsletter...

NEW LISTINGS

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
SANTA BARBARA						
3349 Cliff Drive	\$6,895,000	\$6,895,000	11/09	4/3.5	85'	On 1.45 acres with a pretty oceanside pool and spa, this 1940's appx. 3,000 sq.ft. home was beautifully redone in 2006 with hardwood floors, stone fireplaces, lovely landscaping, a detached guest house and 3 car garage.
3255 Cliff Drive	5,950,000	5,950,000	7/09	4/4	100'	Lovely 4,500 sq.ft. 3/3 Contemp. Cape Cod with 180° views, a detached guest suite, pool, spa and extensive patios and decking on approx. 1.5 landscaped acres. Sold 1/01 for \$5,050,000. www.CliffDriveHome.com
1631 Shoreline Dr.	2,195,000	2,400,000	9/09	2/2	94'	Modest 2/2 2,233 sq.ft. cottage built in 1967 near Shoreline Park. This sold in 6/07 for \$2,650,000. www.ShorelineDriveHome.com .
PADARO LANE & BEACH CLUB ROAD						
3543 Padaro Lane	6,450,000	6,450,000	12/09	2/2	41'	Charming Board n' Batten beach cottage with detached guest quarters with full bath and kitchenette. Please view at www.PadaroLaneHome.com .
3485-1/2 Padaro Ln.	5,900,000	6,250,000	7/09	2/2	87'	Tiny but charming 100 yr old 859 sq.ft. cottage on the creek with approved but expired plans for a 2,265 sq.ft. Andy Neumann 2 story Cape Cod.
3271 Beach Club Rd.	3,995,000	3,995,000	11/09	2/2	n/a	Exciting newer Contemporary with telescoping walls of glass, Mexican pebble floors, expert woodwork and direct beach access. This sold in 6/05 at auction for \$3,410,000 and in 9/03 for \$2,190,000.
SAND POINT ROAD						
875 Sand Point Rd.	4,650,000	4,950,000	9/09	4/4.5	75'	Moroccan style 4/4 home in Casa Blanca complex with a modern interior with archways. Sold in 4/06 for \$4,950,000 and 1/01 for \$3,300,000.
RINCON POINT						
8082 Puesta del Sol	4,600,000	4,600,000	7/09	4/4	64'	Built in 1950, this 2,241 sq.ft. 2/2 cottage has an ocean view lanai and two 1/1 guest suites over the detached 2 car garage.
8134 Puesta del Sol	4,290,000	4,290,000	6/09	4/3	n/a	Charming creekside cottage built in 1940 with pretty ocean views, guest quarters and a lovely garden setting. Last sold 6/99 for \$1,150,000.
RINCON						
3398 P.C.H.	4,695,000	4,695,000	7/09	4/4	101'	Built in 2001, this spectacular 2 story Cape Cod has two masters, French doors, hot tub, firepit and built in BBQ. This sold in 4/04 for \$3,150,000.
3006 Solimar Beach	3,995,000	4,450,000	12/09	3/2	40'	This 2,122 sq.ft. cottage built in 1971 has 2 fireplaces, cathedral ceilings and glass sliders. It has been redone since it sold in 6/05 for \$4,350,000.
5502 Rincon Beach Park Drive	3,850,000	3,850,000	10/09	4/3	40'	Redone Cape Cod cottage with new wood floors and a new patio with outdoor fireplace. Prior to the redo, this sold in 6/05 for \$3,372,800.
4026 P.C.H.	3,485,000	3,825,000	8/09	4/2.5	43'	Remodeled mid 80's 2 story home with granite kitchen, bright LR with fireplace, lushly landscaped grounds and a 3 car garage.
5486 Rincon Beach	2,700,000	2,700,000	10/09	2/2	40'	Modest 2/2 cottage built in 1942. This last sold in 9/05 for \$2,500,000.
4224 Faria Road	2,225,000	2,295,000	10/09	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 9/07 for \$2,525,000.
3422 P.C.H.	1,899,000	1,999,000	8/09	3/2	42'	Built in 1920, this updated 1,395 sq.ft. 2 story home has a stone fireplace and upstairs master suite with balcony.

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>
MONTECITO						
1169 Hill Road	18,500,000	36,800,000	1/07	4/4/2	n/a	Newly rebuilt single level 5,934 sq.ft. Mediterranean 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.

RINCON						
5514 Rincon Beach Park Dr.	1,650,000	2,100,000	9/09	2/1	40'	This is a short sale of a 1950's 868 sq.ft. cottage near the western end and includes plans for a 5,000 sq.ft. Modern. This sold in 5/07 for \$2,160,000.
5412 Rincon Beach Park Drive	1,450,000	1,750,000	2/09	2/1.5	40'	This is a short sale of a modest 2/1.5 cottage on a 3,720 sq.ft. lot with beachside patio and 2 car garage. This sold in 5/07 for \$2,250,000.

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>
1755 Fernald Point	\$47,000,000	\$47,000,000	7/07	Lot	304'	Two tandem lots totaling 3.55 acres including building plans.
3265 Padaro Lane	18,500,000	24,000,000	6/07	5/6.5	18'	Remodeled 6,000 sq.ft. Contemporary showcase.
607 Sand Point Rd.	9,400,000	10,850,000	5/09	4/3.5	99'	Redone 1970's Cape Cod with ocean, mtn & sanctuary views.
3020 Solimar Beach	4,995,000	5,195,000	1/09	3/3.5	40'	Redone in 2006, this 2 story 2,500 sq.ft. Cape Cod.
849 Sand Point Rd.	4,900,000	5,500,000	12/08	2/2	241'	Cottage situated just west of Casa Blanca.
3386 P.C.H.	3,095,000	2,395,000	5/05	2/2	62'	Built in 1995 on stilts at the eastern end of ungated Faria.
6766 Breakers Way	2,789,000	3,995,000	6/07	3/2	40'	Built in 1985, this 2 story 1,818 sq.ft. Contemp. has open beam ceilings.
2011 Edgewater Way	1,895,000	2,695,000	1/08	1/1	70'	872 sq.ft. 1/1 Mesa home with beamed ceilings.

NEW CLOSED ESCROWS

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>FRONT FEET</u>	<u>COMMENTS</u>
HOPE RANCH							
4385 Marina Dr.	\$12,800,000	\$15,750,000	\$39,500,000	10/09	2.4 yrs.	204'	New 13,200 sq.ft. Italian Villa with 9 brm suites, guest quarters, formal dining room, family room, library, media room, office and look-out room. The 2.9 acres includes pool, spa, outdoor theater, small vineyard, garden train and equestrian facilities.
MONTECITO							
1801 Fernald Point	15,500,000	26,500,000	29,950,000	1/10	1.2 yrs.	99'	Striking 9,179 sq.ft. tri-level 4/6/2 Contemporary with extensive exotic woods, an inner courtyard, pool, spa and outdoor terraces. This was purchased along with 1795 Fernald Pt. for \$4,350,000.
1413 Sea Meadow	11,656,000	n/a	n/a	8/09	n/a	n/a	Built in 1997, this 7,050 sq.ft. 2 story 5/5/2 French Country home in Sea Meadow has open beam ceilings, hardwood & stone floors, 2 fireplaces, library, family room, formal dining room and gym. This sold privately without hitting the market.
1127 Hill Road	11,000,000	13,600,000	24,500,000	9/09	1.4 yrs.	n/a	Newly completed, this new single level 4,450 sq.ft. Tropical style 3/3.5 home has a pool, pool cabana and 1/1 guest house on one acre. Prior to the rebuild, this sold in 1/07 for \$12,800,000.
1130 Channel Dr.	5,500,000	6,975,000	9,900,000	12/09	2.8 yrs.	n/a	Beautifully redone, this 1,503 sq.ft. 3/3 cottage has new plank wood floors and a gourmet kitchen. Includes approved plans for a major addition. This sold in 9/04 for \$4,599,000.
1487 Bonnymede Dr.	4,525,000	4,950,000	4,950,000	10/09	2 wks.	n/a	3,400 sq.ft. 4/3 Sea Meadow home with limited 2nd story ocean views, elevator, wood floors, air conditioning and 3 car garage.
1795 Fernald Point	4,350,000	6,350,000	9,000,000	1/10	3 yrs.	31'	Vacant 1/3 acre lot with pool in place. Includes building plans. This sold out of bankruptcy to the buyer of 1801 Fernald Point.
1717 Fernald Point	3,400,000	n/a	n/a	6/09	n/a	n/a	Redone 3,200 sq.ft. 3/3.5 Cape Cod with a walking easement to a small cabana on the sand. This last sold 10/92 for \$1,055,000.

SUMMERLAND

2425 Finney St. E.	5,950,000	6,500,000	10,000,000	10/09	2.5 yrs.	40'	Charming 4/5.5 Cape Cod designed by Andy Neumann with hardwood floors, cathedral beam ceilings, vast brick patios, and a 3-car garage. Adjacent to the Summerland Sanitary District.
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PADARO LANE & BEACH CLUB ROAD

2825 Padaro Lane	25,000,000	n/a	n/a	12/09	n/a	n/a	This sale involves 7 vacant bluff-top acres of Rancho Carinoso, which comprised 17.25 acres when it sold for \$28,500,000 in 3/06. This sold to the neighbor who paid \$83,275,000 for 2773-2781 Padaro Lane during 2007. This sale was consummated in 2007, but it took until 12/09 to complete the lot line adjustment.
3271 Padaro Lane	17,500,000	22,500,000	22,500,000	12/09	4 mo.	105'	Stunning new 7,287 sq.ft. 6/6.5 Cape Cod on the knoll with private sandy play area, beachside deck & lovely landscaping on 3 lots. Sold furnished, this home has 2 master suites & an attached guest apt. www.PadaroLaneEstate.com .
3485-A Padaro Ln	5,100,000	5,850,000	5,850,000	12/09	2 mo.	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 was completely redone since its 3/07 sale for \$3,950,000.

SANDYLAND ROAD

4763 Sandyland Rd.	4,000,000	5,900,000	7,249,000	8/09	1 yr.	75'	Vast 3,100± sq.ft. ground floor 3/2.5 condo with family room. 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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RINCON POINT

196 Rincon Point	3,700,000	4,550,000	5,600,000	7/09	2 yrs.	n/a	Right on the creek with lovely ocean views, this very private 3/3 Mid-Century has an attached 2nd story studio without bath.
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RINCON

5454 Rincon Beach Park Drive	3,975,000	4,595,000	4,595,000	10/09	3 mo.	40'	Brand new 3,200 sq.ft. 4/4 Seacliff home with limestone floors, 2 fireplaces, a granite kitchen, built-in BBQ and more.
5348 Rincon Beach Park Drive	3,175,000	3,949,000	4,750,000	9/09	1.9 yrs.	50'	Tri-level 3,971 sq.ft. 4/4.5 Contemporary built in 1991 with 10' ceilings, elevator, granite kitchen and onyx bathrooms.
5488 Rincon Beach Park Drive	2,900,000	2,985,000	2,985,000	6/09	3 mo.	40'	Large and lovely 3/3 home built in 1991 with formal dining, library, pool table area, loft and full entertainment bar.
5444 Rincon Beach Park Drive	1,959,500	2,099,000	2,099,000	12/09	9 mo.	40'	A new master bedroom and a loft was recently added to this 3/3 cottage built in 1956 behind the gates at Seacliff Beach Colony.
6708 Breakers Way	1,950,000	2,399,000	3,500,000	8/09	3 yrs.	40'	2 story 3/3 home currently used as a duplex.

PRICE CHANGES

ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE	COMMENTS
1453 Bonnymede	\$25,900,000	\$29,650,000	\$29,650,000	Superb 7,150 sq.ft. Sea Meadow home. www.SeaMeadowEstate.com .
1787 Fernald Point	18,800,000	24,950,000	28,500,000	Behind the gates at Fernald Cove, "Villa Pellican" is a dramatic Monterey Colonial.
3246 Beach Club	12,950,000	15,000,000	23,000,000	Built in 1959, this appx. 3,000 sq.ft. two story home has views to the Southeast.
3060 Solimar Beach	5,900,000	6,100,000	7,750,000	Striking 2 story 3,954 sq.ft. Contemporary with top quality finishes.
2916 Solimar Beach	5,600,000	6,200,000	6,850,000	Built in 2004, this 3,955 sq.ft. Contemporary has high ceilings & travertine floors.
4921 Sandyland Rd.	4,400,000	5,195,000	9,500,000	Newer 2,361 sq.ft. free standing tri-level Craftsman style beach condo.
2350 Finney Street	3,700,000	5,750,000	6,450,000	Brand new Contemporary with slate floors, steel windows & doors, copper roof.
5364 Rincon Beach	3,357,000	2,950,000	3,590,000	Built in 1990, this is 2,290 sq.ft. two story home in Seacliff Beach Colony.
5498 Rincon Beach	3,100,000	3,400,000	3,400,000	Approvals are in hand for a 5,000 sq.ft. Mediterranean style remodel to this home.
8050 Puesta del Sol	2,995,000	3,400,000	3,985,000	Well maintained cottage right on the surf break. www.RinconPointCottage.com .
4280 Faria Road	2,495,000	2,950,000	2,950,000	Updated 2/2 home with detached 1/1 guest house.
3870 P.C.H.	2,375,000	3,100,000	3,100,000	Fully furnished 2/2 with 2 nd story master suite, new paint and carpet.
1232 Shoreline Dr.	2,295,000	2,599,000	2,599,000	Fully rebuilt and spacious Contemporary across from Shoreline Park.
3010 Solimar Beach	2,250,000	2,500,000	2,750,000	Modest but well loved cottage on the sand. www.SolimarCottage.com .

Available Beachfront Properties

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

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
MONTECITO						
1453 Bonnymede	\$25,900,000	\$29,650,000	6/09	5/5.5	~~	Superb 7,150 sq.ft. Sea Meadow home on the sand of exceptional quality with a Walnut library, stone floors, custom steel & glass doors, family room, gorgeous master & full basement. www.SeaMeadowEstate.com .
1787 Fernald Point	18,800,000	28,500,000	6/06	8/9/2	146'	Behind the gates at Fernald Cove, "Villa Pelican" is a dramatic & private 1930's 6,067 sq.ft. Monterey Colonial grand beachfront estate on 2 parcels totaling 0.62 ac. with guest house, beachside cabana and 3 car garage.
1813 Fernald Point	8,500,000	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	4,950,000	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. This has been totally redone since its 3/99 sale for \$875,000.
PADARO LANE & BEACH CLUB ROAD						
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.
3443 Padaro Lane	29,000,000	37,500,000	7/08	4/6.5	79'	Spectacular gated 4,848 sq.ft. Contemporary on 1.13 acres with 790 sq.ft. guest house, lighted tennis court and spa. More than \$4M went into gutting and remodeling the main house since this sold in 2/06 for \$20,750,000.
3282 Beach Club Rd.	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.	12,950,000	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.
3555-1/2 Padaro Lane	8,400,000	7,995,000	4/09	3/3	25'	Well designed newer 2 story 2,139 sq.ft. 2/2.5 Cape Cod with 2 fireplaces and a den. This is one of only two half lots on Padaro Lane with a true width of ±19'. Totally redone since 6/04 sale for \$5,050,000.
3543 Padaro Lane	6,450,000	6,450,000	12/09	2/2	41'	Charming Board n' Batten beach cottage with detached guest quarters with full bath and kitchenette. View at www.PadaroLaneHome.com .
3485-1/2 Padaro Lane	5,900,000	6,250,000	7/09	2/2	87'	Tiny but charming 100 yr old 859 sq.ft. cottage on the creek with approved but expired plans for a 2,265 sq.ft. Andy Neumann Cape Cod.
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.
571 Sand Point Rd.	15,900,000	15,900,000	5/09	3/4/2	126'	Built in 1992, this 4,963 sq.ft. Cape Cod home has 2 brms in the main house plus a 1 brm guest house, vast beachside deck and lap pool.
875 Sand Point Rd.	4,650,000	4,950,000	9/09	4/4.5	75'	Moroccan style home in Casa Blanca. This sold in 4/06 for \$4,950,000 and 1/01 for \$3,300,000.
SANDYLAND ROAD						
4921 Sandyland Rd.	4,400,000	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.
RINCON POINT						
8082 Puesta del Sol	4,600,000	4,600,000	7/09	4/4	64'	Built in 1950, this 2,241 sq.ft. 2/2 cottage has an ocean view lanai and two 1/1 guest suites over the 2 car garage.

8050 Puesta del Sol	2,995,000	3,985,000	1/09	2/2	51'	Panoramic coastline views down the coast, floor to ceiling walls of glass and a vast beachfront deck are enjoyed from this 1970's cottage with stone fireplace. www.RinconPointCottage.com .
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RINCON						
3060 Solimar Beach	5,900,000	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.
3144 Solimar Beach	5,850,000	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 3 car garage.
2916 Solimar Beach	5,600,000	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.
3398 P.C.H.	4,695,000	4,695,000	7/09	4/4	101'	Built in 2001, this spectacular 2 story Cape Cod has quality features such as two master suites & plentiful French doors. Sold 4/04 for \$3,150,000.
3006 Solimar Beach	3,995,000	4,450,000	12/09	3/2	40'	This 2,122 sq.ft. cottage built in 1971 has 2 fireplaces, cathedral ceilings and glass sliders. It has been redone since it sold in 6/05 for \$4,350,000.
5502 Rincon Beach Park Drive	3,850,000	3,850,000	10/09	4/3	40'	Redone and charming partial 2 story Cape Cod cottage with soaring ceilings, new wood floors and a lovely new patio with outdoor fireplace. Offered furnished. Prior to the redo, this sold in 6/05 for \$3,372,800.
4026 P.C.H.	3,485,000	3,825,000	8/09	4/2.5	43'	Remodeled mid 80's 2 story home with granite kitchen, bright LR with fireplace, lushlt landscaped grounds and a 3 car garage.
5364 Rincon Beach Park Drive	3,357,000	3,590,000	2/07	3/2.5	40'	Built in 1990, this 2,290 sq.ft. two story home has a living/dining room with fireplace, a library, master suite with fireplace, office and gym.
5498 Rincon Beach Park Drive	3,100,000	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.
5486 Rincon Beach	2,700,000	2,700,000	10/09	2/2	40'	Modest 2/2 cottage built in 1942. This last sold in 9/05 for \$2,500,000.
4280 Faria Road	2,495,000	2,950,000	4/09	3/3	53'	Updated 2/2 with detached 1/1 guest house. Sold in 8/01 for \$1,205,000.
3870 P.C.H.	2,375,000	3,100,000	2/09	2/2	41'	Fully furnished 2/2 right on the sand with 2 nd story master suite, new paint and carpet. This is not within the gates of Faria Beach.
3010 Solimar Beach	2,250,000	2,750,000	6/09	2/2	40'	This cottage has been loved by the same family for over 60 years. It is adjacent to common open space. Visit www.SolimarCottage.com .
4224 Faria Road	2,225,000	2,295,000	10/09	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 9/07 for \$2,525,000.
3422 P.C.H.	1,899,000	1,999,000	8/09	3/2	42'	Built in 1920, this updated 1,395 sq.ft. 2 story home has a stone fireplace and upstairs master suite with balcony.

Available Properties on the Bluff

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
SANTA BARBARA						
5277 Austin Road	\$11,900,000	\$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 humidor, gym, sauna, pool & spa. The lot sold in 8/04 for \$900,000.
3349 Cliff Drive	6,895,000	6,895,000	11/09	4/3.5	85'	On 1.45 acres with lovely oceanside pool and spa, this 1940's appx. 3,000 sq.ft. home was beautifully redone in 2006 with hardwood floors, stone fireplaces, lovely landscaping, a detached guest house and 3 car garage.
3255 Cliff Drive	5,950,000	5,950,000	7/09	4/4	100'	Lovely 4,500 sq.ft. 3/3 Contemp. Cape Cod with 180° views, a detached guest suite, pool, spa and extensive patios and decking on approx. 1.5 landscaped acres. Sold 1/01 for \$5,050,000. www.CliffDriveHome.com .
1631 Shoreline Dr.	2,195,000	2,400,000	9/09	2/2	94'	Modest 2/2 2,233 sq.ft. cottage built in 1967 on a half acre with sweeping ocean views near Shoreline Park. This sold in 6/07 for \$2,650,000.

Available Properties Near the Beach or Bluff

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

1232 Shoreline Dr. \$2,295,000 \$2,599,000 10/08 3/2 Fully rebuilt Contemporary across from Shoreline Park with pretty ocean views, high ceilings, gourmet kitchen, hardwood floors and luxurious master bath.

SUMMERLAND

2350 Finney Street 3,700,000 6,450,000 7/08 3/4 New Contemporary by Jan Hochhouser with slate floors, steel doors & windows, copper roof and easy beach access. Visit www.SummerlandContemporary.com.

PADARO LANE & BEACH CLUB ROAD

3271 Beach Club 3,995,000 3,995,000 11/09 2/2 Newer Contemporary with telescoping walls of glass, pebble floors and easy beach access. This sold in 6/05 at auction for \$3,410,000 and in 9/03 for \$2,190,000.

RINCON POINT

8134 Puesta del Sol 4,290,000 4,290,000 6/09 4/3 Creekside cottage built in 1940 with pretty ocean views, guest quarters and gardens.

RINCON

4252 P.C.H. 2,495,000 2,495,000 4/09 3/2 Redone 1,875 sq.ft. 3/2 home behind the gates at Faria with views. Sold in 3/06 for \$2,000,000, 11/02 for \$951,500 and 3/00 for \$725,000.

Beachfront Sales in 2010

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

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

1801 Fernald Pt. \$15,500,000 \$26,500,000 \$29,950,000 1/10 1.2 yrs. 99' Striking 9,179 sq.ft. tri-level 4/6/2 Contemporary with exotic woods, an inner courtyard, pool, spa and outdoor terraces. This was bought along with 1795 Fernald Pt. for \$4,350,000.

1795 Fernald Point 4,350,000 6,350,000 9,000,000 1/10 3 yrs. 31' Vacant 1/3 ac. lot with pool including building plans. This sold out of bankruptcy to the buyer of 1801 Fernald Point.

Beachfront Sales in 2009

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

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

1631 Posilipo Lane \$8,300,000 \$8,900,000 \$17,750,000 5/09 7 mo. 75' Redone 1900's 2 story 4/3.5 4,187 sq.ft. Medit. with attached 3/2 guest apt. on a gated & nicely landscaped 1/2 acre. Prior to the redo, this sold privately for \$10,000,000 in 7/07.

PADARO LANE & BEACH CLUB ROAD

3271 Padaro Lane 17,500,000 22,500,000 22,500,000 12/09 4 mo. 105' Stunning new 7,287 sq.ft. 6/6.5 Cape Cod on the knoll with private sandy play area, beachside deck & lovely landscaping on 3 lots. Offered furnished, this home has 2 master suites and an attached guest apt. www.PadaroLaneEstate.com.

3445 Padaro Lane 6,350,000 8,150,000 9,950,000 3/09 8 mo. 75' Two homes on a half acre lot including a 2,039 sq.ft. 3/2.5 main home and a detached 830 sq.ft. 2/1 guest house.

3284 Beach Club 6,100,000 6,850,000 9,950,000 4/09 4 mo. 68' Built in 1970, this 1,701 sq.ft. 2/2 Contemp. has a 451 sq.ft. loft over the garage and some nice landscaping with sand.

SANDYLAND ROAD

4763 Sandyland Rd. 4,000,000 5,900,000 7,249,000 8/09 1 yr. 75' Vast 3,100± sq.ft. ground floor 3/2.5 condo. In 1/03, this whole bldg sold for \$4M. It then was divided into 2 condos; this ground floor unit sold in 10/05 for \$4,500,000.

RINCON POINT

168 Rincon Point 5,500,000 6,500,000 6,500,000 4/09 1 mo. 70' Right on the surf break, this 1970's wood & glass 2 story 3/4 2,312 sq.ft. Contemp. includes a detached studio with bath.

RINCON

5454 Rincon Beach 3,975,000 4,595,000 4,595,000 10/09 3 mo. 40' Brand new 3,200 sq.ft. 4/4 Seacliff home with limestone floors, 2 fireplaces, granite kitchen, built-in BBQ and more.
Park Drive

5348 Rincon Beach 3,175,000 3,949,000 4,750,000 9/09 1.9 yrs. 50' Tri-level 3,971 sq.ft. 4/4.5 Contemp. built in 1991 with 10' ceilings, elevator, granite kitchen and onyx bathrooms.
Park Drive

3032 Solimar Beach 3,100,000 2,950,000 2,950,000 4/09 1 wk. 60' Built in 1951, this 2 story 1,664 sq.ft. cottage has 2/2 + a den and a detached room with ½ bath on a very wide (60') lot.

5488 Rincon Beach 2,900,000 2,985,000 2,985,000 6/09 3 mo. 40' Large 3/3 home built in 1991 with formal dining, library, pool table area, loft and full entertainment bar.
Park Drive

3438 P.C.H. Exchange 2,895,000 2,895,000 3/09 3 mo. 35' This 1,348 sq.ft. 2/2.5 Contemp. has a rooftop deck. This sold in 2/08 for \$2,495,000 and 10/02 for \$925,000.

5444 Rincon Beach 1,959,500 2,099,000 2,099,000 12/09 9 mo. 40' A new master bedroom and a loft was recently added to this 3/3 cottage was built in 1956 behind the gates at Seacliff.
Park Drive

6708 Breakers Way 1,950,000 2,399,000 3,500,000 8/09 3 yrs. 40' 2 story 3/3 home used as a duplex.

4166 Faria Road 1,875,000 2,275,000 2,275,000 2/09 1 mo. 38' 2 story 1940's 1,260 sq.ft. 2/1.5 cottage with fireplace.

Sales on the Bluff in 2009

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

4385 Marina Dr. \$12,800,000 \$15,750,000 \$39,500,000 10/09 2.4 yrs. 2.9 ac. Brand new 13,200 sq.ft. Italian Villa with 9 brm suites, guest quarters, formal dining, family room, library, media room, office and look-out room. The 2.9 acres includes pool, spa, outdoor theater, small vineyard and equestrian facilities.

PADARO LANE & BEACH CLUB ROAD

2825 Padaro Lane 25,000,000 n/a n/a 12/09 n/a 7.0 ac. This is 7 acres of Rancho Carinoso, which comprised 17.25 acres when sold for \$28.5M in 3/06. This sold to the next door neighbor who paid \$83,275,000 for 2773-2781 Padaro Lane during 2007. The money was paid on this deal in 2007, but it took until 12/09 to do the requisite lot line adjustment.

SUMMERLAND

2425 Finney St. E. 5,950,000 6,500,000 10,000,000 10/09 2.5 yrs. 40' Charming 4/5.5 Cape Cod designed by Andy Neumann with hardwood floors, cathedral beam ceilings, vast brick patios, and a 3-car garage next to the Summerland Sanitary District.

Sales Near the Beach or Bluff in 2009

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

1220 Shoreline Dr. \$1,700,000 \$1,950,000 \$2,650,000 2/09 8 mo. Featured in *Coastal Living* magazine, this darling 2/2.5 cottage was recently built with top quality including skylights, copper clad windows & spa. Sold as a fixer in 8/03 for \$1,000,000.

MONTECITO

1413 Sea Meadow	11,656,000	n/a	n/a	8/09	n/a	Built in 1997, this 7,050 sq.ft. 2 story 5/5/2 French Country home in Sea Meadow has open beam ceilings, hardwood & stone floors, 2 fireplaces, library, family room, formal dining room and gym.
1127 Hill Road	11,000,000	13,600,000	24,500,000	9/09	1.4 yrs.	Brand new single level 4,450 sq.ft. Tropical style 3/3.5 home with pool, pool cabana and 1/1 guest house on one acre. Prior to the rebuild, this sold in 1/07 for \$12,800,000.
1130 Channel Dr.	5,500,000	6,975,000	9,900,000	12/09	2.8 yrs.	Nicely redone, this 1,503 sq.ft. 3/3 cottage has new plank wood floors and a gourmet kitchen. Includes approved plans for a major addition. This sold in 9/04 for \$4,599,000.
1487 Bonnymede	4,525,000	4,950,000	4,950,000	10/09	2 wks.	Limited ocean views are viewed from this 3,400 sq.ft. 2 story 4/3 Sea Meadow home with elevator, wood floors, beamed ceilings, air conditioning and 3 car garage.
1717 Fernald Point	3,400,000	n/a	n/a	6/09	n/a	Redone 3,200 sq.ft. 3/3.5 Cape Cod with a landscaped walking easement to a small cabana on the sand. Sold 10/92 for \$1,055,000.

PADARO LANE & BEACH CLUB ROAD

3485-A Padaro Ln	5,100,000	5,850,000	5,850,000	12/09	2 mo.	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 was completely redone since its 3/07 sale for \$3,950,000.
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RINCON POINT

196 Rincon Point	3,700,000	4,550,000	5,600,000	7/09	2 yrs.	Right on the creek with lovely ocean views, this very private 3/3 Mid-Century home has an attached 2nd story studio without bath.
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New Since the Last Newsletter...Condominiums

NEW LISTINGS

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

661-D Del Parque	\$1,499,000	\$1,599,000	10/09	2/2	1-2	\$400	Newly upgraded front row 1,350 sq.ft. East Beach end unit townhome with lovely ocean views. This has new dining area wood flooring, dual paned sliders and fixtures since its sale in 3/07 for \$1,625,000.
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MONTECITO

1372 Plaza Pacifica	2,498,000	2,595,000	7/09	2/2.5	2 nd	981	Redone 1,694 sq.ft. unit with partial ocean views and hardwood floors. Sold in 2/07 for \$2,200,000 & prior to redo in 9/04 for \$1,386,000.
1344 Plaza Sonadores	2,300,000	2,300,000	11/03	2/2	2 nd	981	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.
73 Seaview Drive	1,795,000	1,995,000	7/09	2/2	2 nd	958	Redone 1,863 sq.ft. unit with built in office, heated hardwood floors & crown molding. This sold in 11/06 for \$1,950,000 and prior to the redo, in 3/05 for \$1,533,500, 1/02 for \$860,000 & 4/00 for \$735,000.
97 Seaview Drive	1,650,000	1,650,000	7/09	2/2	3 rd	958	Redone top floor South-facing unit with partial ocean views. Prior to the redo, this sold in 5/08 for \$1,381,500.

CARPINTERIA

3 Rincon Point Lane	2,500,000	2,500,000	6/09	3/2.5	1-3	592	Tri-level 2,742 sq.ft. Cape Cod condo built in 1987 with partial ocean views, 2 fireplaces & vaulted ceilings behind the gates at Rincon Point.
4925-A Sandyland	2,495,000	2,495,000	1/10	3/3	1 st		Never before on the market, this 1,825 sq.ft. single level end unit has fabulous ocean, island & coastline views, a fireplace, large private balcony and gated parking. Visit www.SandylandCondo.com .
4885 Sandyland #6	1,875,000	1,875,000	8/09	3/3	1-2	980	Beach Club 1,679 sq.ft. townhome with partial ocean views. This was traded for a home in Hope Ranch when acquired in 5/04. It sold in 3/02 for \$980,000, 5/99 for \$785,000 and 9/92 for \$475,000.

NEW ESCROWS PENDING

<u>ADDRESS</u>	<u>CURRENT LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>	<u>BRM/ BATH</u>	<u>FLOOR</u>	<u>ASS'N FEE</u>	<u>COMMENTS</u>
MONTECITO							
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. Prior to the redo, this sold in 3/08 for \$2,450,000.
76 Seaview Drive	1,200,000	1,200,000	1/10	2/2	1 st	958	Redone ground floor unit with formal dining room, fireplace, wood parque floors, laundry room and large terrace with partial ocean views.
35 Seaview Drive	1,075,000	1,075,000	n/a	2/2	3 rd	958	Top floor unit with soaring ceilings, formal dining and fireplace.
29 Seaview Drive	1,050,000	1,050,000	1/10	2/2	2 nd	958	Short sale of redone 1,731 sq.ft. unit with a formal dining, fireplace, shutters and granite kitchen. Redone since sale in 1/04 for \$1,350,000.

CARPINTERIA							
4880 Sandyland #30	395,000	488,000	3/09	1/1	1 st	260	Short sale in La Cabana. Redone unit with travertine kitchen counters, custom cabinetry and spa style soaking tub in the redone bath.

NEW CLOSED ESCROWS

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>LIST DATE</u>	<u>SALE TIME</u>	<u>BRM/ BATH</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
SANTA BARBARA									
657-E Del Parque	\$1,300,000	\$1,450,000	\$1,599,000	7/09	4 mo.	2/2.5		1-2	Front row East Beach Townhome with ocean views, 2 fireplaces, redone master bath & skylit 400 sq.ft. attic.
645-B Costa Del Mar	1,050,000	1,185,000	1,185,000	6/09	2 mo.	2/2.5	1,076	1-2	East Beach Townhouse with wood floors, marble baths and Restoration Hardware detailing.
50 Barranca #9	619,000	619,000	619,000	8/09	1 mo.	2/2	1,321	3 rd	Top floor ocean view end unit with redone kitchen and baths, fireplace and newer paint and carpet.
50 Barranca #6	395,000	412,900	457,400	8/09	3 mo.	2/2	1,231	2 nd	This pool view unit is a short sale. This sold in 3/04 for \$587,000 and was redone since 8/02 sale for \$464,000.

MONTECITO									
68 Seaview Dr.	1,750,000	1,775,000	1,980,000	11/09	5 mo.	2/2	1,505	3 rd	Nice ocean views are enjoyed from this top floor unit. Sold in 2/06 for \$1,730,000 8/04 sale at \$1,475,000.
79 Seaview Drive	1,450,000	1,595,000	1,950,000	7/09	8 mo.	2/2	1,599	2 nd	Short sale of remodel with an upscale Hampton's feel. This had sold in 9/06 for \$2,095,000. Prior to the remodel, this sold in 6/05 for \$1,700,000.
87 Seaview Drive	1,050,000	1,200,000	1,200,000	1/10	2 mo.	2/2	1,663	3 rd	Top floor with formal dining & fireplace & tennis court view. Sold in 4/02 for \$975,000 and 9/95 for \$484,500.
47 Seaview Drive	945,000	945,000	945,000	10/09	1 wk.	2/2	1,731	2 nd	Original condition unit with formal dining room and fireplace and a private view of trees and mountains.
75 Seaview Drive	900,000	995,000	1,195,000	11/09	2 mo.	2/2	1,724	1 st	Short sale of redone Northwest facing unit overlooking tennis court with formal dining room and fireplace. Sold 3/05 for \$1,350,000 prior to the redo.

CARPINTERIA									
4700 Sandyland #5	550,000	590,000	590,000	10/09	2 mo.	1/1	764	1 st	Solimar Sands 1 st floor unit with den and mtn views.
4950 Sandyland #131	420,000	449,000	489,000	9/09	3 mo.	1/1	584	1 st	Sunset Shores East facing with new paint, carpet and appliances. This last sold in 1/08 for \$420,000.

WITHDRAWN

PRICE CHANGES

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE
15 Seaview Drive	\$3,495,000	\$3,495,000	11/08	1311 Plaza Pacifica	\$1,395,000	\$1,750,000	\$2,100,000
1349 Plaza Pacifica	2,999,900	3,500,000	5/08	4825 Sandyland #4	1,299,900	1,399,900	1,995,000
83 Seaview Dr.	1,994,000	2,395,000	8/07	94 Seaview Drive	1,199,000	1,395,000	1,495,000
40 Seaview Drive	1,810,000	1,810,000	4/09	20 Barranca #2	1,185,000	1,275,000	1,585,000
29 Seaview Drive	1,750,000	2,100,000	8/07	647-B Por la Mar	1,099,000	1,250,000	1,350,000
1315 Plaza Sonadores	895,000	895,000	3/09				
1324 Plaza Sonadores	795,000	995,000	8/08				
4700 Sandyland #16	509,000	545,000	3/09				

Available Beach Area Condominiums

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

661-D Del Parque	\$1,499,000	\$1,599,000	10/09	2/2	1-2	\$400	Newly upgraded front row 1,350 sq.ft. East Beach end unit townhome with lovely ocean views. This has new dining area wood flooring, dual paned sliders & fixtures since its sale in 3/07 for \$1,625,000.
20 Barranca #2	1,185,000	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.
647-B Por la Mar	1,099,000	1,350,000	1/09	3/2	1-2	400	Furnished and updated East Beach Townhouse near the pool with a private patio and attached two car garage.

MONTECITO

1372 Plaza Pacifica	2,498,000	2,595,000	7/09	2/2.5	2 nd		Redone 1,694 sq.ft. unit with partial ocean views and hardwood floors Sold in 2/07 for \$2,200,000 & prior to redo in 9/04 for \$1,386,000.
1344 Plaza Sonadores	2,300,000	2,300,000	11/03	2/2	2 nd		Gorgeous remodel with walnut flooring, stone counters & teak wood walls. South facing. Prior to redo, this sold 11/03 for \$1,050,000.
73 Seaview Drive	1,795,000	1,995,000	7/09	2/2	2 nd	958	Redone 1,863 sq.ft. unit with built in office, heated hardwood floors & crown molding. This sold in 11/06 for \$1,950,000 and prior to the redo, in 3/05 for \$1,533,500, 1/02 for \$860,000 & 4/00 for \$735,000.
97 Seaview Drive	1,650,000	1,650,000	7/09	2/2	3 rd	958	Redone top floor South-facing unit with partial ocean views. Prior to the redo, this sold in 5/08 for \$1,381,500.
1311 Plaza Pacifica	1,395,000	2,100,000	4/08	1/1	1 st	558	Beautifully redone East facing ocean view 843 sq.ft. first floor unit. Sold prior to the redo in 2/07 for \$1,340,000 and 4/06 for \$800,000.
94 Seaview Drive	1,199,000	1,495,000	3/09	2/2	2 nd	958	A peek of the ocean is had from this remodeled condo with a new kitchen, baths, mouldings, etc. Redone since 6/08 sale for \$1.2.

CARPINTERIA

3 Rincon Point Lane	2,500,000	2,500,000	6/09	3/2.5	1-3	592	Tri-level 2,742 sq.ft. Cape Cod condo built in 1987 with partial ocean views, 2 fireplaces and vaulted ceilings behind the gates at Rincon Pt.
4925-A Sandyland	2,495,000	2,495,000	1/10	3/3	1 st		Never before on the market, this 1,825 sq.ft. single level end unit has has fabulous ocean, island & coastline views, a fireplace, large private balcony and gated parking. Visit www.SandylandCondo.com .
4885 Sandyland #6	1,875,000	1,875,000	8/09	3/3	1-2	980	Beach Club 1,679 sq.ft. townhome with partial ocean views. This was traded for a home in Hope Ranch when acquired in 5/04. It sold in 3/02 for \$980,000, 5/99 for \$785,000 and 9/92 for \$475,000.
4825 Sandyland #4	1,299,900	1,995,000	5/08	2/2	2 nd	400	Remodeled 966 sq.ft. single level side unit in gated 8 unit complex. Prior to the remodel, this sold in 5/05 for \$1,200,000.
4975 Sandyland #206	1,050,000	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.

Beach Area Condominium Sales in 2010

ADDRESS	SALE PRICE	FINAL PRICE	LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS
MONTECITO									
87 Seaview Dr.	\$1,050,000	\$1,200,000	\$1,200,000	1/10	2 mo.	2/2	1,663	3 rd	Top floor with formal dining & fireplace & tennis court view. Sold in 4/02 for \$975,000 and 9/95 for \$484,500.

Beach Area Condominium Sales in 2009

ADDRESS	SALE PRICE	FINAL PRICE	LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS
SANTA BARBARA									
657-E Del Parque	\$1,300,000	\$1,450,000	\$1,599,000	7/09	4 mo.	2/2.5		1-2	Front row East Beach Townhome with ocean views, 2 fireplaces, redone master bath & skylit 400 sq.ft. attic.
645-B Costa Del Mar	1,050,000	1,185,000	1,185,000	6/09	2 mo.	2/2.5	1,076	1-2	East Beach Townhouse with wood floors, marble baths, West deck and Restoration Hardware detailing.
653-C Verde Mar	850,000	979,000	979,000	1/09	2 mo.	2/2.5	1,076	1-2	East Beach Townhouse with 2 master suites, fireplace, and 2 car garage steps from the community pool.
50 Barranca #9	619,000	619,000	619,000	8/09	1 mo.	2/2	1,321	3 rd	Top floor ocean view end unit with cathedral ceilings, upgraded kitchen and baths, a fireplace & newer paint.
50 Barranca #6	395,000	412,900	457,400	8/09	3 mo.	2/2	1,231	2 nd	Short sale of pool view unit. Sold in 3/04 for \$587,000 and was redone since sale in 8/02 for \$464,000.

MONTECITO									
68 Seaview Dr.	1,750,000	1,775,000	1,980,000	11/09	5 mo.	2/2	1,505	3 rd	Nice ocean views are enjoyed from this bright top floor unit. Sold in 2/06 for \$1,730,000 & 8/04 at \$1,475,000.
79 Seaview Drive	1,450,000	1,595,000	1,950,000	7/09	8 mo.	2/2	1,599	2 nd	Short sale of upscale Hampton's remodel. Sold in 9/06 for \$2,095,000 & prior to redo, in 6/05 for \$1,700,000.
47 Seaview Drive	945,000	945,000	945,000	10/09	1 wk.	2/2	1,731	2 nd	Original condition unit with formal dining room and fireplace and a private view of trees and mountains.
75 Seaview Dr.	900,000	995,000	1,195,000	11/09	2 mo.	2/2	1,724	1 st	Short sale of redone unit with formal dining room near tennis. Sold 3/05 for \$1,350,000 prior to the redo.

CARPINTERIA									
4700 Sandyland #5	550,000	590,000	590,000	10/09	2 mo.	1/1	764	1 st	Solimar Sands 1st floor unit with den and mtn views.
4950 Sandyland #131	420,000	449,000	489,000	9/09	3 mo.	1/1	584	1 st	Sunset Shores East facing unit with new paint, carpet and appliances. This last sold in 1/08 for \$420,000.



 1170 COAST VILLAGE ROAD ■ MONTECITO, CA 93108