

## BEACH & BLUFF BUZZ

I am happy to report that the beach market is continuing to appreciate. Given the current low inventory and strong demand, that trend is likely to continue for some time. I note the following highlights:

- **Blufftop:** As discussed in previous newsletters, this is arguably the most stable part of the beach market, in part because so few blufftop properties are ever offered for sale. This year, two full price sales in the low \$3M range show strong appreciation, given their small size (both well under 2,000 sq.ft.), small parcels (both are on flag lots) and the fact that both are on a street with a past large landslide (El Camino de la Luz).

- **Montecito and Carpinteria:** Montecito had its highest beachfront sale in years when a Fernald Point property sold for \$19,870,000, and that sold as a construction project with plans for a 12,000 sq.ft. home. The Channel Drive corridor continues to have very strong sales, with one recent "second row" home with limited and unprotected ocean views on a small 0.28 acre lot selling for \$8,900,000. Even a Casa Blanca property that had been for sale for almost 3 years sold, and at a record \$8,650,000 price for a Casa Blanca property.

- **Rincon:** Rincon has been relatively quiet, with only 3 sales since the last newsletter and none yet this year.

- **Beach Condos:** Buyers are snapping up the very few beach condos that come on the market, and with only a handful of condos currently for sale, I expect this will continue. The recent closing of a 1,694 sq.ft. two bedroom beachfront condo for \$4,750,000 shows this market is as strong as ever.

Undoubtedly, there would be even better news if there were more beachfront properties available to sell. Right now, there is nothing for sale in Montecito under \$20M, nothing on Padaro Lane under \$10M, nothing in Santa Barbara under \$4M and only 1 Rincon home under \$3M. We will see how buyers respond to these big asking prices. I'll keep you posted!

**KATHLEEN WINTER**

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BERKSHIRE HATHAWAY  
LUXURY PROPERTIES



## FEATURED LISTINGS



1475 BONNYMEDE DRIVE  
[WWW.1475BONNYMEDE.COM](http://WWW.1475BONNYMEDE.COM)

Beautiful, bright and airy, this approx. 4,280 sq.ft. French Normandy home is secured within Montecito's prestigious Sea Meadow enclave. Featuring soaring open beam ceilings, hardwood floors and abundant French doors, this three bedroom/three and one-half bath home offers an elegant living room with fireplace, formal dining room, gourmet kitchen with large island, breakfast nook and comfortable family room. The master suite has a convenient adjacent office and large bath with two walk in closets. Gorgeous gardens are enjoyed in the private backyard with patio and pleasing fountain.



3291 BEACH CLUB ROAD  
[WWW.3291BEACHCLUBROAD.COM](http://WWW.3291BEACHCLUBROAD.COM)

Architecturally exciting 4 bedroom/3 bath 3,428 sq.ft. beach home within gated Beach Club Road off Padaro Lane with ocean views from the spacious master suite and private deck. Massive wood beam ceilings, walls of glass and multiple skylights flooding each room with abundant natural light combine to create a unique beach lifestyle. The lower level with its own living room and kitchenette is perfect as separate guest quarters or dual family enjoyment. The private and tranquil garden features a koi pond and tropical plantings. Deeded beach access to the secluded sands of Padaro Lane is mere steps away.

# NEW SINCE THE LAST NEWSLETTER...

## NEW LISTINGS

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

1475 Bonnymede Dr.	\$5,250,000	\$5,250,000	5/14	4/3.5	n/a	Bright remodeled Sea Meadow home with private yard, gourmet granite kitchen, formal dining, office and family room. <a href="http://www.1475Bonnymede.com">www.1475Bonnymede.com</a> .
1473 Bonnymede Dr.	4,450,000	4,450,000	4/14	4/3	n/a	South facing Sea Meadow home with limestone and hardwood floors, open beam ceilings, formal dining, office/4 <sup>th</sup> bedroom, 2 fireplaces and terrace.

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

3339 Padaro Lane	15,600,000	15,600,000	1/14	3/5	75'	Compound on the knoll with a 2/2 main house with fireplace, an old 1/1 adobe home, a 1/1 cottage facing a courtyard and a studio with bath.
3449 Padaro Lane	13,250,000	13,250,000	3/14	3/3.5	50'	Cape Cod 2 story 3,577 sq.ft. home built in 1993 accessed from shared driveway on 2 tandem lots totaling 0.51 acres. First time on the market.
3284 Beach Club	10,500,000	10,500,000	4/14	2/2	68'	Built in 1970, this 1,701 sq.ft. 2/2 Contemp. has a 451 sq.ft. loft over the garage and nice landscaping with sand. This sold in 4/09 for \$6,100,000.
3291 Beach Club	3,950,000	3,950,000	5/14	4/3	n/a	Dramatic A-frame with wood beam ceilings, skylights, flagstone patios, view deck and lovely garden with koi pond. <a href="http://www.3291BeachClubRoad.com">www.3291BeachClubRoad.com</a> .

### **RINCON**

6711 Breakers Way	999,000	999,000	4/14	4/3	n/a	Tri-level 2,578 sq.ft. with 3/2 on main floor with fireplace & partial ocean view balcony, top floor room and separate 1/1 guest apt on ground floor.
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## WITHDRAWN

<u>ADDRESS</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>	<u>ADDRESS</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>
1461 Edgecliff Ln.	\$37,500,000	\$43,000,000	4/10	1787 Fernald Point	\$9,900,000	\$11,195,000	3/13
4683 Via Roblada	32,000,000	32,000,000	12/11	4393 Avenue del Mar	7,900,000	8,900,000	7/13
3443 Padaro Lane	28,900,000	28,900,000	6/13	4252 P.C.H.	1,974,000	2,495,000	4/09
849 Sand Point Rd.	10,800,000	10,800,000	8/13				

## PRICE CHANGES

<u>ADDRESS</u>	<u>NEW LIST PRICE</u>	<u>OLD LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>ADDRESS</u>	<u>NEW LIST PRICE</u>	<u>OLD LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>
1685 Fernald Point	\$24,000,000	\$26,000,000	\$28,000,000	6702 Breakers Way	\$3,795,000	\$3,945,000	\$4,498,000
3111 Padaro Lane	17,950,000	19,500,000	22,000,000	6638 P.C.H.	3,174,500	3,299,500	3,299,500
1159 Hill Road	5,750,000	7,950,000	7,950,000	8133 Puesta del Sol	1,999,000	2,550,000	2,550,000
3144 Solimar Beach	4,750,000	4,950,000	5,850,000	6698 Breakers Way	1,850,000	1,695,000	1,748,000
1463 Vincenti Place	4,250,000	4,650,000	4,800,000	3240 Beach Club Road	1,295,000	1,395,000	1,995,000
1409 Shoreline Drive	4,100,000	4,749,000	5,000,000				

## NEW ESCROWS PENDING

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### **SANTA BARBARA**

1903 El Camino de la Luz	\$3,250,000	\$3,250,000	5/14	3/2	100'	Modest 1,727 sq.ft. home built in 1955 on a wide flag 0.72 acre lot set off the street with blufftop deck and one car garage.
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## NEW CLOSED ESCROWS

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON FRONT MARKET	FEET	COMMENTS
<b>HOPE RANCH</b>							
4149 Creciente Dr.	\$7,000,000	\$7,000,000	\$7,000,000	3/14	3 wks.	150'	1990's 6,119 sq.ft. 4/5/2 Contemp. with formal dining room, family room, open beam ceilings, 4 car garage and lap pool.
<b>SANTA BARBARA</b>							
1927 El Camino de la Luz	3,395,000	3,395,000	\$3,395,000	5/14	7 mo.	50'	Newly remodeled 1950's 1,558 sq.ft. 2/2 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	1,325,000	1,550,000	1,700,000	2/14	3 mo.	n/a	Modest home built in 1952 one house back from bluff with detached artist studio workshop with attached 2 car carport.
<b>MONTECITO</b>							
1745-55 Fernald Pt.	19,870,000	28,000,000	28,000,000	4/14	2 mo.	304'	Two tandem lots totaling 3.55 acres including active plans for a 12,000 sq.ft. Medit. 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.
1147 Hill Road	8,900,000	9,900,000	15,000,000	11/13	1.5 yrs.	n/a	New exciting Modern 4/5 home with cabana, pool, spa, gardens & Brazilian hardwood decks with limited and unprotected views. The tear down on this lot sold in 2/08 for \$4,900,000.
1206 Channel Dr.	7,083,000	7,980,000	10,500,000	4/14	1 3/4 yrs.	n/a	Updated 2,106 sq.ft. multi-level 3/2 cottage built in 1910 on 0.36 acres 2 doors up from the Biltmore Hotel.
1130 Channel Dr.	5,637,500	6,300,000	7,000,000	12/13	10 mo.	n/a	Redone 1,503 sq.ft. 3/3 cottage with family room & den. Sold in 7/11 to adjacent neighbor for \$5,775,000, 12/09 for \$5,500,000, 9/04 for \$4,599,000 and 1/02 for \$3,200,000.
1143 Hill Road	4,850,000	4,995,000	4,995,000	6/14	1 mo	n/a	Redone 1,986 sq.ft. 1950's 4/4 one house back from beach with deeded access. Sold 10/03 for \$2.2M and 5/01 for \$1,450,000.
1821 Fernald Point	4,125,000	4,950,000	6,850,000	1/14	2 1/4 yrs.	100'	Dated 1970's East facing 3/3 3,240 sq.ft. tri-level with spiral staircases, large deck with spa and 4 car garage.
1558 Miramar Beach	3,350,000	3,695,000	4,500,000	1/14	8 mo.	11'	Beautifully constructed narrow 1,186 sq.ft. 3 story 3/2 Contemp. duplex built in 1996 with extensive exotic woodwork & efficient design. 871 sq.ft. lot. This sold for \$3,500,000 in 3/11.
<b>SUMMERLAND</b>							
2425 Finney St. E.	8,225,000	8,950,000	8,950,000	5/14	8 mo.	275'	Lovely 3,103 sq.ft. 4/5.5 Andy Neumann Cape Cod with vast decks and private sandy overlook and easy beach access. Sold 10/08 for \$8,000,000 and 1/07 for \$7,900,000.
<b>PADARO LANE &amp; BEACH CLUB ROAD</b>							
3351 Padaro Lane	12,000,000	14,500,000	14,500,000	6/15	5 mo.	83'	Lovely 2/2 main house with detached guest studio, guest suite and office on Padaro's knoll. <a href="http://www.PadaroLaneHome.com">www.PadaroLaneHome.com</a> .
3250 Beach Club	8,290,000	9,850,000	9,850,000	12/13	5 mo.	75'	This 3,455 sq.ft. 2 story 1993 4/3 Cape Cod has extensive woodwork, eat-in kitchen, dining area and living room with fireplace.
<b>SAND POINT ROAD</b>							
869 Sand Point Rd.	8,650,000	8,650,000	10,900,000	4/14	2 3/4 yrs.	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.
711 Sand Point Rd.	7,100,000	n/a	n/a	4/14	n/a	193'	Modest 2,634 sq.ft. 4/3 cottage built in 1952. Sold privately.
735 Sand Point Rd.	5,850,000	n/a	n/a	3/14	n/a	100'	Built in 1956, this modest 3,044 sq.ft. 3/4 home has a detached 1/1 guest suite. This sold without coming on the market.
<b>RINCON POINT</b>							
195 Rincon Point	2,875,000	2,995,000	4,250,000	2/14	1.5 yrs.	n/a	Rebuilt in 2005, this 3/3.5 ocean view single story Contemp. has a roof-top deck with lovely, but at risk ocean views. Sold newly built in 6/05 for \$3,100,000 and as a fixer in 9/98 for \$975,000.

**RINCON**

3032 Solimar Beach	3,950,000	n/a	n/a	11/13	n/a	60'	Redone 2 story 1,664 sq.ft. 2/2 + den plus detached room with half bath. Prior to redo, sold for \$3,100,000 in 4/09.
4223 Faria Road	1,430,000	1,490,000	1,490,000	12/13	3 mo.	n/a	Early 1960's 1,962 sq.ft. 2/2 with living room, bedroom, office & bath upstairs, family rm & 2/1 down. Sold 12/01 for \$630K.
5504 Rincon Beach Park Drive	1,350,000	n/a	n/a	12/13	n/a	40'	Modest 1/1 cottage with newer deck. Estate sale. Purchased by adjacent neighbor without coming on the market.

**AVAILABLE BEACHFRONT PROPERTIES**

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

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**MONTECITO**

1685 Fernald Point	\$24,000,000	\$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 & plantings.
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**PADARO LANE & BEACH CLUB ROAD**

3339 Padaro Lane	15,600,000	15,600,000	1/14	3/5	75'	Compound on the knoll with a 2/2 main house with fireplace, an old 1/1 adobe home, a 1/1 cottage facing a courtyard and a studio with bath.
3449 Padaro Lane	13,250,000	13,250,000	3/14	3/3.5	50'	Cape Cod 2 story 3,577 sq.ft. home built in 1993 accessed from shared driveway on 2 tandem lots totaling 0.51 acres. First time on the market.
3485 Padaro Lane	12,900,000	12,900,000	6/13	6/4/2	87'	Unique offering of 2 homes on 2 lots next to the slough: a newer 2 story 2/2 2,472 sq.ft. non-beachfront home with 1/1 guest suite and a darling 100 yr old 859 sq.ft. 2/2 cottage on the sand. The beachfront house was bought for \$4M in 12/12 and the back house for \$5.1M in 12/09.
3284 Beach Club	10,500,000	10,500,000	4/14	2/2	68'	Built in 1970, this 1,701 sq.ft. 2/2 Contemp. has a 451 sq.ft. loft over the garage and nice landscaping with sand. This sold in 4/09 for \$6,100,000.

**SAND POINT ROAD**

871 Sand Point Rd.	6,500,000	6,500,000	8/13	4/3/2	100'	5,390 sq.ft. Casa Blanca with floating staircase, 2 story LR, formal dining room, master with fireplace, sitting room & gym, & guest quarters with own entrance. This sold 5/00 for \$3,550,000.
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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	4,750,000	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	3,795,000	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.	3,174,500	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	1,850,000	1,748,000	7/12	Lot	40'	Vacant lot with approved plans for a 3,800 sq.ft. home. This is half of the 80' double lot with tear down that sold in 3/06 for \$2,950,000.

## AVAILABLE PROPERTIES ON THE BLUFF

<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

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.
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### 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.	4,100,000	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.

### PADARO LANE & BEACH CLUB ROAD

3111 Padaro Lane	17,950,000	22,000,000	8/13	4/4	186'	2.02 acre bluff-top parcel with shared access to a beach stairway and 3 structures: a 3/3 1960's home, 1/1 guest house and garage/workshop.
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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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### 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.
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. <a href="http://www.SeaMeadowEstate.com">www.SeaMeadowEstate.com</a> .
1460 Bonnymede Dr.	6,450,000	6,950,000	11/13	4/4.5	Gorgeous 5,087 sq.ft. 4/4.5 with dramatic 2 story atrium, gourmet kitchen, family room with stone fireplace, and lovely outdoor fireplace and patio. Sold 10/03 for \$4,475,000. Please visit <a href="http://www.1460Bonnymede.com">www.1460Bonnymede.com</a> .
1159 Hill Road	5,750,000	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.
1475 Bonnymede Dr.	5,250,000	5,250,000	5/14	4/3.5	Bright remodeled Sea Meadow home with private yard, gourmet granite kitchen with island, formal dining, office and family room. <a href="http://www.1475Bonnymede.com">www.1475Bonnymede.com</a> .
1143 Hill Road	4,995,000	4,995,000	3/14	4/4	Redone 1,986 sq.ft. 1950's cottage with wood floors one house back from the beach with deeded access. Sold 10/03 for \$2,200,000 and 5/01 for \$1,450,000.
1473 Bonnymede Dr.	4,450,000	4,450,000	4/14	4/3	South facing Sea Meadow home with limestone and hardwood floors, open beam ceilings, formal dining, office/4 <sup>th</sup> bedroom, 2 fireplaces and private terrace.
1463 Vincenti Place	4,250,000	4,800,000	5/12	2/2.5	Lovely Sea Meadow home with open beam ceilings, formal dining room, family room and office. Pretty brick patios with gardens. <a href="http://www.SeaMeadowHome.com">www.SeaMeadowHome.com</a> .

### PADARO LANE & BEACH CLUB ROAD

3291 Beach Club Rd.	3,950,000	3,950,000	5/14	4/3	Dramatic A-frame with wood beam ceilings, skylights, flagstone patios, ocean view deck and lovely garden with koi pond. <a href="http://www.3291BeachClubRoad.com">www.3291BeachClubRoad.com</a> .
3240 Beach Club Rd.	1,295,000	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

8133 Puesta del Sol	1,999,000	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.
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### RINCON

6711 Breakers Way	999,000	999,000	4/14	4/3	Tri-level 2,578 sq.ft. home with 3/2 on main floor with fireplace & partial ocean view balcony, large top floor room and separate 1/1 guest apt on ground floor.
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## BEACHFRONT SALES IN 2014

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<b>MONTECITO</b>							
1745-55 Fernald	\$19,870,000	\$28,000,000	\$28,000,000	4/14	2 mo.	304'	Two tandem lots totaling 3.55 acres with plans for a 12,000 sq.ft. Medit. for which the foundation, a 3,000 sq.ft. guest house and tennis court are in place. Sold 2/01 for \$17M.
1821 Fernald Point	4,125,000	4,950,000	6,850,000	1/14	2¼ yrs.	100'	Dated 1970's East facing 3/3 3,240 sq.ft. tri-level with spiral staircases, large deck with spa and 4 car garage.
1558 Miramar Beach	3,350,000	3,695,000	4,500,000	1/14	8 mo.	11'	Beautifully built narrow 1,186 sq.ft. 3 story 3/2 Contemp. duplex built in 1996 with exotic woodwork and efficient design. 871 sq.ft. lot. This sold for \$3,500,000 in 3/11.

<b>PADARO LANE &amp; BEACH CLUB ROAD</b>							
3351 Padaro Lane	12,000,000	14,500,000	14,500,000	6/15	5 mo.	83'	Lovely 2/2 main house with detached guest studio, guest suite and office on the knoll. <a href="http://www.PadaroLaneHome.com">www.PadaroLaneHome.com</a> .

<b>SAND POINT ROAD</b>							
869 Sand Point Rd.	8,650,000	8,650,000	10,900,000	4/14	2¾ yrs.	100'	At 5,742 sq.ft., this is Casa Blanca's largest home with 3 bedrooms, 2 offices plus a separate 1/1 guest apartment.
711 Sand Point Rd.	7,100,000	n/a	n/a	4/14	n/a	193'	Modest 2,634 sq.ft. 4/3 cottage built in 1952. Sold privately.
735 Sand Point Rd.	5,850,000	n/a	n/a	3/14	n/a	100'	Modest 1950's 3,044 sq.ft. 3/4 with detached 1/1 guest suite.

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<b>SUMMERLAND</b>							
2375 Finney St. E.	8,225,000	8,950,000	8,950,000	5/14	8 mo.	275'	Lovely 3,103 sq.ft. 4/5.5 Cape Cod with vast decks and easy beach access. Sold 10/08 for \$8M and 1/07 for \$7.9M.

## SALES NEAR THE BEACH OR BLUFF IN 2014

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	TIME ON FRONT FEET	COMMENTS
<b>SANTA BARBARA</b>							
2321 Edgewater	\$1,325,000	\$1,550,000	\$1,700,000	2/14	3 mo.		Modest home built in 1952 one house back from bluff with a detached artist studio workshop with attached 2 car carport.
<b>MONTECITO</b>							
1206 Channel Dr.	7,083,000	7,980,000	10,500,000	4/14	1¾ yrs.		Updated 2,106 sq.ft. multi-level 3/2 cottage built in 1910 on 0.36 acres 2 doors up from the Biltmore Hotel.
1143 Hill Road	4,850,000	4,995,000	4,995,000	6/14	1 mo		Redone 1,986 sq.ft. 1950's 4/4 one house back from beach with deeded access. Sold 10/03 for \$2,200,000 & 5/01 for \$1,450,000.
<b>RINCON POINT</b>							
195 Rincon Point	2,875,000	2,995,000	4,250,000	2/14	1.5 yrs		Rebuilt in 2005, this 3/3.5 ocean view single story 1,806 sq.ft. Contemp. has a roof-top deck. Sold newly built in 6/05 for \$3,100,000 and as a major fixer in 9/98 for \$975,000.

# BEACHFRONT SALES IN 2013: COMPLETE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	FRONT FEET	COMMENTS
<b>MONTECITO</b>							
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. Walnut library, stone floors, steel & glass doors, family room, formal dining room and full basement. Sold fully furnished.
1512 Miramar Beach	2,850,000	3,250,000	3,450,000	5/13	6 mo.	20'	Unique, artistic and superbly crafted 2 story ½ cottage with Venetian plaster walls, exotic woods, copper, brass & stone.
<b>PADARO LANE &amp; BEACH CLUB ROAD</b>							
3250 Beach Club	8,290,000	9,850,000	9,850,000	12/13	5 mo.	75'	This 3,455 sq.ft. 2 story 1993 4/3 Cape Cod has extensive woodwork, dining area and living room with fireplace.
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	1½ 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.
<b>SAND POINT ROAD</b>							
849 Sand Point Rd.	8,300,000	8,800,000	8,800,000	2/13	3 mo.	241'	New 3,365 sq.ft. 4/4.5 Cape Cod just West of Casa Blanca. Right on railroad tracks. Sold as fixer 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'	A Casa Blanca Moroccan style 4/4 with modern interior and archways. Sold 4/06 for \$4,950,000 and 1/01 for \$3,300,000.
<b>SANDYLAND COVE</b>							
4257 Ave. del Mar	14,000,000	14,975,000	22,500,000	2/13	1¼ yrs	80'	Redone 1940's compound with 6 brm main home, 1/1 guest home, tennis court, pool & spa on 1 ac. with ocean views only from the 2 <sup>nd</sup> story.
<b>RINCON</b>							
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	1¼ yrs	40'	New 3,419 sq.ft. 4/4.5 Cape Cod with Great Room, sweeping staircase, hardwood floors and telescoping walls of glass.
3032 Solimar Beach	3,950,000	n/a	n/a	11/13	n/a	60'	Redone 2 story 1,664 sq.ft. 2/2 + den plus detached room with ½ bath. Prior to redo, sold for \$3,100,000 in 4/09.
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	4¾ 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.
5504 Rincon Beach Park Drive	1,350,000	n/a	n/a	12/13	n/a	40'	Modest 1/1 cottage with newer deck. Estate sale. Purchased an adjacent neighbor without coming on the market.

## SALES ON THE BLUFF IN 2013: COMPLETE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	FRONT FEET	COMMENTS
<b>SANTA BARBARA</b>							
2503 Medcliff Rd	\$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	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: COMPLETE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	COMMENTS
<b>SANTA BARBARA</b>						
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.
<b>MONTECITO</b>						
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.
1147 Hill Road	8,900,000	9,900,000	15,000,000	11/13	1.5 yrs.	New Modern 4/5 home with cabana, pool, & spa with limited unprotected views. Sold as tear down in 2/08 for \$4,900,000.
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 with open beam ceilings and 2 <sup>nd</sup> story master suite.
1130 Channel Dr.	5,637,500	6,300,000	7,000,000	12/13	10 mo.	Redone 1,503 sq.ft. 3/3 cottage with family room & den. Sold in 7/11 to adjacent neighbor for \$5,775,000, 12/09 for \$5,500,000, 9/04 for \$4,599,000 and 1/02 for \$3,200,000.

<b>PADARO LANE &amp; BEACH CLUB ROAD</b>						
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.

<b>RINCON POINT</b>						
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.

<b>RINCON</b>						
4223 Faria Road	1,430,000	1,490,000	1,490,000	12/13	3 mo.	Early 1960's 1,962 sq.ft. 2/2 with living room, bedroom, office & bath upstairs, family room & 2/1 down. Sold 12/01 for \$630,000.
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.



# NEW SINCE THE LAST NEWSLETTER...CONDOMINIUMS

## NEW LISTINGS

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

56-4 Barranca Ave. \$699,000 \$699,000 5/14 2/2 1<sup>st</sup> \$490 South facing condo overlooking the pool with new carpet and paint.

### CARPINTERIA

4700 Sandyland #51 759,000 789,000 11/13 2/2 2<sup>nd</sup> 502 Furnished North facing Solimar Sands with nice mountain views.  
 4700 Sandyland #30 695,000 695,000 3/14 2/2 2<sup>nd</sup> 502 North facing Solimar Sands unit with nice wood laminate floors.  
 4902 Sandyland #139 549,000 549,000 4/14 1/1 1<sup>st</sup> 393 End unit with brick patio. This also sold in 11/02 for \$339,000.

## NEW CLOSED ESCROWS

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

659-F Del Parque \$1,230,000 \$1,350,000 \$1,350,000 4/14 1 mo. 2/2 1,374 1-2 Redone poolside unit with fireplace, skylights & spa tub. Sold 2/07 for \$1.3M. Redone since 1/01 sale for \$700K.  
 663-F Del Parque 1,150,000 1,150,000 1,150,000 12/13 2 days 2/2 1,350 1-2 Front row East Beach Townhouse end unit with ocean views from living room and master with balcony.  
 671-D Del Parque 1,000,000 1,029,000 1,029,000 3/14 1 wk. 2/2 1,350 1-2 Dated end unit with ocean view master, fireplace, new carpet and paint and attached 2 car garage.  
 641-A Por la Mar 925,000 n/a n/a 4/14 n/a 2/2 1,374 1-2 Beautifully remodeled in a Contemporary fashion, this East Beach Townhouse has a private patio and garage.  
 36-2 Barranca Ave. 895,000 895,000 895,000 4/14 1 mo. 2/2 1,203 1<sup>st</sup> Totally remodeled ocean view unit with hardwood floors. Sold 6/13 for \$875,000 and 11/02 for \$645,000. Prior to redo, sold 3/00 for \$495,000.  
 50-7 Barranca Ave. 790,000 799,000 865,000 5/14 4 mo. 3/2 1,395 2<sup>nd</sup> Remodeled end unit with ocean views from all 3 bedrooms. Sold 6/04 for \$785,000 and 8/00 for \$525,000.

### MONTECITO

1305 Plaza Pacifica \$4,750,000 \$5,250,000 \$5,250,000 5/14 1.5 yrs 2/2.5 1,694 1<sup>st</sup> Exquisite remodeled single level with unsurpassed 180° views, Venetian plaster walls, limestone counters & floors mahogany doors & windows. Redone since 5/07 sale for \$5,000,000, 1/06 for \$4,000,000, 7/04 for \$2,875,000.  
 1388 Plaza Pacifica 1,880,000 1,985,000 2,100,000 3/14 9 mo. 2/2.5 1,666 2-3 Elegantly redone townhouse with ocean peek and maple floors. Prior to the redo, this sold in 4/02 for \$945,000.  
 27 Seaview Drive 1,875,000 1,895,000 2,295,000 5/14 1¾ yrs. 3/2.5 1,994 2<sup>nd</sup> Western facing with partial ocean view, den/3<sup>rd</sup> brm, fireplace, formal dining and enclosed lanai with wall of glass.  
 59 Seaview Drive 1,565,000 1,520,000 1,520,000 5/14 1 wk. 2/2 2,000 1<sup>st</sup> Redone with limestone floors & fireplace, formal dining used as family rm. Large patio. Redone when sold in 5/12 for \$1,215,000. Prior to redo, sold 1/03 for \$915K.

### CARPINTERIA

4975 Sandyland #308 945,000 n/a n/a 4/14 n/a 2/1 683 3<sup>rd</sup> Carpinteria Shores top floor unit in original condition. This sold privately without coming on the market.  
 4700 Sandyland #13 699,000 709,000 725,000 4/13 2 mo. 1/1 700 1<sup>st</sup> Furnished Solimar Sands 1/1 plus den next to pool with mountain views, updated kitchen and tile floors.

## WITHDRAWN

ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE
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1319 Plaza Pacifica \$2,695,000 \$2,695,000 4/13

PRICE CHANGES

ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE	ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE
1367 Plaza Pacifica	\$4,750,000	\$4,950,000	\$4,950,000	43 Seaview Drive	\$2,100,000	\$1,810,000	\$1,810,000

AVAILABLE BEACH AREA CONDOMINIUMS

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.
56-4 Barranca Ave.	699,000	699,000	5/14	2/2	1 <sup>st</sup>	490	South facing condo overlooking the pool with new carpet and paint.
MONTECITO							
1367 Plaza Pacifica	4,750,000	4,950,000	3/13	2/2.5	1 <sup>st</sup>	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.
1372 Plaza Pacifica	2,549,000	2,549,000	9/13	2/2.5	2 <sup>nd</sup>	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	2,100,000	1,810,000	8/13	3/2	2 <sup>nd</sup>	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.
CARPINTERIA							
4700 Sandyland #51	759,000	789,000	11/13	2/2	2 <sup>nd</sup>	502	Furnished North facing Solimar Sands with nice mountain views.
4700 Sandyland #30	695,000	695,000	3/14	2/2	2 <sup>nd</sup>	502	North facing Solimar Sands unit with nice wood laminate floors.
4902 Sandyland #139	549,000	549,000	4/14	1/1	1 <sup>st</sup>	393	End unit with brick patio. This also sold in 11/02 for \$339,000.

BEACH AREA CONDOMINIUM SALES IN 2014

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/BATH	SQ. FEET	FLOOR	COMMENTS
SANTA BARBARA									
659-F Del Parque	\$1,230,000	\$1,350,000	\$1,350,000	4/14	1 mo.	2/2	1,374	1-2	Redone poolside unit with fireplace, skylights & spa tub. Sold 2/07 for \$1.3M. Redone since 1/01 sale for \$700K.
671-D Del Parque	1,000,000	1,029,000	1,029,000	3/14	1 wk.	2/2	1,350	1-2	Dated end unit with ocean view master, fireplace, new carpet and paint and attached 2 car garage.
641-A Por la Mar	925,000	n/a	n/a	4/14	n/a	2/2	1,374	1-2	Beautifully remodeled in a Contemporary fashion, this East Beach Townhouse has a private patio and garage.
36-2 Barranca Ave.	895,000	895,000	895,000	4/14	1 mo.	2/2	1,203	1 <sup>st</sup>	Totally remodeled ocean view unit with hardwood floors. Sold 6/13 for \$875,000 and 11/02 for \$645,000. Prior to redo, sold 3/00 for \$495,000.
50-7 Barranca Ave.	790,000	799,000	865,000	5/14	4 mo.	3/2	1,395	2 <sup>nd</sup>	Remodeled end unit with ocean views from all 3 bedrooms. Sold 6/04 for \$785,000 and 8/00 for \$525,000.
MONTECITO									
1305 Plaza Pacifica	\$4,750,000	\$5,250,000	\$5,250,000	5/14	1.5 yrs	2/2.5	1,694	1 <sup>st</sup>	Exquisite remodeled single level with unsurpassed 180° views, Venetian plaster walls, limestone counters & floors mahogany doors & windows. Redone since 5/07 sale for \$5,000,000, 1/06 for \$4,000,000, 7/04 for \$2,875,000.
1388 Plaza Pacifica	1,880,000	1,985,000	2,100,000	3/14	9 mo.	2/2.5	1,666	2-3	Elegantly redone townhouse with ocean peek and maple floors. Prior to the redo, this sold in 4/02 for \$945,000.

27 Seaview Drive	1,875,000	1,895,000	2,295,000	5/14	1 3/4 yrs.	3/2.5	1,994	2 <sup>nd</sup>	Western facing with partial ocean view, den/3 <sup>rd</sup> brm, fireplace, formal dining and enclosed lanai with wall of glass.
59 Seaview Drive	1,565,000	1,520,000	1,520,000	5/14	1 wk.	2/2	2,000	1 <sup>st</sup>	Redone with limestone floors & fireplace, formal dining used as family rm. Large patio. Redone when sold in 5/12 for \$1,215,000. Prior to redo, sold 1/03 for \$915K.

#### CARPINTERIA

4975 Sandyland #308	945,000	n/a	n/a	4/14	n/a	2/1	683	3 <sup>rd</sup>	Carpinteria Shores top floor unit in original condition. This sold privately without coming on the market.
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## BEACH AREA CONDOMINIUM SALES IN 2013: COMPLETE

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

663-F Del Parque	\$1,150,000	\$1,150,000	\$1,150,000	12/13	2 days	2/2	1,350	1-2	Front row East Beach Townhouse end unit with ocean views from living room and master with balcony.
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 <sup>nd</sup> and 3 <sup>rd</sup> floor, 2 patios, in unit laundry and 2 car garage.
36 Barranca #2	875,000	875,000	895,000	6/13	1 mo.	2/2	1,203	1 <sup>st</sup>	Ocean views with upgraded kitchen, baths, wood floors and molding. Redone when sold 11/02 for \$645,000.
20 Barranca #6	870,000	950,000	950,000	4/13	1 mo.	2/2.5	1,188	1 <sup>st</sup>	Front row with panoramic ocean views, redone tile flooring, track lighting and stone fireplace.
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.
46 Barranca #4	795,000	n/a	n/a	7/13	n/a	3/2.5	1,395	3 <sup>rd</sup>	Redone with ocean views from living room, master and patio. Redone since sold 8/03 for \$648,000.
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. This last sold in 6/09 for \$1,050,000.
46 Barranca #3	793,000	788,700	788,700	4/13	1 wk.	3/2	1,437	3 <sup>rd</sup>	Top floor unit with bedroom views and ceiling fans.
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.
66 Barranca #1	745,000	745,000	745,000	5/13	1 wk.	2/2	1,120	1 <sup>st</sup>	Poolside unit redone in 2004 with granite counters and maple cabinets and smooth ceilings. Sold furnished.
66 Barranca #3	680,000	699,000	749,500	12/13	2 mo.	2/2	1,155	2 <sup>nd</sup>	Redone with new paint, carpet and updated kitchen and baths. Already redone when sold in 7/04 for \$710,000.

#### MONTECITO

1 Seaview Drive	4,350,000	4,650,000	4,650,000	9/13	2 mo.	2/3	2,460	1 <sup>st</sup>	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 <sup>st</sup>	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 <sup>st</sup>	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 <sup>nd</sup>	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 <sup>st</sup>	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 <sup>st</sup>	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 <sup>st</sup>	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<sup>st</sup> 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 <sup>nd</sup>	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 <sup>st</sup>	Solimar Sands with den across at bird refuge with great mtn views and peek of ocean. Sold 2/05 for \$735,000.
4700 Sandyland #13	699,000	709,000	725,000	4/13	2 mo.	1/1	700	1 <sup>st</sup>	Furnished Solimar Sands 1/1 plus den next to pool with mountain views, updated kitchen and tile floors.
4880 Sandyland #31	422,500	409,000	409,000	5/13	2 wks	1/1	612	1 <sup>st</sup>	La Cabana ground floor unit sold furnished.

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