

BEACH & BLUFF BUZZ

How the time has flown since my last newsletter! Happily, the beach market has continued its strong improvement, with prices clearly on the rise. Within each market segment, I note the following:

- **Blufftop:** All 4 bluff-top sales were of modest cottages that sold either in multiple offers or privately for very strong prices. For example, 2503 Medcliff Road, a small 3/3 in original 1950's condition with 93' of frontage, just closed for \$3,365,000. Last year, 2201 Edgewater Way, also with 93' of frontage but improved with a nice 3,200 sq.ft. 4/3 built in the 1990's, sold for \$2.9M. Clearly, the market has risen on the blufftop.
- **Montecito and Carpinteria Beachfront:** This market has also improved markedly. For example, a home in Sea Meadow sold this year for \$10,000,000 without any alterations since its 2012 sale for \$8,700,000. Another example of what a difference a year makes is 4921 Sandyland Road, which sold in foreclosure in 2012 for \$2,500,000. The lucky buyers turned a quick profit this year when they sold it overnight for \$3,555,000.
- **Rincon Beachfront:** Last year, Rincon teardowns sold in the low \$1M's, but this year, multiple offers lead to such properties selling readily in the mid \$1M's. Also, there was a Rincon sale above \$6M, which is only the second home to ever sell in that range there, the last such sale taking place at the very height of the market.
- **Beach Condos:** Strong demand has raised prices for beach condos, with inventory now in short supply. There were two beachfront condo sales over \$4M in Montecito Shores, a new record for that Montecito complex, while in Carpinteria marketing times have dropped to mere days on the market.

I am delighted to bring such good news to you yet again!

All the best,



FEATURED LISTINGS

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BERKSHIRE HATHAWAY
LUXURY PROPERTIES



1460 BONNYMEDE DR.
WWW.1460BONNYMEDE.COM



3351 PADARO LANE
WWW.PADAROLANEHOME.COM



Lovely, inviting and richly appointed, this approx. 5,000 sq.ft. French Normandy home is secured within Montecito's guarded and gated Sea Meadow enclave. Beautifully crafted with limestone floors, abundant French doors and open beam ceilings, this four bedroom/four and one-half bath home offers a stunning two story entry gallery, elegant living room with fireplace, formal dining room, gourmet kitchen with family room and stone fireplace, and two large master suites. The exterior stonework, outdoor patio with built in BBQ and slate roof add to the beauty of this home just steps to the beach.

Panoramic ocean and island views are enjoyed from this exceptionally beautiful beachfront property on Padaro Lane's coveted knoll, which offers total privacy, protection from wave damage and easy beach access. The bright and airy South facing 2 bedroom/2 bath main residence has open beam wood ceilings, a spacious living room with stone fireplace and beachfront master suite. Family and friends will delight in the ocean view guest apartment with seaside deck, detached guest suite and separate office/bedroom. The gated and beautifully landscaped lot offers a vast 83' of beach frontage and totals 0.68 acres.

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						
3349 Cliff Drive	\$6,795,000	\$6,795,000	10/13	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.
1409 Shoreline Dr.	4,749,000	5,000,000	1/13	4/3.5	190'	Airy 4,200 sq.ft. Medit. on 0.77 ac. flag lot with large frontage, vaulted wood ceilings, wood floors, master with fireplace and ocean view balcony.
1927 El Camino de la Luz	3,395,000	3,395,000	9/13	2/2	50'	Newly remodeled 1950's 1,558 sq.ft. ranch view home with office/rec room set on 0.53 acres well back from the bluff and the street. Prior to the redo, this sold in 8/06 for \$2,300,000.
2321 Edgewater Way	1,550,000	1,700,000	8/13	3/1	n/a	Modest home built in 1952 one house back from bluff with detached artist studio workshop with attached 2 car carport.
MONTECITO						
1755 Fernald Point	28,000,000	28,000,000	10/13	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.
1159 Hill Road	7,950,000	7,950,000	8/13	3/3	n/a	Redone stone & glass Zen Contemporary with ocean views, slate floors, crafted wood ceilings and deeded beach access. Sold 2/06 for \$5,700,000.
1460 Bonnymede	6,450,000	6,450,000	11/13	4/4.5	n/a	Gorgeous 5,087 sq.ft. 4/4.5 in Sea Meadow 2 story atrium, living room with fireplace, family room with fireplace, 2 master suites, lovely outdoor patio with fireplace. Sold 10/03 for \$4,475,000. Visit www.1460Bonnymede.com .
1558 Miramar Beach	3,695,000	4,500,000	6/13	3/2	11'	Unique narrow 3 story 3/2 Contemp. duplex with extensive exotic wood-work & efficient design. 871 sq.ft. lot. This sold for \$3,500,000 in 3/11.
SUMMERLAND						
2425 Finney St. E.	8,950,000	8,950,000	8/13	4/5.5	275'	Charming 3,103 sq.ft. Andy Neumann Cape Cod with wood floors, vast decks, private sandy overlook and beach access. Sold 10/08 for \$8,000,000 and 1/07 for \$7,900,000.
PADARO LANE & BEACH CLUB ROAD						
3443 Padaro Lane	28,900,000	28,900,000	6/13	4/6.5	79'	Spectacular gated 4,848 sq.ft. Contemp. 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.
3111 Padaro Lane	19,500,000	22,000,000	8/13	4/4	186'	2.02 ac. bluff-top lot with shared access to a beach stairway & 3 structures: a 3/3 1960's home, a modest 1/1 guest house and a garage/workshop.
3351 Padaro Lane	14,500,000	14,500,000	11/13	4/4	83'	Lovely 2/2 main house with detached guest studio, guest suite and office elevated on Padaro's coveted knoll. Visit www.PadaroLaneHome.com
3485 Padaro Lane	12,900,000	12,900,000	6/13	6/4/2	87'	Unique offering of 2 homes on 2 lots next to the slough: a newer 2 story 2/2 2,472 sq.ft. non-beachfront home with 1/1 guest suite and a darling 100 yr old 859 sq.ft. 2/2 cottage on the sand. The beachfront house was bought for \$4M in 12/12 and the back house for \$5.1M in 12/09.
3240 Beach Club Rd.	1,395,000	1,995,000	2/13	2/2	n/a	Rustic fixer structures in creekside setting. Given setback requirements of 50' from the creek, the future development of this property may be limited.
SAND POINT ROAD						
849 Sand Point Rd.	10,800,000	10,800,000	8/13	4/4.5	241'	Beautiful new 3,365 sq.ft. Cape Cod down long driveway just West of Casa Blanca and adjacent to railroad tracks. This sold in 2/13 for \$8,300,000 and as a tear down in 4/04 for \$3,500,000.
871 Sand Point Road	6,500,000	6,500,000	8/13	4/3/2	100'	5,390 sq.ft. Casa Blanca home with floating staircase, 2 story LR, formal DR, master with fireplace, sitting room and gym, and guest quarters with its own entrance. Sold 5/00 for \$3,550,000.

SANDYLAND COVE							
4393 Avenue del Mar	7,900,000	8,900,000	7/13	4/3	38'	Built in 1961, this 2,418 sq.ft. Board n' Batten partial 2 story has a 1/1 main house and 3 other bedrooms with separate entrances off the deck.	

RINCON POINT							
8133 Puesta del Sol	2,550,000	2,550,000	8/13	5/3	n/a	Close to beach access with 2 partial ocean view decks, this 2,817 sq.ft. home built in 1965 has an office and bonus room.	

RINCON							
6638 P.C.H.	3,299,500	3,299,500	4/13	3/3	40'	Stunning 2006 built 2,725 sq.ft. Contemp. with infinity pool, spa, pocket floor to ceiling glass doors, stone floors, etc. Sold 3/12 for \$2,775,000.	
3016 Solimar Beach	2,950,000	2,950,000	10/13	3/2	40'	Modest 1,454 sq.ft. cottage built in 1950 behind the gates at Solimar Beach.	

WITHDRAWN

ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE
3532 P.C.H.	\$2,795,000	\$2,995,000	4/12	3438 P.C.H.	\$1,950,000	\$2,350,000	1/11

PRICE CHANGES

ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE	ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE
1685 Fernald Point	\$26,000,000	\$28,000,000	\$28,000,000	3144 Solimar Beach	\$4,950,000	\$5,650,000	\$5,850,000
1147 Hill Road	9,900,000	11,900,000	15,000,000	6702 Breakers Way	3,945,000	4,498,000	4,498,000
869 Sand Point Rd.	8,650,000	8,850,000	10,900,000	6698 Breakers Way	1,695,000	1,748,000	1,748,000
2956 Solimar Beach	5,195,000	5,950,000	5,950,000				

NEW ESCROWS PENDING

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
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MONTECITO							
1130 Channel Dr.	\$6,300,000	\$7,000,000	2/13	3/3	n/a	Redone 1,503 sq.ft. 3/3 cottage with family rm & den. Sold in 7/11 to next door neighbor for \$5,775,000, 12/09 for \$5,500,000 & 9/04 for \$4,599,000.	
1821 Fernald Point	4,950,000	6,850,000	10/11	3/3	100'	Tri-level built in 1973 with foyer/office on top floor, living room, kitchen & 2 brms on 2 nd floor, & 3 rd brm & kitchenette on the lowest level with spiral staircases in between. Large deck with spa and 4 car garage.	

PADARO LANE & BEACH CLUB ROAD							
3250 Beach Club Rd.	9,850,000	9,850,000	6/13	4/3	75'	This 3,455 sq.ft. 2 story 1993 Cape Cod has extensive beautiful woodwork throughout, eat-in kitchen, dining area and living room with fireplace.	

RINCON							
4223 Faria Road	1,490,000	1,490,000	8/13	3/2	n/a	This totally redone 1960's 1,632 sq.ft. non-beachfront home has the living room, office and 1/1 upstairs and 2/1 downstairs. Sold 12/01 for \$630,000.	

NEW CLOSED ESCROWS

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	ON FRONT FEET	COMMENTS
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SANTA BARBARA							
2503 Medcliff Road	\$3,365,000	\$3,475,000	\$3,475,000	11/13	1 wk.	93'	Built in 1950, this charming original Board n' Batten 3/3 cottage has wood walls, open beam wood ceilings and hardwood floors.
1 Mesa Lane	3,200,000	n/a	n/a	5/13	n/a	109'	Built in 1910 of clear redwood, this modest 3/3 1,936 sq.ft. cottage is on 1.2 acres adjacent to the Mesa Steps.
1210 Shoreline Dr.	2,595,000	2,550,000	3,150,000	9/13	5 mo.	n/a	Redone 1990's 3,227 sq.ft. tri-level 3/2.5 with whitewater views, formal dining, family room, office and top floor master suite.

2345 Edgewater Way	2,375,000	2,495,000	2,495,000	6/13	2 mo.	50'	Modest 1,747 sq.ft. 1930's 3/2 Board n' Batten cottage with Cypress framed ocean views, wood floors, beam ceilings, formal dining room and gardens.
1841 El Camino de la Luz	1,713,000	1,795,000	1,895,000	10/13	3 wks	n/a	One house back from the bluff with easement to beach access. Redone in 2002, this 2,858 sq.ft. 4/3 home has a granite kitchen, red oak floors, limestone baths and family room.
1222 Shoreline Dr.	1,450,000	1,200,000	1,200,000	4/13	1 wk.	n/a	Fixer 1,098 sq.ft. 2/1 cottage built in 1951 across the road from Shoreline Park. Sold overnight amid multiple offers.
1413 Shoreline Dr.	1,300,000	1,395,000	1,795,000	11/12	1.3 yrs	n/a	Redone 1,770 sq.ft. 1920's 2/1 cottage with partial ocean views, hardwood floors, fireplace on a quarter acre lot.
1933 El Camino De La Luz	900,000	n/a	n/a	11/12	n/a	100'	Modest 1950's 5/1.5 1,784 sq.ft. cottage on a flag lot with 2 parcels, one of which landslid in the late 1970's. Sold privately.

MONTECITO

1453 Bonnymede	13,500,000	14,900,000	29,650,000	3/13	3¾ yrs. ~~		Superb 7,150 sq.ft. 5/5.5 Sea Meadow home on the sand of exceptional quality with a Walnut library, stone floors, steel & glass doors, family room and full basement. Sold fully furnished.
1405 Sea Meadow	10,000,000	10,900,000	10,900,000	8/13	1 mo.	n/a	Stunning and private 4,557 sq.ft. Sea Meadow 3/3 home built in 2001 with sweeping ocean views over acres of rolling lawn, 3 fireplaces, and library/family room. Sold in 7/12 for \$8,700,000.
1154 Channel Dr.	8,800,000	8,950,000	9,500,000	8/13	4 mo.	4/4.5	Large 3,844 sq.ft. 2 story Mediter. built in 1975 with pool and spa overlooking Butterfly Beach with open beam ceilings, sliding doors to patios and balconies.
1717 Fernald Point	5,750,000	n/a	n/a	11/12	n/a	n/a	Dated 3,200 sq.ft. 3/3.5 Cape Cod with an easement to a small cabana on the sand. This sold for an elevated price given special circumstances. Last sold in 6/09 for \$3,400,000.
1512 Miramar Beach	2,850,000	3,250,000	3,450,000	5/13	6 mo.	20'	Unique, artistic and superbly crafted 2 story 1/2 cottage with Venetian plaster walls, exotic woods, copper, brass & stone.

PADARO LANE & BEACH CLUB ROAD

3477 Padaro Lane	6,150,000	6,650,000	6,650,000	9/13	11 mo.	50'	Rebuilt in 2005, this 1,809 sq.ft. 2 story 3/3 Cape Cod uses teak, bamboo, palm & granite. Down a shared driveway with homes behind it. Prior to rebuild, this sold for \$2,200,000 in 2/00.
3551 Padaro Lane	4,850,000	5,195,000	5,950,000	10/13	1.5 yrs	50'	Built in 1950, this spacious but dated 2,916 sq.ft. home has 3/2 upstairs, a 2/1 apt. and studio with bath down below grade.
3271 Beach Club	3,260,000	3,475,000	3,475,000	1/13	9 mo.	n/a	1999 2/2 Contemp. with telescoping walls of glass, Mexican pebble floors, expert woodwork & direct beach access. Sold at auction in 6/05 for \$3,410,000 and in 9/03 for \$2,190,000.

SAND POINT ROAD

849 Sand Point Rd.	8,300,000	8,800,000	8,800,000	2/13	3 mo.	241'	Beautiful new 3,365 sq.ft. 4/4.5 Cape Cod down long driveway just West of Casa Blanca. Adjacent to railroad tracks. Sold as a tear down in 4/04 for \$3,500,000.
4921 Sandyland Rd.	3,555,000	3,699,000	3,699,000	12/12	days	35'	Free standing tri-level 2,229 sq.ft. 4/3 Cape Cod built in 1999 on the sand. Sold in foreclosure in 3/12 for \$2,500,000.
875 Sand Point Rd.	3,475,000	3,550,000	3,995,000	8/13	2 yrs.	75'	One of the Moroccan style homes in Casa Blanca, this 4/4 home offers a modern interior with archways and a lovely staircase. Sold in 4/06 for \$4,950,000 and 1/01 for \$3,300,000.

SANDYLAND COVE

4257 Ave. del Mar	14,000,000	14,975,000	22,500,000	2/13	1¾ yrs.	80'	Redone 1940's compound with 6 brm main home, 1/1 guest home, tennis court, pool & spa on appx. 1 acre with ocean views only from the 2 nd story.
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RINCON POINT

176 Rincon Point Rd.	7,300,000	7,800,000	9,750,000	12/12	1 yr.	94'	Dramatic 5,212 sq.ft. redwood 5/4.5 Andy Neumann with slate floors, copper roof, black granite fireplace & separate guest apt.
8134 Puesta del Sol	2,050,000	2,795,000	4,290,000	4/13	4 yrs.	n/a	Bank owned creekside 4/3 built in 1940 with ocean views, guest quarters and a garden setting on the Ventura County side.

203 Rincon Pt. Rd.	1,750,000	1,950,000	1,950,000	5/13	3 mo.	n/a	1980's 1,700 sq.ft. 2 story 3/2.5 has a walled garden with spa.
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RINCON

6746 Breakers Way	6,300,000	n/a	n/a	5/13	n/a	80'	Fabulous 2004 Andy Neumann Contemp. consisting of a 4/4.5 main house & 2/3.5 guest house on 2 legal lots in Mussel Shoals.
5458 Rincon Beach Park Drive	3,990,000	4,390,000	4,400,000	8/13	1 1/4 yrs	40'	New 3,419 sq.ft. 4/4.5 Cape Cod with Great Room, sweeping staircase, hardwood floors and telescoping walls of glass.
2928 Solimar Beach	3,900,000	3,950,000	4,200,000	9/13	9 mo.	36'	High ceilings, limestone floors, granite counters are features of this redone 2,527 sq.ft. 3/3.5 Contemporary home built in 1980.
3398 P.C.H.	3,033,000	3,500,000	3,500,000	5/13	5 mo.	101'	Lovely 3,008 sq.ft. 4/4 2001 Cape Cod with wood floors, dual paned windows, open beam ceilings. Sold 4/04 for \$3,150,000.
2940 Solimar Beach	2,625,000	2,845,000	3,250,000	7/13	5 mo.	39'	Built in 1987, this pretty redone 2/2.5 Cape Cod has a private entry courtyard, open floorplan & separate apt. over the garage.
3128 Solimar Beach	2,300,000	2,580,000	2,695,000	9/13	1 mo.	80'	Modest 1,455 sq.ft. 3/2 cottage built in 1970 on unusually wide lot at Solimar Beach Colony.
3798 P.C.H.	1,775,000	1,995,000	2,195,000	10/13	4 mo.	44'	Built in 1977, this unique 1,431 sq.ft. 3/2 home has open beam wood ceilings, a stove fireplace and large deck.
5498 Rincon Beach Park Drive	1,692,500	1,995,000	3,400,000	2/13	4 3/4 yrs	40'	Approvals included for a 5,000 sq.ft. Medit. style remodel to the existing 3/3 Contemp., which sold in 11/06 for \$2,450,000.
3924 P.C.H.	1,645,000	1,790,000	2,395,000	2/13	2 yrs.	39'	Two story 1,800 sq.ft. 4/2 home with large deck and sand pit.
3386 P.C.H.	1,570,000	1,599,000	2,500,000	7/13	1.5 yrs	62'	Built in 1994 on stilts, this 1,535 sq.ft. 2/2 Contemp. has a roof-top deck. Sold 7/04 for \$1,725,000, 4/03 for \$1,295,000 and as a tear-down/lot for \$475,000 in 11/00.
6216 W. Ocean	1,025,000	1,100,000	1,100,000	7/13	2 wks	n/a	Bank sale. Modest 1,300 sq.ft. 2/1 built in 1930 on corner lot in Mussel Shoals with ocean & pier views across road from beach.

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.
1755 Fernald Point	28,000,000	28,000,000	10/13	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.
1685 Fernald Point	26,000,000	28,000,000	7/12	6/5/2	244'	Built in 1920, this is a very dated 7,300 sq.ft. home, guest house and beach cabana upon an unparalleled land holding consisting of 3 flat usable South facing acres on 2 legal lots with majestic mature trees and plantings.
1787 Fernald Point	9,900,000	11,195,000	3/13	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. Subject to bankruptcy court approval.
1558 Miramar Beach	3,695,000	4,500,000	6/13	3/2	11'	Unique narrow 3 story 3/2 Contemp. duplex with extensive exotic wood-work & efficient design. 871 sq.ft. lot. This sold for \$3,500,000 in 3/11.

PADARO LANE & BEACH CLUB ROAD

3443 Padaro Lane	28,900,000	28,900,000	6/13	4/6.5	79'	Spectacular gated 4,848 sq.ft. Contemp. 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.
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3351 Padaro Lane	14,500,000	14,500,000	11/13	4/4	83'	Lovely 2/2 main house with detached guest studio, guest suite and office elevated on Padaro's coveted knoll. Visit www.PadaroLaneHome.com
3485 Padaro Lane	12,900,000	12,900,000	6/13	6/4/2	87'	Unique offering of 2 homes on 2 lots next to the slough: a newer 2 story 2/2 2,472 sq.ft. non-beachfront home with 1/1 guest suite and a darling 100 yr old 859 sq.ft. 2/2 cottage on the sand. The beachfront house was bought for \$4M in 12/12 and the back house for \$5.1M in 12/09.
3543 Padaro Lane	4,950,000	4,950,000	9/12	2/2	41'	Charming Board n' Batten cottage with detached guest quarters with full bath and kitchenette. Please view at www.PadaroLaneCottage.com .

SAND POINT ROAD

849 Sand Point Rd.	10,800,000	10,800,000	8/13	4/4.5	241'	Beautiful new 3,365 sq.ft. Cape Cod down long driveway just West of Casa Blanca. Adjacent to railroad tracks. Sold 2/13 for \$8,300,000 and, as a tear down, in 4/04 for \$3,500,000.
869 Sand Point Rd.	8,650,000	10,900,000	5/11	4/4/2	100'	At 5,742 sq.ft., this is Casa Blanca's largest home with 3 brms, 2 offices plus a separate 1/1 guest apartment, high ceilings and large terraces.
871 Sand Point Rd.	6,500,000	6,500,000	8/13	4/3/2	100'	5,390 sq.ft. Casa Blanca with a floating staircase, 2 story LR, formal DR, master with fireplace, sitting room & gym and guest quarters with its own entrance. Sold 5/00 for \$3,550,000.

SANDYLAND COVE

4393 Avenue del Mar	7,900,000	8,900,000	7/13	4/3	38'	Built in 1961, this 2,418 sq.ft. Board n' Batten partial 2 story has a 1/1 main house and 3 other bedrooms with separate entrances off the deck.
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RINCON

2956 Solimar Beach	5,195,000	5,950,000	6/10	4/4	40'	Gorgeous 4,316 sq.ft. Medit. built in 2008 with hand-carved woodwork, limestone floors, gourmet granite kitchen, 2 fireplaces, a rooftop deck & 4 car subterranean parking. The lot sold in 5/02 for \$1,276,000.
3144 Solimar Beach	4,950,000	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.
6702 Breakers Way	3,945,000	4,498,000	7/12	3/4	40'	Newly built 3,670 sq.ft. Mediterranean with sweeping staircase, rooftop deck, auto sliding glass doors, elevator, 3 car garage. This is half of the 80' double lot with tear down that sold in 3/06 for \$2,950,000.
6638 P.C.H.	3,299,500	3,299,500	4/13	3/3	40'	Stunning 2006 built 2,725 sq.ft. Contemp. with infinity pool, spa, pocket floor to ceiling glass doors, stone floors, etc. Sold 3/12 for \$2,775,000.
3016 Solimar Beach	2,950,000	2,950,000	10/13	3/2	40'	Modest 1,454 sq.ft. cottage built in 1950 behind the gates at Solimar.
6698 Breakers Way	1,695,000	1,748,000	7/12	Lot	40'	Vacant lot with approved plans for a 3,800 sq.ft. home. This is half of the 80' double lot with tear down that sold in 3/06 for \$2,950,000.

AVAILABLE PROPERTIES ON THE BLUFF

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

4683 Via Roblada	\$32,000,000	\$32,000,000	12/11	10+	38.98 ac.	Hope Ranch's largest estate: 5 parcels with 2 main homes, 3 guest homes, manager's home, office, movie theatre, tennis court, 2 pools, 1/4 mile horse track, 3 barns & a lake. The 4 lots with structures (all in need major repair) are offered separately for \$19,995,000 from the vacant 16.54 ac. lot, asking \$15MM. This was acquired in 2 deals: the 22.44 acre improved property in 1/00 for \$16MM and the 16.5 acre vacant lot in 11/99 for \$9.6MM.
4151 Creciente Dr.	11,900,000	11,900,000	7/12	5/6.5	100'	Built in 1928 but beautifully remodeled, this 7,913 sq.ft. Mediterranean on 1.24 acres has an infinity pool, spa and gardens. Features include a living room with open beam ceilings and fireplace, formal dining room, family room with fireplace, library, office, home theater and guest quarters.

SANTA BARBARA						
3349 Cliff Drive	6,795,000	6,795,000	10/13	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.
1409 Shoreline Dr.	4,749,000	5,000,000	1/13	4/3.5	190'	Airy 4,200 sq.ft. Medit. on 0.77 ac. flag lot with large frontage, vaulted wood ceilings, wood floors, master with fireplace and ocean view balcony.
1927 El Camino de la Luz	3,395,000	3,395,000	9/13	2/2	50'	Newly remodeled 1950's 1,558 sq.ft. ranch view home with office/rec room is set on 0.53 acres well back from the bluff and the street. Prior to the redo, this sold in 8/06 for \$2,300,000.

SUMMERLAND						
2425 Finney St. E.	8,950,000	8,950,000	8/13	4/5.5	275'	Charming 3,103 sq.ft. Andy Neumann Cape Cod with wood floors, vast decks and private sandy overlook and beach access. Sold 10/08 for \$8,000,000 and 1/07 for \$7,900,000.

PADARO LANE & BEACH CLUB ROAD						
3111 Padaro Lane	19,500,000	22,000,000	8/13	4/4	186'	2.02 ac. bluff-top lot with shared access to a beach stairway & 3 structures: a 3/3 1960's home, a modest 1/1 guest house and a garage/workshop.

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					
2321 Edgewater Way	\$1,550,000	\$1,700,000	8/13	3/1	Modest home built in 1952 one house back from bluff with detached artist studio.

MONTECITO					
1086 Channel Dr.	19,950,000	19,950,000	11/11	3/2.5	Mid-Century Modern on a gated and beautifully landscaped 0.81 acre lot with great ocean views and easy access across the street to Butterfly Beach.
1147 Hill Road	9,900,000	15,000,000	3/12	4/5	Brand new exciting & exquisitely built Modern home with cabana, pool, spa, gardens & Brazilian hardwood decks with some views near Butterfly Beach.
1206 Channel Dr.	7,980,000	10,500,000	7/12	3/2	Darling updated 2,106 sq.ft. multi-level cottage built in 1910 on 0.36 ac.
1159 Hill Road	7,950,000	7,950,000	8/13	3/3	Redone stone & glass Zen Contemporary with ocean views, slate floors, crafted wood ceilings and deeded beach access. Sold 2/06 for \$5,700,000.
36 Hammond Dr.	6,850,000	6,850,000	9/12	4/4	Grand 5,200 sq.ft. Sea Meadow home with open beam ceilings, abundant French windows, formal dining, office and slate patios.
1460 Bonnymede Dr.	6,450,000	6,450,000	11/13	4/4.5	Gorgeous 5,087 sq.ft. 4/4.5 in Sea Meadow 2 story atrium, living room with fireplace, family room with fireplace, 2 master suites, lovely outdoor patio with fireplace. Sold 10/03 for \$4,475,000. Visit www.1460Bonnymede.com .
1463 Vincenti Place	4,650,000	4,800,000	5/12	2/2.5	Lovely Sea Meadow home with open beam ceilings, formal dining room, family room and office. Pretty brick patios with gardens. www.SeaMeadowHome.com .

PADARO LANE & BEACH CLUB ROAD					
3240 Beach Club Rd.	1,395,000	1,995,000	2/13	2/2	Rustic fixer structures in creekside setting. Given setback requirements of 50' from the creek, the future development of this property may be limited.

RINCON POINT					
195 Rincon Point	3,495,000	4,250,000	9/12	3/3.5	Rebuilt in 2000, this 1,806 sq.ft. ocean view single story Contemp. has a rooftop deck. This sold in 6/05 for \$3,100,000 and as a fixer in 9/98 for \$975,000.
8133 Puesta del Sol	2,445,000	2,550,000	8/13	5/3	Close to beach access with 2 partial ocean view decks, this 2,817 sq.ft. home built in 1965 has an office and bonus room.

RINCON					
4252 P.C.H.	1,974,000	2,495,000	4/09	3/2	Redone 1980's 1,875 sq.ft. 3/2 view home behind the gates at one row back. This sold in 3/06 for \$2,000,000, 11/02 for \$951,500 and 3/00 for \$725,000.
6673 Breakers Way	1,695,000	1,995,000	5/12	4/2.5	Built in 1977, this 2,422 sq.ft. 2 story "upside down" house with 2 nd floor living room has great views and direct beach access.

BEACHFRONT SALES IN 2013

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	ON FRONT FEET	COMMENTS
MONTECITO							
1453 Bonnymede	\$13,500,000	\$14,900,000	\$29,650,000	3/13	3 ³ / ₄ yrs.	~~	Superb 7,150 sq.ft. 5/5.5 Sea Meadow home on the sand of exceptional quality with a Walnut library, stone floors, steel & glass doors, family room and full basement. Sold fully furnished, including furnishings and some art.
1512 Miramar Beach	2,850,000	3,250,000	3,450,000	5/13	6 mo.	20'	Unique, artistic and superbly crafted 2 story 1/2 cottage with Venetian plaster walls, exotic woods, copper, brass & stone.
PADARO LANE & BEACH CLUB ROAD							
3477 Padaro Lane	6,150,000	6,650,000	6,650,000	9/13	11 mo.	50'	Rebuilt in 2005, this 1,809 sq.ft. 3/3 Cape Cod uses bamboo, teak, palm and granite. Down a shared driveway with homes behind it. Prior to rebuild, this sold for \$2,200,000 in 2/00.
3551 Padaro Lane	4,850,000	5,195,000	5,950,000	10/13	1 1/2 yrs	50'	Built in 1950, this spacious but dated 2,916 sq.ft. home has 3/2 upstairs, a 2/1 apt. & studio apt. down below grade.
SAND POINT ROAD							
849 Sand Point Rd.	8,300,000	8,800,000	8,800,000	2/13	3 mo.	241'	Beautiful new 3,365 sq.ft. 4/4.5 Cape Cod down a long drive way just West of Casa Blanca. Adjacent to railroad tracks. Sold as a tear down in 4/04 for \$3,500,000.
875 Sand Point Rd.	3,475,000	3,550,000	3,995,000	8/13	2 yrs.	75'	One of the Moroccan style homes in Casa Blanca, this 4/4 home offers a modern interior with archways. Sold in 4/06 for \$4,950,000 and 1/01 for \$3,300,000.
SANDYLAND COVE							
4257 Ave. del Mar	14,000,000	14,975,000	22,500,000	2/13	1.75 yrs.	80'	Redone 1940's compound with 6 brm main home, 1/1 guest home, tennis court, pool & spa on appx. 1 acre with ocean views only from the 2 nd story.
RINCON							
6746 Breakers Way	6,300,000	n/a	n/a	5/13	n/a	80'	Fabulous 2004 Andy Neumann Contemp. with a 4/4.5 main house & 2/3.5 guest house on 2 legal lots in Mussel Shoals.
5458 Rincon Beach Park Drive	3,990,000	4,390,000	4,400,000	8/13	1 1/4 yrs	40'	New 3,419 sq.ft. 4/4.5 Cape Cod with Great Room, sweeping staircase, hardwood floors and telescoping walls of glass.
2928 Solimar Beach	3,900,000	3,950,000	4,200,000	9/13	9 mo.	36'	Redone 2,527 sq.ft. 3/3.5 Contemp. home built in 1980 with high ceilings, limestone floors and granite kitchen counters.
3398 P.C.H.	3,033,000	3,500,000	3,500,000	5/13	5 mo.	101'	Lovely 3,008 sq.ft. 4/4 2001 Cape Cod with wood floors, dual windows, open beam ceilings. Sold 4/04 for \$3,150,000.
2940 Solimar Beach	2,625,000	2,845,000	3,250,000	7/13	5 mo.	39'	Built in 1987, this pretty redone 2/2.5 Cape Cod has a wood open beam ceilings, tile floors & an apt. over the garage.
3128 Solimar Beach	2,300,000	2,580,000	2,695,000	9/13	1 mo.	80'	Modest 1,455 sq.ft. 3/2 cottage built in 1970 on unusually wide lot at Solimar Beach Colony.
3798 P.C.H.	1,775,000	1,995,000	2,195,000	10/13	4 mo.	44'	Built in 1977, this unique 1,431 sq.ft. 3/2 home has open beam wood ceilings, a stove fireplace and large deck.
5498 Rincon Beach Park Drive	1,692,500	1,995,000	3,400,000	2/13	4 3/4 yrs	40'	Approvals included for a 5,000 sq.ft. Medit. style redo to the existing 3/3 Contemp., which sold in 11/06 for \$2,450,000.
3924 P.C.H.	1,645,000	1,790,000	2,395,000	2/13	2 yrs.	39'	Two story 1,800 sq.ft. 4/2 home with large deck & sand pit.
3386 P.C.H.	1,570,000	1,599,000	2,500,000	7/13	1.5 yrs	62'	Built in 1994 on stilts, this 1,535 sq.ft. 2/2 Contemp. has a rooftop deck. Sold 7/04 for \$1,725,000, 4/03 for \$1,295,000 and as a tear-down/lot for \$475,000 in 11/00.

SALES ON THE BLUFF IN 2013

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	FRONT FEET	COMMENTS
SANTA BARBARA							
2503 Medcliff Road	\$3,365,000	\$3,475,000	\$3,475,000	11/13	1 wk.	93'	Charming original 1950's Board n' Batten 3/3 cottage with wood walls, open beam wood ceilings and hardwood floors.
1 Mesa Lane	3,200,000	n/a	n/a	5/13	n/a	109'	Built in 1910 of clear redwood, this modest 3/3 1,936 sq.ft. cottage is on 1.2 acres adjacent to the Mesa Steps.
2345 Edgewater Way	2,375,000	2,495,000	2,495,000	6/13	2 mo.	50'	Modest 1,747 sq.ft. 1930's 3/2 Board n' Batten cottage with Cypress framed ocean views, wood floors, beam ceilings, formal dining room and gardens.
3924 P.C.H.	1,645,000	1,790,000	2,395,000	2/13	2 yrs.	39'	Two story 1,800 sq.ft. 4/2 home with large deck & sand pit.

SALES NEAR THE BEACH OR BLUFF IN 2013

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	COMMENTS
SANTA BARBARA						
1210 Shoreline Dr.	\$2,595,000	\$2,550,000	\$3,150,000	9/13	5 mo.	Redone 1990's 3,227 sq.ft. tri-level 3/2.5 with whitewater views, formal dining, family room, office and top floor master suite.
1841 El Camino de la Luz	1,713,000	1,795,000	1,895,000	10/13	3 wks	One house back from the bluff with easement to beach access. Redone in 2002, this 2,858 sq.ft. 4/3 home has a granite kitchen, red oak floors, limestone baths and family room.
101 Las Ondas	1,500,000	n/a	n/a	6/13	n/a	Modest 1,325 sq.ft. 3/1 cottage built in 1951 across the road from Shoreline Park. Sold privately.
1222 Shoreline Dr.	1,450,000	1,200,000	1,200,000	4/13	1 wk.	Fixer 1,098 sq.ft. 2/1 cottage built in 1951 across the road from Shoreline Park. Sold overnight amid multiple offers.
MONTECITO						
1405 Sea Meadow	10,000,000	10,900,000	10,900,000	8/13	1 mo.	Stunning and private 4,557 sq.ft. Sea Meadow 3/3 home built in 2001 with sweeping ocean views over acres of lawn, 3 fireplaces, and library/family room. This last sold in 7/12 for \$8,700,000.
1154 Channel Dr.	8,800,000	8,950,000	9,500,000	8/13	4 mo.	Large 3,844 sq.ft. 2 story 4/4.5 Mediter. built in 1975 with pool and spa overlooking Butterfly Beach with open beam ceilings, sliding doors to patios and balconies and 2 nd story master suite.
PADARO LANE & BEACH CLUB ROAD						
3271 Beach Club	3,260,000	3,475,000	3,475,000	1/13	9 mo.	Contemp. 2/2 built in 1999 with telescoping walls of glass, expert woodwork, Mexican pebble floors & direct beach access. Sold at auction in 6/05 for \$3,410,000 and in 9/03 for \$2,190,000.
RINCON POINT						
8134 Puesta del Sol	2,050,000	2,795,000	4,290,000	4/13	4 yrs.	Bank owned creekside 4/3 built in 1940 with ocean views, guest quarters and a garden setting on the Ventura County side.
203 Rincon Pt. Rd.	1,750,000	1,950,000	1,950,000	5/13	3 mo.	This 1980's 1,700 sq.ft. 2 story 3/2.5 has a walled garden with spa.
RINCON						
6216 W. Ocean	1,025,000	1,100,000	1,100,000	7/13	2 wks	Bank sale of modest 1,300 sq.ft. 2/1 built in 1930 on corner lot in Mussel Shoals with ocean and pier views across road from beach.

BEACHFRONT SALES IN 2012: COMPLETE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	FRONT FEET	COMMENTS
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PADARO LANE & BEACH CLUB ROAD

3579 Padaro Lane	\$7,750,000	\$7,950,000	\$8,450,000	11/12	1.3 yrs	50'	Fab remodeled 2,400 sq.ft. 4/3 Cape Cod built in the 70's. This was redone since it sold for \$7,600,000 in 1/05, \$4,200,000 in 12/02 and \$2,850,000 in 8/99.
3479 Padaro Lane	5,750,000	5,750,000	6,750,000	6/12	n/a	75'	This 1970's 3/2 1,808 sq.ft. cottage has open beam ceilings, a 1 st floor beachfront master and a wide 75' of beach frontage.
3485-1/2 Padaro Ln.	4,000,000	4,800,000	6,250,000	12/12	3.5 yrs	87'	Tiny darling 100 yr old 859 sq.ft. 2/2 cottage on the slough. Bought by the neighbor in the back non-beachfront home.

SAND POINT ROAD

607 Sand Point Rd.	6,000,000	6,450,000	10,850,000	9/12	3.4 yrs.	99'	Redone 3,500 sq.ft. 4/3.5 nautically inspired Cape Cod with ocean, mtn and bird sanctuary views, office and family room.
815 Sand Point Rd.	5,500,000	6,290,000	7,600,000	4/12	9 mo.	120'	Redone 3/2 Contemp. with hexagonal rooms. Sold in 12/06 for \$7,350,000 and, prior to redo, in 8/00 for \$4,352,500.
841 Sand Point Rd.	5,225,000	5,950,000	6,400,000	5/12	8 mo.	100'	Contemp. 2/2 with 2 guest suites with separate entrances, wood floors and walls of glass to large enclosed seaside deck.

SANDYLAND ROAD

4921 Sandyland Rd.	3,555,000	3,699,000	3,699,000	12/12	2 days	30'	Free standing tri-level 2,229 sq.ft. 4/3 Cape Cod built in '99 on the sand. Sold 3/12 in foreclosure in 3/12 for \$2,500,000.
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RINCON POINT

176 Rincon Point Rd.	7,300,000	7,800,000	9,750,000	12/12	1 yr.	94'	5,212 sq.ft. redwood 5/4.5 Andy Neumann with slate floors, copper roof, black granite fireplace & separate guest apt.
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RINCON

3116 Solimar Beach	3,425,000	3,950,000	4,495,000	6/12	2 yrs.	60'	Newly remodeled, 1970's 2 story 1,955 sq.ft. Contemp. Prior to the redo, this sold in 12/04 for \$2,750,000.
6638 P.C.H.	2,775,000	2,995,000	2,995,000	3/12	4 mo.	40'	Stunning 2006 built 2,725 sq.ft. 3/3 Contemp. with infinity pool, spa, pocket floor to ceiling glass doors, stone floors, etc
4232 Faria Road	1,875,000	1,875,000	1,875,000	8/12	1 wk.	64'	Redone 1,216 sq.ft. 1960's 2/2.5 with new kitchen & heated bath floors. Prior to redo, sold in 6/01 for \$1,165,000.
5502 Rincon Beach Park Drive	1,800,000	1,850,000	3,850,000	1/12	2.2 yrs	40'	Redone partial 2 story 4/3 Cape Cod cottage with open beam ceilings and a new patio with outdoor fireplace. Sold furnished. Prior to the redo, this sold 6/05 for \$3,372,800.
5364 Rincon Beach Park Drive	1,700,000	1,995,000	3,590,000	3/12	5 yrs.	40'	Furnished 4/3 has upstairs main living area with fireplace & spiral staircase to downstairs master with fireplace & library.
4224 Faria Road	1,675,000	1,850,000	1,995,000	6/12	1 yr.	40'	Redone 1960's 1,438 sq.ft. 2/2 cottage with new kitchen, dual pane glass and floors. This sold in 9/07 for \$2,525,000.
5496 Rincon Beach	1,425,000	1,050,000	1,050,000	9/12	2 wks.	40'	Short sale of 1950's 2,208 sq.ft. 4/2.5 home. Multiple offers.
3422 P.C.H.	1,050,000	1,099,999	1,549,000	2/12	1.3 yrs.	42'	Built in 1920, this redone 1,395 sq.ft. 3/2 has a stone fire-place, 2 bedrooms down and a master upstairs. Short sale.

SALES ON THE BLUFF IN 2012: COMPLETE

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

1555 Roble Drive	\$18,100,000	\$24,500,000	\$34,000,000	7/12	3.2 yrs.	1058'	Spectacularly landscaped 14.52 ac. estate with 9,000 sq.ft. 6/8 English Cottage home built in 1999, 2 outbuildings, a sand volleyball court and acres of majestic trees and gardens.
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4125 Creciente Dr.	4,000,000	4,500,000	4,500,000	10/12	n/a	117'	Dated 3,446 sq.ft. 4/3.5 single level ranch built in 1941 on 1.74 ac. with office, wood floors and detached guest quarters.
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SANTA BARBARA

1661 Shoreline Dr.	2,940,000	3,150,000	3,675,000	7/12	2.4 yrs.	82'	Redone 2,636 sq.ft. 4/2 home with family room, office, new kitchen and baths, enclosed patio, two lane lap pool, spa, koi pond and yard. A new artist's studio was built and this has been completely redone since its 8/02 sale for \$2,375,000.
2201 Edgewater Way	2,900,000	2,975,000	2,975,000	7/12	3 mo.	93'	Spacious 2 story 3,200 sq.ft. 4/3 home with family room, 3 fireplaces and a large and private yard.
163 La Jolla Drive	2,250,000	2,450,000	2,685,000	6/12	3 mo.	71'	West facing 1,325 sq.ft. 3/2 cottage. Updated & plans for a redo were acquired since bought 1/06 for \$2,200,000.
157 La Jolla Drive	1,910,000	n/a	n/a	10/12	n/a	94'	Vacant 0.58 ac. lot with questionable build-ability given set-back issues. Purchased privately by the owner of adjacent property at 163 La Jolla Dr. Last sold 11/05 for \$1,400,000.
2011 Edgewater Way	1,300,000	1,595,000	1,595,000	6/12	7 mo.	70'	872 sq.ft. 1/1 Mesa home. This sold in 9/03 for \$1,549,000. It had been freshened up since its 5/03 sale for \$1,395,000.
1933 El Camino De La Luz	900,000	n/a	n/a	11/12	n/a	100'	Modest 1950's 5/1.5 1,784 sq.ft. home on a flag lot with 2 parcels which had a landslide in the 1970's. Sold privately.

PADARO LANE & BEACH CLUB ROAD

3165 Padaro Lane	16,981,000	19,995,000	28,300,000	9/12	2 yrs.	175'	Appx. 10,000 sq.ft. 7/8/3 Georgian on 1.95 gated acres with a private path to the occasional beach, a 1/1 guest house with fireplace, mature trees and exceptional privacy.
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SALES NEAR THE BEACH OR BLUFF IN 2012: COMPLETE

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

1216 Shoreline Drive	n/a	n/a	n/a	1/12	n/a	Gorgeous 3/3.5 two story 3,067 sq.ft. Cape Cod built in 1997. This transferred privately for cash plus assumption of liens and encumbrances in an amount not available in public record.
1394 Shoreline	\$2,250,000	\$2,500,000	\$2,500,000	7/12	1 wk.	Across from Shoreline Park with limited views, this 3/4 was built in 2009 with a great room, large play room and outdoor kitchen and spa on an extra deep lot. Sold as a tear down in 9/03 for \$1,180,000 and in 11/00 for \$1,000,000.
1220 Shoreline Dr.	1,780,000	1,825,000	1,950,000	4/12	8 mo.	Featured in <i>Coastal Living</i> , this newer 2/2.5 cottage across from Shoreline Park has approved plans to add 2 nd story. Sold as is in 2/09 for \$1,700,000 and as a fixer in 8/03 for \$1,000,000.
1413 Shoreline Dr.	1,300,000	1,395,000	1,795,000	11/12	14 mo.	Redone 1,770 sq.ft. 1920's 2/1 cottage with partial ocean views, hardwood floors, fireplace on a quarter acre lot.

MONTECITO

1405 Sea Meadow	8,700,000	9,875,000	12,750,000	7/12	22 mo.	Stunning and private 4,557 sq.ft. Sea Meadow 3/3 home built in 2001 with sweeping ocean views over acres of rolling lawn, 3 fireplaces, and library/family room.
1717 Fernald Point	5,750,000	n/a	n/a	11/12	n/a	Dated 3,200 sq.ft. 3/3.5 Cape Cod with an easement to a small cabana on the sand. This sold for an elevated price given special circumstances. Last sold in 6/09 for \$3,400,000.
1528-C Miramar	1,825,000	1,995,000	1,995,000	6/12	2 mo.	Built in 1949 as a garage, but converted into a darling 1/1 home with beach access. Totally redone since 12/97 sale for \$800,000.

RINCON POINT

183 Rincon Pt Rd.	1,600,000	2,195,000	2,195,000	3/12	3 wks.	Shingled non-beachfront 1,964 sq.ft. 2/2 cottage built in 1927 on a tropical 1/3 ac. lot across from the creek in gated Rincon Point.
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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
MONTECITO							
1367 Plaza Pacifica	\$4,950,000	\$4,950,000	3/13	2/2.5	1 st	1,427	Remodeled beachfront single level 1,773 sq.ft. end unit with 2 fireplaces and a private 2 car garage. Sold prior to the redo in 4/08 for \$4,300,000.
1319 Plaza Pacifica	2,695,000	2,695,000	4/13	3/3	1 st	1,625	Rarely available 3/3 single level 2,023 sq.ft. with fireplace and peek of ocean view patio. This sold amid multiple offers in 5/06 for \$2,755,000 and in 3/00 for \$960,000.
1372 Plaza Pacifica	2,549,000	2,549,000	9/13	2/2.5	2 nd	1,183	Newly redone 1,694 sq.ft. single level condo with partial ocean views. Partly redone when sold as a short sale in 4/12 for \$1.2M and in 2/07 for \$2.2M. Prior to redo, this sold in 9/04 for \$1,386,000.
43 Seaview Drive	1,810,000	1,810,000	8/13	3/2	2 nd	1,033	Bright 1,716 sq.ft. with ocean view peek, remodeled kitchen and baths and new wood floors. Sold 3/07 for \$1,750,000 & 2/04 for \$1,350,000.

NEW ESCROWS PENDING

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/BATH	FLOOR	ASS'N FEE	COMMENTS
SANTA BARBARA							
663-F Del Parque	\$1,150,000	\$1,150,000	11/13	2/2	1-2	\$415	Front row 1,350 sq.ft. ocean view end East Beach Townhouse end unit with fireplace in need of updating with 2 car garage.

CARPINTERIA							
4700 Sandyland #13	709,000	725,000	8/13	1/1	1 st	450	Updated and furnished Solimar Sands unit with den and mtn views.

NEW CLOSED ESCROWS

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/BATH	SQ. FEET	FLOOR	COMMENTS
SANTA BARBARA									
651-C Verde Mar	\$1,015,000	\$1,095,000	\$1,095,000	5/13	2 mo.	3/3	1,664	1-2	East Beach Townhouse with loft, wood and travertine floors, fireplace, air conditioning and 2 car garage.
647-C Por la Mar	925,000	n/a	n/a	7/13	n/a	3/2	1,568	1-2	Poolside East Beach Townhouse with bedrooms on 2 nd and 3 rd floor, 2 patios, in unit laundry and 2 car garage.
665-D Del Parque	800,000	859,000	849,000	10/13	1 1/4 yr	2/2.5	1,076	1-2	South facing East Beach Townhome with wood floors, galley kitchen and patio.
645-B Costa Del Mar	795,000	795,000	795,000	6/13	1 mo.	2/2.5	1,076	1-2	East Beach Townhouse with wood floors, marble baths, West facing deck and Restoration Hardware detailing. This last sold in 6/09 for \$1,050,000.
665-E Del Parque	750,000	799,000	925,000	3/13	1 yr.	2/2.5	1,330	1-2	Redone East Beach Townhome with mtn views, skylights granite kitchen & 2 car garage. Sold 7/05 for \$1,320,000.

MONTECITO									
13 Seaview Drive	4,650,000	4,995,000	4,995,000	11/12	3 mo.	3/2.5	2,670	3 rd	The best ocean view in the complex. Remodeled with large multi-room loft, radiant floor heat, central vac, fireplace & formal dining. Redone since 4/05 sale for \$3.8M.
1 Seaview Drive	4,350,000	4,650,000	4,650,000	9/13	2 mo.	2/3	2,460	1 st	Partially updated with fabulous ocean views, large beach side terrace, fireplace and formal dining. Updated since 3/05 sale for \$3,008,000.
1350 Plaza Pacifica	2,600,000	2,650,000	2,650,000	11/13	6 mo.	2/2	1,694	1 st	Gorgeous Contemporary remodel of a South-facing corner unit with fireplace and laundry and partial ocean view. Prior to the redo, this sold in 4/07 for \$1,800,000.

98 Seaview Drive	2,200,000	2,395,000	2,395,000	11/12	6 mo.	2/2	1,964	3 rd	Exquisite remodel. Contemp. with formal dining and nice ocean views. Sold for \$1,600,000 in 7/04 prior to redo.
1370 Plaza Pacifica	2,195,000	2,195,000	2,195,000	4/13	1 wk.	3/3	2,038	1 st	West facing single level condo with parquet floors, living room fireplace and large terrace with peek of the ocean.
10 Seaview Drive	1,860,000	1,795,000	1,795,000	6/13	1 day	2/2	1,799	2 nd	Gorgeous whitewater ocean views and wave sounds from original condition condo in beachfront Building 2.
56 Seaview Drive	1,500,000	1,650,000	1,650,000	7/13	2 mo.	2/2	1,868	1 st	Redone with wood floors, granite kitchen and baths. Sold 6/11 for \$1,400,000, 9/05 for \$2,375,000, 1/05 for \$2,175,000 and, prior to redo, in 4/03 for \$925,000.
75 Seaview Drive	1,375,000	1,485,000	1,485,000	12/12	1 wk.	2/2	1,724	1 st	Newly redone NW facing unit overlooking tennis court with formal dining & fireplace. Prior to the newest redo, this was an updated "short sale" in 11/09 for \$900K. Prior to either redo, this sold 3/05 for \$1,350,000.
5 Seaview Drive	1,330,000	1,375,000	1,375,000	8/13	1 wk.	2/2	1,600	1 st	NW facing unit close to the beach but with no views in mostly original condition.
1359 Plaza Pacifica	1,225,000	1,350,000	1,495,000	9/13	3 mo.	1/1.5	843	1 st	South facing oceanfront unit with galley kitchen in dated condition and large oceanside patio.
61 Seaview Drive	1,200,000	1,295,000	1,395,000	12/12	10 mo.	2/2	1,767	2 nd	Fabulous Contemporary remodel. Already redone when sold in 5/10 for \$1,400,000 and 10/04 for \$1,645,000.
1336 Plaza Sonadores	935,000	939,000	1,249,000	3/13	2.4 yrs	2/2	1,366	1 st	Updated single level 1st floor unit. This sold in 5/04 for \$1,034,000 and was redone since 10/03 sale for \$770,000.
1324 Plaza Sonadores	675,000	n/a	n/a	11/12	n/a	1/1	738	1 st	South facing single story in original condition. Sold 9/07 for \$900,000 and 5/04 for \$712,000.
1346 Plaza Sonadores	550,000	579,000	625,000	12/12	1 yr.	0/1	576	2 nd	South facing 576 sq.ft. breezeway studio.

CARPINTERIA									
4921 Sandyland Rd.	3,555,000	3,699,000	3,699,000	12/12	days	4/3	2,229	1-3	Lovely free standing tri-level Cape Cod built in 1999 on the sand. Sold 3/12 in foreclosure for \$2,250,000.
4825 Sandyland #6	1,049,000	n/a	n/a	8/13	n/a	2/2	966	2 nd	Updated condo with a private beach entrance, fireplace and mtn views. One of 8 units in the gated building.
4700 Sandyland #2	739,500	739,500	739,500	4/13	6 days	1/1	700	1 st	Solimar Sands 1/1 plus den across from bird refuge with sweeping mountain views and peek of ocean from patio. Sold 2/05 for \$735,000.
4880 Sandyland #31	422,500	409,000	409,000	5/13	2 wks	1/1	612	1 st	La Cabana ground floor unit sold furnished.
4950 Sandyland #126	325,000	n/a	n/a	11/12	n/a	1/1	436	1 st	East facing Sunset Shores. Sold 4/07 for \$450,000.
4880 Sandyland #19	310,000	375,000	399,000	12/12	3 mo.	0/1	494	2 nd	La Cabana studio half a block to the beach.

WITHDRAWN

ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE
1385 Plaza Pacifica	\$5,000,000	\$5,000,000	5/12	4975 Sandyland #205	\$999,500	\$ 999,500	11/10
1388 Plaza Pacifica	1,985,000	2,100,000	6/12	4975 Sandyland #207	899,000	949,000	1/12
27 Seaview Drive	1,895,000	2,295,000	8/12				

AVAILABLE BEACH AREA CONDOMINIUMS

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FLOOR	ASS'N FEE	COMMENTS
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MONTECITO							
1305 Plaza Pacifica	5,250,000	5,250,000	9/12	2/2.5	1 st	1,380	Exquisite remodeled single level with unsurpassed 180º views, Venetian plaster walls, mahogany doors & windows, limestone counters & floors. Redone since 5/07 sale for \$5,000,000, 1/06 for \$4,000,000, 7/04 for \$2,875,000. www.BonnymedeBeachfront.com.

1367 Plaza Pacifica	4,950,000	4,950,000	3/13	2/2.5	1 st	1,427	Remodeled beachfront single level 1,773 sq.ft. end unit with 2 fireplaces and a private 2 car garage. Sold prior to the redo in 4/08 for \$4,300,000.
1319 Plaza Pacifica	2,695,000	2,695,000	4/13	3/3	1 st	1,625	Single level 3/3 2,023 sq.ft. with fireplace and ocean peek. Sold amid multiple offers in 5/06 for \$2,755,000 and in 3/00 for \$960,000.
1372 Plaza Pacifica	2,549,000	2,549,000	9/13	2/2.5	2 nd	1,183	Newly redone 1,694 sq.ft. single level condo with partial ocean views. Partly redone when sold as a short sale in 4/12 for \$1.2M and in 2/07 for \$2.2M. Prior to redo, this sold in 9/04 for \$1,386,000.
43 Seaview Drive	1,810,000	1,810,000	8/13	3/2	2 nd	1,033	Bright 1,716 sq.ft. with ocean view peek, remodeled kitchen and baths and new wood floors. Sold 3/07 for \$1,750,000 & 2/04 for \$1,350,000.

BEACH AREA CONDOMINIUM SALES IN 2013

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

651-C Verde Mar	\$1,015,000	\$1,095,000	\$1,095,000	5/13	2 mo.	3/3	1,664	1-2	East Beach Townhouse with loft, wood and travertine floors, fireplace, air conditioning and 2 car garage.
647-C Por la Mar	925,000	n/a	n/a	7/13	n/a	3/2	1,568	1-2	Poolside East Beach Townhouse with bedrooms on 2 nd and 3 rd floor, 2 patios, in unit laundry and 2 car garage.
665-D Del Parque	800,000	859,000	849,000	10/13	1¼ yr	2/2.5	1,076	1-2	South facing East Beach Townhome with wood floors, galley kitchen and patio.
645-B Costa Del Mar	795,000	795,000	795,000	6/13	1 mo.	2/2.5	1,076	1-2	East Beach Townhouse with wood floors, marble baths, West facing deck and Restoration Hardware detailing. This last sold in 6/09 for \$1,050,000.
665-E Del Parque	750,000	799,000	925,000	3/13	1 yr.	2/2.5	1,330	1-2	Redone East Beach Townhome with mtn views, skylights granite kitchen & 2 car garage. Sold 7/05 for \$1,320,000.

MONTECITO

1 Seaview Drive	4,350,000	4,650,000	4,650,000	9/13	2 mo.	2/3	2,460	1 st	Partially updated with fabulous ocean views, large beach side terrace, fireplace and formal dining. Updated since 3/05 sale for \$3,008,000.
1350 Plaza Pacifica	2,600,000	2,650,000	2,650,000	11/13	6 mo.	2/2	1,694	1 st	Gorgeous Contemporary remodel of a South-facing corner unit with fireplace and laundry and partial ocean view. Prior to the redo, this sold in 4/07 for \$1,800,000.
1370 Plaza Pacifica	2,195,000	2,195,000	2,195,000	4/13	1 wk.	3/3	2,038	1 st	West facing single level condo with parquet floors, living room fireplace and large terrace with peek of the ocean.
10 Seaview Drive	1,860,000	1,795,000	1,795,000	6/13	1 day	2/2	1,799	2 nd	Gorgeous whitewater ocean views and wave sounds from original condition condo in beachfront Building 2.
56 Seaview Drive	1,500,000	1,650,000	1,650,000	7/13	2 mo.	2/2	1,868	1 st	Redone with wood floors, granite kitchen and baths. Sold 6/11 for \$1,400,000, 9/05 for \$2,375,000, 1/05 for \$2,175,000 and, prior to redo, in 4/03 for \$925,000.
5 Seaview Drive	1,330,000	1,375,000	1,375,000	8/13	1 wk.	2/2	1,600	1 st	NW facing unit close to the beach but with no views in mostly original condition.
1359 Plaza Pacifica	1,225,000	1,350,000	1,495,000	9/13	3 mo.	1/1.5	843	1 st	South facing oceanfront unit with galley kitchen in dated condition and large oceanside patio.
1336 Plaza Sonadores	935,000	939,000	1,249,000	3/13	2.4 yrs	2/2	1,366	1 st	Updated single level 1st floor unit. This sold in 5/04 for \$1,034,000 and was redone since 10/03 sale for \$770,000.

CARPINTERIA

4825 Sandyland #6	1,049,000	n/a	n/a	8/13	n/a	2/2	966	2 nd	Updated condo with a private beach entrance, fireplace and mtn views. One of 8 units in the gated building.
4700 Sandyland #2	739,500	739,500	739,500	4/13	6 days	1/1	700	1 st	Solimar Sands with den across at bird refuge with great mtn views and peek of ocean. Sold 2/05 for \$735,000.
4880 Sandyland #31	422,500	409,000	409,000	5/13	2 wks	1/1	612	1 st	La Cabana ground floor unit sold furnished.

BEACH AREA CONDOMINIUM SALES IN 2012

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS
SANTA BARBARA									
641-B Por la Mar	\$695,000	\$710,000	\$710,000	8/12	1 mo.	2/2.5	1,076	1-2	East Beach Townhouse with 2 master suites, 2 patios, laundry and 2 car garage.
669-D Del Parque	690,000	749,000	895,000	4/12	6 mo.	2/2	1,374	1-2	East Beach Townhouse with newer floors & kitchen, partial ocean views from bedrooms and 2 car garage.
MONTECITO									
13 Seaview Drive	4,650,000	4,995,000	4,995,000	11/12	3 mo.	3/2.5	2,670	3 rd	The best ocean views in the complex. Remodeled with large multi-room loft, radiant floor heat, central vac, fireplace & formal dining. Redone since 4/05 sale for \$3.8M.
1349 Plaza Pacifica	2,250,000	2,350,000	2,500,000	5/12	1 yr.	3/3	2,287	2 nd	Sleek 2,287 sq.ft. single level 3/3 with nice ocean views. Sold in original condition in 3/01 for \$1,672,000.
98 Seaview Drive	2,200,000	2,395,000	2,395,000	11/12	6 mo.	2/2	1,964	3 rd	Exquisite remodel. Contemp. with formal dining and nice ocean views. Sold for \$1,600,000 in 7/04 prior to redo.
20 Seaview Drive	2,000,000	n/a	n/a	1/12	n/a	2/2	1,599	1 st	Great ocean views from fully remodeled Contemporary style condo. This last sold in 1/02 for \$1,900,000.
16 Seaview Drive	1,775,000	1,850,000	1,850,000	6/12	6 mo.	2/2	1,454	3 rd	Upgraded East facing penthouse with great ocean views. Sold 11/05 for \$2,500,000 & 1/02 for \$2,100,000.
75 Seaview Drive	1,375,000	1,485,000	1,485,000	12/12	1 wk.	2/2	1,724	1 st	Newly redone NW facing unit overlooking tennis court with formal dining & fireplace. Prior to the newest redo, this was an updated "short sale" in 11/09 for \$900K. Prior to either redo, this sold 3/05 for \$1,350,000.
59 Seaview Drive	1,215,000	1,250,000	1,250,000	2/12	1 wk.	2/2	1,701	1 st	Remodeled with limestone floors, granite kitchen, plantation shutters, family room & fireplace. Redone when sold in 1/03 for \$915,000. Also sold 9/98 for \$690,000.
83 Seaview Dr.	1,200,000	1,295,000	1,575,000	5/12	1 yr.	2/2	1,752	2 nd	Remodeled North facing unit with dining room and fireplace. Redone since 12/05 sale for \$1,525,000.
1372 Plaza Pacifica	1,200,000	1,490,000	2,180,600	4/12	1 mo.	2/2.5	1,694	2 nd	Short sale. Redone with wood floors & some ocean view. This was redone when sold in 2/07 for \$2,200,000. Prior to redo, this sold in 9/04 for \$1,386,000.
1383 Plaza Sonadores	1,100,000	1,195,000	1,465,000	11/12	2 mo.	2/2.5	1,410	2-3	Remodeled South facing townhome with fireplace, walnut floors, custom cabinetry and granite kitchen.
1392 Plaza Pacifica	1,100,000	1,199,000	1,199,000	10/12	1 mo.	2/2.5	1,694	2-3	Orig. condition West facing townhome with some ocean views and very pleasant views across the open space.
81 Seaview Drive	1,100,000	1,195,000	1,195,000	5/12	3 wks.	2/2	1,993	2 nd	Redone unit with formal dining room, fireplace and hardwood floors. Sold 12/06 for \$1,475,000.
71 Seaview Drive	870,000	899,000	995,000	8/12	2 mo.	2/2	1,724	3 rd	Partially updated 2/2 with high ceilings, formal dining and fireplace and pleasant tree top views.
1324 Plaza Sonadores	675,000	n/a	n/a	11/12	n/a	1/1	738	1 st	South facing single story in original condition. Sold 9/07 for \$900,000 and 5/04 for \$712,000.
1340 Plaza Pacifica	658,500	663,300	663,300	8/12	1 wk.	0/1	739	2 nd	Bank sale. Ocean view South facing remodeled studio. Sold 6/03 for \$595,000 and 7/01 for 695,000.
1355 Plaza Sonadores	660,000	697,500	949,500	3/12	9 mo.	1/1	717	1 st	South facing with new carpet and tile floors.
1346 Plaza Sonadores	550,000	579,000	625,000	12/12	1 yr.	0/1	576	2 nd	South facing 576 sq.ft. breezeway studio.
CARPINTERIA									
4921 Sandyland Rd.	3,555,000	3,699,000	3,699,000	12/12	days	4/3	2,229	1-3	Lovely free standing tri-level Cape Cod built in 1999 on the sand. Sold 3/12 in foreclosure in 3/12 for \$2,500,000.
2 Rincon Point Ln	1,610,000	1,749,000	1,749,000	6/12	2 mo.	3/2.5	2,747	1-3	Tri-level Cape Cod condo built in 1987 with family room and master bedroom fireplace in gated Rincon Point.
4980 Sandyland #116	530,000	n/a	n/a	8/12	n/a	2/1	730	1 st	Remodeled. Sold 1/04 for \$590K and 5/03 for \$495,000.

4700 Sandyland #16	387,000	419,000	465,000	8/12	9 mo.	1/1	588	1 st	Updated, furnished condo in Solimar Sands with stainless steel kitchen, plantation shutters and tiled bath.
4902 Sandyland #138	369,000	389,500	389,500	8/12	2 mo.	0/1	384	1 st	Street-side South facing with patio and granite kitchen counters. Last sold 5/00 for \$182,500.
4950 Sandyland #126	325,000	n/a	n/a	11/12	n/a	1/1	436	1 st	East facing Sunset Shores. Sold 4/07 for \$450,000.
4880 Sandyland #19	310,000	375,000	399,000	12/12	3 mo.	0/1	494	2 nd	La Cabana studio half a block to the beach.
4902 Sandyland #246	230,000	229,000	329,000	5/12	4 mo.	0/1	406	2 nd	Short sale of top floor unit with mountain views. This sold in 1/05 for \$505,000 and 12/02 for \$285,000.

SANTA BARBARA
BEACH BLOG

Kathleen Winter 805.451.4663
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I have created this blog to provide current and comprehensive information regarding the Santa Barbara beach real estate market.

On this blog, I will provide up to date information regarding new listings, price reductions and closings of all beachfront and oceanfront properties along the Santa Barbara coastline. Similar information regarding the beach condominiums within the Bonnymede and Montecito Shores enclave can be found at www.BonnymedeBlog.com.

I hope you enjoy this blog and please contact me with any questions or if I may be of personal assistance to you. I can be reached at kathy@kathywinter.com or 805.451.4663.

Thank you,
Kathy Winter

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