

BEACH & BLUFF BUZZ

As we enter the 4th quarter of 2010, there are 3 notable factors within the beach market:

1. The ultra high end remains extremely quiet. Only 3 properties have sold above \$10MM this year and all sold for half (or less) of their original asking prices with an average time on the market of 2 years. While 2 properties are currently in escrow above \$10MM, this part of the market has definitely been the hardest hit.

2. The Santa Barbara bluff-top market has bloomed. While only 1 bluff-top property sold in Santa Barbara over the last 2 years, this year there have been 7 such sales, all selling within days or weeks of being listed. On the whole, their selling prices show surprising stability in that market, indicating a strong demand for oceanfront properties in the \$2,000,000 to \$3,000,000 range.

3. Demand for Bonnymede and Montecito Shores condos is surging. Following an anemic 2009, demand for Montecito condos has exploded this year, with 11 sales already closed and 5 more now currently pending. While prices are down to 2003'ish levels, hopefully the bottom of that market has now been reached.

Also of note, 39 year old British tycoon Lyndon Lea is playing monopoly on Channel Drive. Beginning in 2007 with a \$25MM purchase of a home still in framing and continuing in 2009 with the \$11MM purchase of an adjacent property, this year Mr. Lea and his former wife purchased 2 more adjacent Channel Dr. properties down the street for a total of \$12.5MM (from Ty Warner, himself a major monopoly player in the Channel Dr./Fairway Road corridor) so their young children would not have far to travel between them. Also, just up the coast, Mr. Lea bought the 200 acre El Capitan Horse Ranch for \$10.9MM to house his polo team...

All the best,

FEATURED LISTINGS

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PRUDENTIAL
CALIFORNIA REALTY



3281 PADARO LANE

NEWLY OFFERED AT \$8,250,000

Spacious and completely private single level South facing home. Panoramic ocean, island and coastline views, lovely seaside terrace. Situated on Padaro's coveted knoll with easy beach access to the sand.

www.PADAROLANEHOME.com



1473 BONNYMEDE DRIVE

NEWLY OFFERED AT \$5,450,000

Elegant and bright French Country home steps to the sand. Within the guarded and lushly landscaped Sea Meadow enclave. Superb construction, formal dining, family room, office, terraces.

www.SEAMEADOWHOME.com



TWO HOMES ON GATED BEACH CLUB ROAD

Two architecturally exciting homes within steps of Padaro Lane beach.

3291 BEACH CLUB ROAD

OFFERED AT \$3,850,000

3290 BEACH CLUB ROAD

OFFERED AT \$2,650,000

www.BEACHCLUBROAD.com www.BEACHCLUBHOME.com



1542-B MIRAMAR BEACH

NEWLY OFFERED AT \$2,475,000

Darling Board n' Batten cottage on the sand with panoramic views. Charming fireplace, open beam ceilings, french doors, 2 beach decks. A romantic seaside getaway and great rental income opportunity.

www.MIRAMARBEACHHOME.com

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>
SANTA BARBARA						
1661 Shoreline Dr.	\$3,675,000	\$3,675,000	2/10	4/2	82'	Redone 2,636 sq.ft. home with panoramic views, family room, office, new kitchen and baths, enclosed patio, two lane lap pool, spa, koi pond and yard. A new artist's studio has been built and this has been completely redone since its 8/02 sale for \$2,375,000.
1427 Shoreline Dr.	2,395,000	2,395,000	8/10	2/2	59'	Pretty redone 1,256 sq.ft. 2 story hideaway set back from Shoreline Dr. with views, privacy, new baths, gourmet kitchen, hardwood floors, wood ceilings.
MONTECITO						
1461 Edgecliff Ln.	37,500,000	43,000,000	4/10	7/7.5	193'	Stunning Cape Cod compound on 2 parcels with a 3/3.5 main house, 2/2 1,500 sq.ft. guest house, exercise room, 2 studios, infinity pool, 7 car garage and tropical landscaping. This sold in 2/05 for \$22,000,000.
1405 Sea Meadow	11,950,000	12,750,000	8/10	3/3	n/a	Gorgeous, private 4,557 sq.ft. Sea Meadow home built in 2001 with great ocean views over acres of rolling lawn, 3 fireplaces & library/family room.
1473 Bonnymede Dr.	5,450,000	5,450,000	7/10	4/3	n/a	Beautiful and bright South facing Sea Meadow French Country home with limestone & hardwood floors, open beam ceilings, formal dining room, office, 2 fireplaces & private terrace. www.SeaMeadowHome.com .
1542-B Miramar Bch	2,475,000	2,850,000	4/10	1/1.5	14'	Charming 2 story Board n' Batten cottage on the sand with 2 beachside decks and panoramic ocean views. www.MiramarBeachHome.com .
1528-C Miramar Bch	2,195,000	2,195,000	8/10	1/1	n/a	Built in 1950 as a garage, but converted into a darling cottage with beach access. Redone since 12/97 sale for \$800,000 and 11/95 sale for \$475,000.
PADARO LANE & BEACH CLUB ROAD						
3165 Padaro Lane	28,300,000	28,300,000	7/10	7/8/3	175'	Beautifully built appx. 10,000 sq.ft. Georgian estate on 1.95 gated acres with a private path to the beach, a 1/1 guest house with fireplace, numerous mature trees and exceptional privacy.
3281 Padaro Lane	8,250,000	8,750,000	6/10	3/3	47'	Situated upon Padaro's coveted knoll with panoramic views, easy beach access and total privacy, this bright home has open beam ceilings, a large family room & a large beachside terrace. www.PadaroLaneHome.com
3291 Beach Club	3,850,000	3,850,000	7/10	4/3	n/a	Dramatic A-frame with wood beam ceilings, skylights, flagstone patios, view deck and lovely garden with koi pond and spa. www.BeachClubRoad.com .
3290 Beach Club	2,650,000	2,850,000	6/10	2/2	n/a	Architecturally unique circular home known as the "Kiva House" with a round sunken den with fireplace. www.BeachClubHome.com .
SAND POINT ROAD						
815 Sand Point Rd.	7,600,000	7,600,000	6/10	3/2	120'	Redone Contemp. with hexagonal rooms to take advantage of the views. This sold 12/06 for \$7,350,000 and, prior to redo, in 8/00 for \$4,352,500.
RINCON POINT						
2 Rincon Point Ln.	2,395,000	3,950,000	6/10	3/2.5	n/a	Cape Cod style townhouse with ocean peek, 2 fireplaces, den and spa within the gates of Rincon Point.
RINCON						
6746 Breakers Way	6,500,000	6,500,000	2/10	6/7/2	80'	Fabulous Andy Neumann Contemporary completed in 2004 consisting of a 4/4.5 main house & 2/3.5 guest house on 2 legal lots in Mussel Shoals. The main house is offered separately for \$4,500,000.
2956 Solimar Beach	5,950,000	5,950,000	6/10	4/2	40'	Gorgeous custom 4,316 sq.ft. Mediterranean built in 2008 with fantastic exotic & hand-carved woodwork, limestone floors, gourmet granite kitchen, 2 fireplaces, a rooftop deck & 4 car subterranean parking.
5458 Rincon Beach Park Drive	5,450,000	5,500,000	6/10	4/4.5	40'	Brand new Cape Cod with Great Room, sweeping staircase, chef's kitchen, hardwood floors, telescoping walls of glass, and large deck.

3116 Solimar Beach	4,495,000	4,495,000	5/10	3/3	60'	Built in 1970 but extensively remodeled, this is a 2 story 1,955 sq.ft. Contemporary. Prior to the redo, this sold in 12/04 for \$2,750,000.
5372 Rincon Beach Park Drive	2,950,000	3,295,000	5/10	4/4	40'	Nicely redone sophisticated 2 story 3/3 Contemporary with 2 fireplaces, a detached guest suite, built-in fire-pit and vast deck.

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

4181 Creciente Dr.	\$23,500,000	\$28,500,000	2/10	7/8/2	565'	Situated on 7.76 acres with a golf-cart path to the beach, this redone 4/5 main house has a media room, study, exercise room and wine cellar. There is a 3/3 guest house, pool, cabana, lighted tennis court & putting greens.
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SAND POINT ROAD

571 Sand Point Rd.	13,800,000	15,900,000	5/09	3/4/2	126'	Built in 1992, this 4,963 sq.ft. Cape Cod home has 2 bedrooms in the main house plus a 1 brm guest house, vast beachside deck and lap pool.
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RINCON POINT

8050 Puesta del Sol	2,750,000	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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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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3543 Padaro Lane	\$6,450,000	\$6,450,000	12/09	2/2	41'	Board n' Batten beach cottage with detached guest quarters.
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.
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.
849 Sand Point Rd.	4,900,000	4,900,000	4/10	2/2	241'	Small cottage situated just west of Casa Blanca.

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>
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SANTA BARBARA

2547 Medcliff Rd.	\$3,175,000	\$3,175,000	\$3,175,000	8/10	5 days	162'	Vintage Mid-Century 4/2 2,218 sq.ft. home on 1.1 acres with panoramic views, pool & spa 2 doors from the Wilcox Property.
2417 Medcliff Rd.	2,895,000	2,895,000	2,895,000	6/10	2 days	98'	Partially redone 1950's 2,120 sq.ft. 3/3 on a secluded lot with a rare oceanside pool, raised patio and deck. Multiple offers. Prior to redo, this sold with multiple offers in 3/04 for \$2,350,000.
2 Oliver Road	2,830,000	2,895,000	2,895,000	6/10	3 wks.	117'	Nicely redone 2 story 2,533 sq.ft. 3/3 Contemp. built in 1990 with unusual floorplan (in which the living room and kitchen is downstairs from the entry level) with lovely ocean views.
1519 Shoreline Dr.	2,750,000	n/a	n/a	4/10	n/a	100'	Spanish style 2 story 2,761 sq.ft. 4/3 with fireplace on a flag lot with panoramic views and large date palms.
5281 Austin Road	2,250,000	2,650,000	2,650,000	3/10	1 mo.	118'	5 yr. old 4/3 2,895 sq.ft. home with sweeping views, family room and brick patio on a 1 acre lot with access to private beach.
1607 Shoreline Dr.	2,150,000	2,350,000	2,350,000	4/10	2 wks.	80'	Orig. condition 1960's 2 story 2,803 sq.ft. 5/3 home with den, family room and study with panoramic ocean views.
1839 El Camino de la Luz	1,800,000	n/a	n/a	2/10	n/a	60'	Partially redone 1,650 sq.ft. cottage built in 1957 at the end of a cul de sac with beach access. Sold 8/02 for \$1,325,000.

MONTECITO

1169 Hill Road	12,943,000	18,500,000	36,800,000	2/10	3 yrs.	n/a	Newly rebuilt single level 5,934 sq.ft. 4/4/2 Mediterranean with tennis court on 3 lots totaling 1.5 acres near the Biltmore. Prior to the rebuild, this had been involved in a trade valued at \$5,967,000 in 3/03 and a sale in 9/00 for \$5,850,000.
1115 Hill Road	8,500,000	8,500,000	8,500,000	7/10	1 wk.	n/a	Built in 1946, this 2,261 sq.ft. 3/3 cottage across the road from Butterfly Beach has limited ocean views on a pretty 0.68 ac. lot.
1205 Hill Road	6,500,000	n/a	n/a	7/10	n/a	n/a	Built in 1932, this 2,603 sq.ft. 3/3 cottage on the second row from Butterfly Beach & next to the Biltmore has a pool and spa. This was sold by Ty Warner.
1210 Channel Dr.	6,000,000	n/a	n/a	7/10	n/a	n/a	1940's 1,114 sq.ft. 2/2 cottage across from Butterfly Beach & next to the Biltmore. This was sold by Ty Warner, who had purchased it in 3/03 for \$2,500,000. It was purchased by the owner of 1104 Channel Dr. and 1127 Hill Road, whose former wife bought the adjacent 1205 Hill Road described above.
1813 Fernald Point	5,100,000	6,800,000	10,750,000	7/10	1.8 yrs.	50'	Built in 1977, this 3 level 3/3.5 Contemporary has walls of glass, a darkroom, wine cellar and spa. The lowest level serves as a separate guest apt.

SAND POINT ROAD

591 Sand Point Rd.	16,250,000	21,500,000	32,500,000	4/10	2 yrs.	193'	Spectacular appx. 7,043 sq.ft. 5/4/2 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.
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RINCON POINT

8096 Puesta del Sol	5,700,000	7,500,000	8,995,000	8/10	2 mo.	121'	Newer 4/2.5 Cape Cod with coastline & surfline views, open beam ceilings, French doors, library and formal dining. Off the large beachside patio with fireplace is an oceanside spa.
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RINCON

2916 Solimar Beach	5,350,000	5,600,000	6,850,000	4/10	1.6 yrs.	40'	Built in 2004, this 3,955 sq.ft. 4/3.5 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.
4026 P.C.H.	2,775,000	3,195,000	3,825,000	9/10	1 yr.	43'	Redone mid 80's 2 story 4/2.5 home with granite kitchen, bright LR with fireplace, lush landscaped grounds and a 3 car garage.
3010 Solimar Beach	2,000,000	2,250,000	2,750,000	8/10	1.2 yrs.	40'	Teardown 2/2 cottage on a 40' lot adjacent to a common open space for added privacy.
5340 Rincon Beach Park Drive	1,750,000	1,790,000	2,395,000	7/10	4 mo.	50'	Two story 2/2 2,000 sq.ft. Contemporary built in 1988 on the eastern-most parcel in gated Seacliff Beach Colony.

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>
3389 Padaro Lane	\$24,950,000	\$29,950,000	\$37,500,000	8082 Puesta del Sol	3,495,000	4,600,000	4,600,000
1453 Bonnymede	19,995,000	25,900,000	29,650,000	8134 Puesta del Sol	3,450,000	4,290,000	4,290,000
3282 Beach Club	19,000,000	25,000,000	25,000,000	5364 Rincon Beach	2,975,000	3,357,000	3,590,000
1787 Fernald Point	16,750,000	18,800,000	28,500,000	5502 Rincon Beach	2,795,000	3,850,000	3,850,000
3555-1/2 Padaro Ln.	7,650,000	8,400,000	8,400,000	5498 Rincon Beach	2,770,000	3,400,000	3,400,000
3349 Cliff Drive	6,999,000	6,895,000	6,895,000	4252 P.C.H.	2,395,000	2,495,000	2,495,000
3060 Solimar Beach	5,398,000	5,900,000	7,750,000	3870 P.C.H.	2,150,000	2,375,000	3,100,000
3255 Cliff Drive	4,995,000	5,950,000	5,950,000	1232 Shoreline Dr.	1,975,000	2,295,000	2,599,000
1502 Miramar Beach	4,650,000	4,750,000	5,950,000	3422 P.C.H.	1,799,000	1,999,000	1,999,000
3398 P.C.H.	4,495,000	4,695,000	4,695,000	4280 Faria Road	1,750,000	2,495,000	2,950,000

AVAILABLE BEACHFRONT PROPERTIES

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

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MONTECITO						
1461 Edgecliff Ln.	\$37,500,000	\$43,000,000	4/10	7/7.5	193'	Stunning Cape Cod compound on 2 parcels with a 3/3.5 main house, 1,500 sq.ft. 2/2 guest house, exercise room, 2 studios, infinity pool, 7 car garage and tropical landscaping. This sold in 2/05 for \$22,000,000.
1453 Bonnymede Dr.	19,995,000	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	16,750,000	28,500,000	6/06	8/9/2	146'	Behind the gates at Fernald Cove, "Villa Pellican" 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.
1502 Miramar Beach	4,650,000	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.
1542-B Miramar Bch	2,475,000	2,850,000	4/10	1/1.5	14'	Charming 2 story Board n' Batten cottage on the sand with 2 beachside decks and panoramic ocean views. www.MiramarBeachHome.com .
PADARO LANE & BEACH CLUB ROAD						
3443 Padaro Lane	29,000,000	37,500,000	7/08	4/6.5	79'	Gorgeous gated 4,848 sq.ft. Contemp. on 1.13 acres with 790 sq.ft. guest house, lighted tennis court and spa. The main house has been gutted and redone since 2/06 sale for \$20,750,000.
3389 Padaro Lane	24,950,000	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 Rd.	19,000,000	25,000,000	10/08	4/3.5	81'	Dramatic 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.
3281 Padaro Lane	8,250,000	8,750,000	6/10	3/3	47'	Situated upon Padaro's coveted knoll with panoramic views, easy beach access and total privacy, this bright home has open beam ceilings, a large family room & a large beachside terrace. www.PadaroLaneHome.com .
3555-1/2 Padaro Lane	7,650,000	8,400,000	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.
SAND POINT ROAD						
607 Sand Point Rd.	8,750,000	10,850,000	5/09	4/3.5	99'	Redone 1970's 3,500 sq.ft. nautically inspired Cape Cod with ocean, mtn and sanctuary views, a beachside study and two inviting living rooms.
815 Sand Point Rd.	7,600,000	7,600,000	6/10	3/2	120'	Redone Contemp. with hexagonal rooms to take advantage of the views. This sold 12/06 for \$7,350,000 and, prior to redo, in 8/00 for \$4,352,500.
875 Sand Point Rd.	4,650,000	4,950,000	9/09	4/4.5	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						
4921 Sandyland Rd.	3,995,000	9,500,000	2/08	4/3.5	30'	Newer 2,361 sq.ft. free standing tri-level Craftsman style beach house. Technically a condo, this is newly built since it sold in 3/98 for \$855,000.
RINCON POINT						
8082 Puesta del Sol	3,495,000	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.

RINCON

6746 Breakers Way	6,500,000	6,500,000	2/10	6/7/2	80'	Fabulous Andy Neumann Contemporary completed in 2004 consisting of a 4/4.5 main house & 2/3.5 guest house on 2 legal lots in Mussel Shoals. The main house is offered separately for \$4,500,000.
2956 Solimar Beach	5,950,000	5,950,000	6/10	4/2	40'	Gorgeous custom 4,316 sq.ft. Mediterranean built in 2008 with fantastic exotic & hand-carved woodwork, limestone floors, gourmet granite kitchen, 2 fireplaces, a rooftop deck & 4 car subterranean parking.
3144 Solimar Beach	5,650,000	5,850,000	3/09	3/3.5	75'	Elegant Contemporary with white-washed floors, a very large master with sitting area and private balcony, a glass enclosed spa & 3 car garage.
5458 Rincon Beach Park Drive	5,450,000	5,500,000	6/10	4/4.5	40'	Brand new Cape Cod with Great Room, sweeping staircase, chef's kitchen hardwood floors, telescoping walls of glass, and large deck.
3060 Solimar Beach	5,398,000	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.
3398 P.C.H.	4,495,000	4,695,000	7/09	4/4	101'	Built in 2001, this spectacular 2 story Cape Cod has high quality features including two master suites, plentiful French doors, and a spacious deck with hot tub, firepit and built in BBQ. This sold in 4/04 for \$3,150,000.
3116 Solimar Beach	4,495,000	4,495,000	5/10	3/3	60'	Built in 1970 but extensively remodeled, this is a 2 story 1,955 sq.ft. Contemporary. Prior to the redo, this sold in 12/04 for \$2,750,000.
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.
5364 Rincon Beach Park Drive	2,975,000	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.
5372 Rincon Beach Park Drive	2,950,000	3,295,000	5/10	4/4	40'	Nicely redone sophisticated 2 story 3/3 Contemporary with 2 fireplaces, a detached guest suite, built-in fire-pit and vast deck.
5502 Rincon Beach Park Drive	2,795,000	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.
5498 Rincon Beach Park Drive	2,770,000	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.
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.
3870 P.C.H.	2,150,000	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.
3422 P.C.H.	1,799,000	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.
4280 Faria Road	1,750,000	2,950,000	4/09	3/3	53'	Updated 2/2 with 1/1 guest house. This sold in 8/01 for \$1,205,000.
5412 Rincon Beach Park Drive	1,400,000	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.
5514 Rincon Beach Park Drive	1,400,000	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.

AVAILABLE PROPERTIES ON THE BLUFF

<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>
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HOPE RANCH

1555 Roble Drive	\$24,500,000	\$34,000,000	4/08	6/6/4	1058'	Spectacular landscaping and total privacy are enjoyed upon this 14.52 acre estate with a 9,000 sq.ft. 6/8 English Cottage home built in 1999, 2 outbuildings, a sand volleyball crt & acres of Oaks, Cypress & Redwoods.
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SANTA BARBARA

5277 Austin Road	11,900,000	15,000,000	8/07	5/6.5	145'	Gorgeous newer 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. The lot sold in 8/04 for \$900,000.
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3349 Cliff Drive	6,999,000	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	4,995,000	5,950,000	7/09	4/4	100'	Dated 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. This sold 1/01 for \$5,050,000.
1661 Shoreline Dr.	3,675,000	3,675,000	2/10	4/2	82'	Redone 2,636 sq.ft. home with panoramic views, family room, office, new kitchen and baths, enclosed patio, two lane lap pool, spa, koi pond and yard. A new artist's studio has been built and this has been completely redone since its 8/02 sale for \$2,375,000.
1427 Shoreline Dr.	2,395,000	2,395,000	8/10	2/2	59'	Pretty redone 1,256 sq.ft. 2 story hideaway set back from Shoreline with views, privacy, new baths and kitchen, hardwood floors & wood ceilings.
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 6/07 for \$2,650,000.

PADARO LANE & BEACH CLUB ROAD

3165 Padaro Lane	28,300,000	28,300,000	7/10	7/8/3	175'	Beautifully built appx. 10,000 sq.ft. Georgian estate on 1.95 gated acres with a private path to the beach, a 1/1 guest house with fireplace, mature trees and exceptional privacy.
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AVAILABLE PROPERTIES NEAR THE BEACH OR BLUFF

<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.	\$1,975,000	\$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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MONTECITO

1405 Sea Meadow Pl.	11,950,000	12,750,000	8/10	3/3	Stunning and private 4,557 sq.ft. Sea Meadow home built in 2001 with sweeping ocean views over acres of rolling lawn, 3 fireplaces, and library/family room.
1473 Bonnymede Dr.	5,450,000	5,450,000	7/10	4/3	Beautiful and bright South facing Sea Meadow French Country home with limestone and hardwood floors, open beam ceilings, formal dining room, office/4th bedroom, 2 fireplaces and private & sunny terrace. www.SeaMeadowHome.com
1528-C Miramar Bch	2,195,000	2,195,000	8/10	1/1	Built in 1950 as a garage, but converted into a darling cottage with beach access. Totally redone since 12/97 sale for \$800,000 and 11/95 sale for \$475,000.

PADARO LANE & BEACH CLUB ROAD

3271 Beach Club	3,995,000	3,995,000	11/09	2/2	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.
3291 Beach Club	3,850,000	3,850,000	7/10	4/3	Dramatic A-frame with massive wood beam ceilings, skylights, flagstone patios, ocean view private deck & a lovely garden with spa. www.BeachClubRoad.com.
3290 Beach Club	2,650,000	2,850,000	6/10	2/2	Architecturally unique circular home known as the "Kiva House" with a round sunken den with fireplace. Direct access to the sand. www.BeachClubHome.com.

RINCON POINT

8134 Puesta del Sol	3,450,000	4,290,000	6/09	4/3	Charming creekside cottage built in 1940 with pretty ocean views, guest quarters and a lovely garden setting on the Ventura County side of the creek.
2 Rincon Point Ln.	2,395,000	3,950,000	6/10	3/2.5	Cape Cod style townhouse with ocean peek, 2 fireplaces, den and spa within the gates of Rincon Point.

RINCON

4252 P.C.H.	2,395,000	2,495,000	4/09	3/2	Built in 1981 and recently redone, this 1,875 sq.ft. 3/2 home behind the gates at Faria is one row back from the beach with sweeping views. This sold in 3/06 for \$2,000,000, 11/02 for \$951,500 and 3/00 for \$725,000.
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BEACHFRONT SALES IN 2010

<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.
1813 Fernald Point	5,100,000	6,800,000	10,750,000	7/10	1.8 yrs.	50'	Built in 1977, this 3 level 3/3.5 Contemp. has a darkroom, wine cellar and spa. The lowest level is a separate guest apt.
1795 Fernald Point	4,350,000	6,350,000	9,000,000	1/10	3 yrs.	31'	Vacant 1/3 ac. lot with pool in place including building plans This sold out of bankruptcy to the buyer of 1801 Fernald.

SAND POINT ROAD

591 Sand Point Rd.	16,250,000	21,500,000	32,500,000	4/10	2 yrs.	193'	Spectacular appx. 7,043 sq.ft. 5/4/2 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.
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RINCON POINT

8096 Puesta del Sol	5,700,000	7,500,000	8,995,000	8/10	2 mo.	121'	Newer 4/2.5 Cape Cod with open beam ceilings, library, formal dining and large beachside patio with fireplace & spa.
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RINCON

2916 Solimar Beach	5,350,000	5,600,000	6,850,000	4/10	1.6 yrs.	40'	Built in 2004, this 3,955 sq.ft. 4/3.5 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.
4026 P.C.H.	2,775,000	3,195,000	3,825,000	9/10	1 yr.	43'	Redone mid 80's 2 story 4/2.5 home with granite kitchen, LR with fireplace, lush grounds and a 3 car garage.
3010 Solimar Beach	2,000,000	2,250,000	2,750,000	8/10	1.2 yrs.	40'	Teardown 2/2 cottage on a 40' lot adjacent to a common open space for added privacy.
5340 Rincon Beach Park Drive	1,750,000	1,790,000	2,395,000	7/10	4 mo.	50'	Two story 2/2 2,000 sq.ft. Contemp. built in 1988 on the eastern-most parcel in gated Seacliff Beach Colony.

SALES ON THE BLUFF IN 2010

<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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SANTA BARBARA

2547 Medcliff Rd.	\$3,175,000	\$3,175,000	\$3,175,000	8/10	5 days	162'	Vintage Mid-Century 4/2 2,218 sq.ft. home on 1.1 ac. with huge views, pool & spa 2 doors from the Wilcox Property.
2417 Medcliff Rd.	2,895,000	2,895,000	2,895,000	6/10	2 days	98'	Partially redone 1950's 2,120 sq.ft. 3/3 on a secluded lot with a rare oceanside pool. Multiple offers. Prior to redo, this sold with multiple offers in 3/04 for \$2,350,000.
2 Oliver Road	2,830,000	2,895,000	2,895,000	6/10	3 wks.	117'	Redone 2 story 2,533 sq.ft. 3/3 Contemp. built in 1990 with an unusual floorplan (in which the living room and kitchen is downstairs from the entry level) with lovely ocean views.
1519 Shoreline Dr.	2,750,000	n/a	n/a	4/10	n/a	100'	Spanish style 2 story 2,761 sq.ft. 4/3 with fireplace on a flag lot with panoramic views and large date palms.
5281 Austin Road	2,250,000	2,650,000	2,650,000	3/10	1 mo.	118'	5 yr. old 2,895 sq.ft. 4/3 home with sweeping views, family room and brick patio on 1 ac. with access to private beach.
1607 Shoreline Dr.	2,150,000	2,350,000	2,350,000	4/10	2 wks.	80'	Original condition late 1960's 2 story 5/3 home with den, family room and study with panoramic ocean views.
1839 El Camino de la Luz	1,800,000	n/a	n/a	2/10	n/a	60'	Partially remodeled cottage built in 1957 at the end of a cul de sac with beach access. Sold 8/02 for \$1,325,000.

SALES NEAR THE BEACH AND BLUFF IN 2010

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>COMMENTS</u>
MONTECITO						
1169 Hill Road	\$12,943,000	\$18,500,000	\$36,800,000	2/10	3 yrs.	Newly rebuilt single level 5,934 sq.ft. 4/4/2 Mediterranean with tennis court on 3 lots totaling 1.5 acres near the Biltmore. Prior to the rebuild, this had been involved in a trade valued at \$5,967,000 in 3/03 and a sale in 9/00 for \$5,850,000.
1115 Hill Road	8,500,000	8,500,000	8,500,000	7/10	1 wk.	Built in 1946, this 2,261 sq.ft. 3/3 cottage across the road from Butterfly Beach has limited ocean views on a pretty 0.68 ac. lot
1205 Hill Road	6,500,000	n/a	n/a	7/10	n/a	Built in 1932, this 2,603 sq.ft. 3/3 cottage on the second row from Butterfly Beach & next to the Biltmore has a pool and spa. This was sold by Ty Warner.
1210 Channel Dr.	6,000,000	n/a	n/a	7/10	n/a	1940's 1,114 sq.ft. 2/2 cottage across from Butterfly Beach & next to the Biltmore. This was sold by Ty Warner, who had purchased it in 3/03 for \$2,500,000. It was purchased by the owner of 1104 Channel Dr. and 1127 Hill Road, whose former wife bought the adjacent 1205 Hill Road described immediately above.

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>
MONTECITO							
1319 Plaza Pacifica	\$2,995,000	\$2,995,000	3/10	3/3	1 st	1,355	Rarely available 3/3 single level 2,023 sq.ft. unit with fireplace and ocean view patio. This sold amid multiple offers in 5/06 for \$2,755,000. It also sold in 3/00 for \$960,000.
1390 Plaza Pacifica	2,100,000	2,235,000	4/10	2/2.5	2-3	1,042	Redone to the studs in 2005, this 1,686 sq.ft. townhouse has ocean peek, hardwood floors, granite kitchen, A/C & forced air heating. This was in original condition when sold in 6/04 for \$1,120,000.
56 Seaview Drive	1,975,000	1,975,000	9/10	2/2	1 st	958	Redone 1,820 sq.ft. West facing unit with hardwood floors, radiant heat, granite kitchen and baths. This sold 1/05 for \$2,175,000 and, prior to the redo, in 4/03 for \$925,000.
1309 Plaza Pacifica	1,650,000	1,695,000	4/10	1/1.5	1 st	686	Gorgeous redone 938 sq.ft. unit with lovely ocean views, heated floors, custom built-ins and fabulous finishes. This was in original condition when sold in 4/08 for \$1,600,000.
1647-B Posilipo Ln.	1,285,000	1,389,000	7/10	3/2.5	1-2	750	Recently remodeled townhouse with ocean views and a 2 car garage.
55 Seaview Drive	1,095,000	1,095,000	9/10	2/2	1 st	958	Redone ground floor condo with views of the tennis court, travertine entry, crown moldings, office niche and updated kitchen.

CARPINTERIA

4885 Sandyland #4	2,550,000	2,795,000	2/10	2/2.5	1-2	980	Beachfront corner 1,502 sq.ft. townhouse in Beach Club with lovely views, an office and 3 decks including a deck on the sand and one on the roof. This sold 4/02 for \$1,500,000.
4885 Sandyland #5	1,460,000	1,649,000	2/10	3/3	1-2	980	Contemp. 1,612 sq.ft. Beach Club townhouse with fireplace and rooftop view lounge but no view. This sold in 6/02 for \$970,000 to the owner of #4 described above. They are offered together for \$4,290,000.
4825 Sandyland #6	1,349,000	1,495,000	8/10	2/2	2 nd	400	Updated condo with a private beach entrance, fireplace and mountain views. One of 8 units in the gated building.
4902 Sandyland #237	459,995	459,995	8/10	1/1	2 nd	348	Ocean view 442 sq.ft. 1 brm unit in Sunset Shores with updated kitchen, new paint & carpet. This sold 6/03 for \$417,500 and 6/01 for \$230,000.
4902 Sandyland #238	419,000	429,000	9/10	0/1	2 nd	343	Ocean view 348 sq.ft. studio in Sunset Shores with access to pool & spa.

4880 Sandyland #10 415,000 415,000 6/10 0/1 1st 230 La Cabana studio with new kitchen tile floor, redone bath and dual paned windows near pool. Sold 11/06 for \$467,000 & 5/00 for \$145k.

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>
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SANTA BARBARA

649-A Verde Mar \$780,000 \$780,000 8/10 2/2 1-2 Short sale of an end unit East Beach Townhome with fireplace.

MONTECITO

76 Seaview Drive 1,595,000 1,695,000 6/10 2/2 1st 958 Totally redone ground floor unit with limited ocean views, formal dining, fireplace, wood parquet floors, wainscoting and a large terrace. This was bought for a spec redo in 3/10 for \$1,100,000.

73 Seaview Drive 1,299,000 1,995,000 7/09 2/2 2nd 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.

1323 Plaza Sonadores 1,295,000 1,595,000 3/10 2/2 2nd 915 South facing single story unit with remodeled granite kitchen and baths near the gate house. This has a private 2-car garage. New appliances and flooring has been added since this sold in 1/07 for \$1,438,500.

70 Seaview Drive 1,095,000 1,950,000 3/10 2/2 3rd 958 Lovely ocean views are enjoyed from this bright and nicely redone top floor condo with formal dining room (now used as office) and fireplace. www.70SeaviewDrive.com.

NEW CLOSED ESCROWS

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/BATH</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
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SANTA BARBARA

661-D Del Parque \$1,180,000 \$1,295,000 \$1,599,000 8/10 11 mo. 2/2 1,350 1-2 Front row East Beach end unit townhome with ocean views. This has new dining area flooring, dual paned sliders & fixtures since its sale in 3/07 for \$1,625,000.

MONTECITO

1300 Plaza Pacifica 3,000,000 3,325,000 3,325,000 2/10 1 yr. 3/3 2,136 1st Gorgeous remodel of a rare 3/3 single level with formal dining, fireplace, and 2 large patios. Sold furnished. Prior to the redo, this sold in 3/08 for \$2,450,000.

30 Seaview Drive 1,722,000 n/a n/a 8/10 n/a 3/2.5 1,994 2nd Ocean views are enjoyed over the top of Sea Meadow homes from this rarely available 3/2.5 unit.

99 Seaview Drive 1,610,000 1,599,000 1,599,000 7/10 1 wk. 2/2 1,948 3rd Redone penthouse with huge ocean views, formal dining, fireplace and granite kitchen/baths. This was totally redone since its 7/05 sale for \$2,200,000.

61 Seaview Drive 1,400,000 1,499,000 1,499,000 5/10 2 mo. 2/2 1,767 2nd Simply fabulous Contemporary remodel of 2nd floor unit. Already redone when sold in 10/04 for \$1,645,000.

1311 Plaza Pacifica 1,225,000 1,395,000 2,100,000 4/10 2 yrs. 1/1 843 1st Redone East facing ocean view unit. Sold prior to the redo in 2/07 for \$1,340,000 and 4/06 for \$800,000.

1330 Plaza Pacifica 1,200,000 n/a n/a 8/10 n/a 2/2.5 2-3 Redone South facing 2/2.5 ocean peek townhouse with granite kitchen and baths and nice plantation shutters.

76 Seaview Drive 1,100,000 1,200,000 1,200,000 3/10 1 day 2/2 1,722 1st Ground floor unit with limited ocean views, a redone kitchen, formal dining, fireplace, wood parquet floors and a large terrace for entertaining.

60 Seaview Drive 1,075,000 n/a n/a 2/10 n/a 2/2 1,724 1st Nicely redone South facing ground floor unit with partial ocean views, hardwood floors, formal dining room and fireplace. This sold privately without hitting the market.

35 Seaview Drive 975,000 1,050,000 1,150,000 7/10 2 mo. 2/2 1,731 3rd Original condition top floor unit with formal dining, fireplace and partial mountain views.

29 Seaview Drive 891,000 869,900 1,050,000 6/10 3 mo. 2/2 1,731 2nd Bank owned sale of redone 2nd floor unit with formal dining, fireplace, shutters and granite kitchen. Redone since sale in 1/04 for \$1,350,000.

CARPINTERIA

4925-A Sandyland 2,250,000 2,495,000 2,495,000 5/10 3 mo. 3/3 1,825 1st Never before on the market, this single level end unit has fabulous views, a fireplace, large private balcony and gated parking. Visit www.SandylandCondo.com.

3 Rincon Point Ln. 1,750,000 2,500,000 2,500,000 4/10 9 mo. 3/2.5 2,813 1-3 Tri-level 2,813 sq.ft. Cape Cod condo built in 1987 with partial ocean views & 2 fireplaces at Rincon Point.

4700 Sandyland #25 645,000 659,000 659,000 5/10 3 wks. 2/2 828 1-2 Solimar Sands townhome with great views of the mtns, Carp. Salt Marsh and ocean, fireplace, granite kitchen.

4880 Sandyland #54 420,000 425,000 425,000 3/10 1 wk. 1/1 648 2nd Top flr La Cabana sold furnished. Sold 7/05 for \$600k.

4880 Sandyland #30 395,000 395,000 488,000 3/10 7 mo. 1/1 620 1st Short sale in La Cabana. Redone unit with travertine kitchen counters, custom cabinetry and spa style soaking tub in the redone bath.

WITHDRAWN

PRICE CHANGES

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE
1344 Plaza Sonadores	\$2,300,000	\$2,300,000	11/09	4885 Sandyland #6	\$1,385,000	\$1,875,000	\$1,875,000
4825 Sandyland #4	1,299,900	1,995,000	5/08	73 Seaview Drive	1,299,000	1,795,000	1,995,000
4975 Sandyland #206	1,050,000	1,295,000	6/08	647-B Por la Mar	949,000	1,099,000	1,350,000

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

20 Barranca #2 \$1,185,000 \$1,585,000 8/06 2/2 1st 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 949,000 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

1319 Plaza Pacifica \$2,995,000 \$2,995,000 3/10 3/3 1st 1,355 Rarely available 3/3 single level 2,023 sq.ft. unit with fireplace and ocean view patio. This sold amid multiple offers in 5/06 for \$2,755,000. It also sold in 3/00 for \$960,000.

1372 Plaza Pacifica 2,498,000 2,595,000 7/09 2/2.5 2nd 998 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.

1390 Plaza Pacifica 2,100,000 2,235,000 4/10 2/2.5 2-3 1,042 Redone to the studs in 2005, this 1,686 sq.ft. townhouse has ocean peek, hardwood floors, granite kitchen, A/C & forced air heating. This was in original condition when sold in 6/04 for \$1,120,000.

56 Seaview Drive 1,975,000 1,975,000 9/10 2/2 1st 958 Redone 1,820 sq.ft. West facing unit with hardwood floors, radiant heat, granite kitchen and baths. This sold 1/05 for \$2,175,000 and, prior to the redo, in 4/03 for \$925,000.

1309 Plaza Pacifica 1,650,000 1,695,000 4/10 1/1.5 1st 686 Gorgeous redone 938 sq.ft. unit with lovely ocean views, heated floors, custom built-ins and fabulous finishes. This was in original condition when sold in 4/08 for \$1,600,000.

1323 Plaza Sonadores 1,295,000 1,595,000 3/10 2/2 2nd 915 South facing single story unit with remodeled granite kitchen and baths near the gate house. This has a private 2-car garage. New appliances and flooring has been added since this sold in 1/07 for \$1,438,500.

1647-B Posilipo Ln.	1,285,000	1,389,000	7/10	3/2.5	1-2	750	Recently remodeled townhouse with ocean views and a 2 car garage.
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.
55 Seaview Drive	1,095,000	1,095,000	9/10	2/2	1 st	958	Redone ground floor condo with views of the tennis court, travertine entry, crown moldings, office niche and updated kitchen.

CARPINTERIA

4885 Sandyland #4	2,550,000	2,795,000	2/10	2/2.5	1-2	980	Beachfront corner 1,502 sq.ft. townhouse in Beach Club with lovely views, an office and 3 decks including a deck on the sand and one on the roof. This sold 4/02 for \$1,500,000.
4885 Sandyland #5	1,460,000	1,649,000	2/10	3/3	1-2	980	Contemp. 1,612 sq.ft. Beach Club townhouse with fireplace and rooftop view lounge but no view. This sold in 6/02 for \$970,000 to the owner of #4 described above. They are offered together for \$4,290,000.
4885 Sandyland #6	1,385,000	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 #6	1,349,000	1,495,000	8/10	2/2	2 nd	400	Updated condo with a private beach entrance, fireplace and mountain views. One of 8 units in the gated building.
4902 Sandyland #237	459,995	459,995	8/10	1/1	2 nd	348	Ocean view 442 sq.ft. 1 brm unit in Sunset Shores with updated kitchen, new paint & carpet. This sold 6/03 for \$417,500 and 6/01 for \$230,000.
4902 Sandyland #238	419,000	429,000	9/10	0/1	2 nd	343	Ocean view 348 sq.ft. studio in Sunset Shores with access to pool & spa.
4880 Sandyland #10	415,000	415,000	6/10	0/1	1 st	230	La Cabana studio with new kitchen tile floor, redone bath and dual paned windows near pool. Sold 11/06 for \$467,000 & 5/00 for \$145k.

BEACH AREA CONDOMINIUM SALES IN 2010

See the New Closed Escrows section above, which contains a complete listing of all the sales in 2010 to date.