

### BEACH & BLUFF BUZZ

Written in the early Spring, the editorial in my last newsletter proclaimed that “the 2015 beach market is on fire.” Now in mid-Fall, that fire rages unabated. To wit:

■ **Blufftop:** Asking a whopping \$5,900,000, 1509 Shoreline Drive, a redone 1960's 3,222 sq.ft. ranch home with detached blufftop 1/1 guest house and street-side pool, flew into escrow amid multiple offers and will likely blow away Shoreline Drive's previous record high of \$4,500,000 from July 2007.

■ **Montecito thru Carpinteria:** Sold this year for the 4th time in 15 years, 3517 Padaro Lane, a redone 836 sq.ft. cottage with detached guest accommodations, demonstrates a remarkable 250% appreciation since 2000 with sales of \$7,900,000 in 2015, \$6,150,000 in 2008, \$4,500,000 in 2002 and \$3,150,000 in 2000. The sale of the beautiful 6,141 sq.ft. Cape Cod at 821 Sand Point Road for \$15,455,000 on the heels of the \$19,000,000 sale at 3333 Padaro Lane discussed in the last newsletter confirms the return the high end of the beach market.

■ **Rincon:** With only 4 sales to date this year, the Rincon has been extremely quiet, but the big \$3,750,000 sale of 6772 Breakers Way for a modest 1,600 sq.ft. 1940's cottage demonstrates the beach market is strong there too and would certainly have more transactions if only more were available for sale.

■ **Beach Condos:** The condo market has been very robust, with a record \$1,418,000 sale in the Shoreline Condos, a huge \$3,000,000+ sale for a no ocean view Bonnymede condo and an over \$2,000,000 sale for a partial ocean view 1,679 sq.ft. unit in Carpinteria. In Carpinteria especially, the quickness of the sales this year has been breathtaking, as most of the units took less than a week to sell.

Given the current huge demand, look for this fiery beach market to blaze higher!

All the best,



### FEATURED LISTING

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BERKSHIRE HATHAWAY  
LUXURY PROPERTIES



3553 PADARO LANE  
[WWW.PADAROCOTTAGE.COM](http://WWW.PADAROCOTTAGE.COM)

Spectacular panoramic ocean, island and coastline views are enjoyed from this beachfront home in one of Santa Barbara's most coveted locations on Padaro Lane. Situated on the sand with 50' of beach frontage, this charming cottage has a spacious living room with fireplace that opens onto an ample seaside deck. The dining area and kitchen enjoy pretty mountain views, while the private bedroom has ocean and island views. Downstairs is a bonus room with full bath, single car garage, laundry and plenty of storage for kayaks, paddle boards and other beach toys.

# 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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### HOPE RANCH

4305 Marina Dr.	\$35,000,000	\$35,000,000	8/15	4/6.5	200'	Spectacular brand new 10,143 sq.ft. Contemporary with smart home tech, office, family room, pool, spa, tennis court and beach access on 3.7 acres.
4653 Via Roblada	19,500,000	19,500,000	7/15	5/4.5	400'	13 acre oceanfront orchard property with 4,900 sq.ft. 5/4.5 adobe home, guest facilities and pool.

### SANTA BARBARA

1374 Shoreline Dr.	1,995,000	1,995,000	10/15	3/3	n/a	Redone 1,352 sq.ft. 1950's home with ocean & Shoreline Park views, wood floors, deck and spa. Redone since 2/08 sale for \$1,295,000 as a fixer.
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### MONTECITO

1205 Hill Road	7,300,000	7,895,000	10/15	3/3.5	n/a	Partial ocean view 2,603 sq.ft. 1930's cottage with pool & spa on 0.6 ac. on the second row from Butterfly Beach & next to the Biltmore with a walking easement to the beach. Sold privately in 7/10 for \$6,500,000.
40 Hammond Dr.	4,950,000	4,950,000	10/15	4/3	n/a	South facing 4,606 sq.ft. French Country Sea Meadow home with ocean peeks, formal dining room, family room and an office/4th bedroom.
1464 Bonnymede	4,750,000	4,750,000	11/15	4/4	n/a	Bright Sea Meadow 3,886 sq.ft. home with sunken living room, formal dining, kitchen island, 2 masters and a guest/staff bedroom off laundry.

### PADARO LANE & BEACH CLUB ROAD

3553 Padaro Lane	5,950,000	5,950,000	7/15	2/3	50'	Charming 1,240 sq.ft. 1950's 1/2 cottage with wood ceilings, fireplace and bonus room and bath off the garage. <a href="http://www.PadaroCottage.com">www.PadaroCottage.com</a> .
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### SANDYLAND COVE

4555 Ave. del Mar	8,995,000	8,995,000	9/15	4/3	76'	Modest 1,531 sq.ft. 3/2 cottage and 1/1 guest house on a double lot with views and a gorgeous large Cypress tree. Sold 7/06 for \$5,675,000.
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### RINCON

3102 Solimar Beach	8,500,000	8,500,000	4/15	5/6.5	80'	Redone 5,742 sq.ft. 5/6.5 Contemp. Medit. on Solimar's largest lot with soaring ceilings, walls of glass, media/family room, custom music studio, office and 3 car garage. Last sold 3/08 for \$6,725,000.
3968 P.C.H.	1,950,000	1,950,000	9/15	2/2	34'	Redone 1920's 1,342 sq.ft. cottage with an open floorplan, skylights and a brick fireplace in the great room. Large deck with fire pit.
6741 Breakers Way	1,795,000	1,795,000	9/15	3/3	n/a	Redone 2,913 sq.ft. multi-level home with living room, family room, office, rooftop deck, & 3 car garage. Prior to redo, sold 6/02 for \$625,000.

## 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>
4151 Creciente Dr.	\$11,900,000	\$11,900,000	7/12	3611 Padaro Lane	\$7,125,000	\$7,125,000	2/15
3284 Beach Club Rd.	9,500,000	10,500,000	4/14	1210 Channel Dr.	6,900,000	6,900,000	2/15

## 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>
4145 Creciente Dr.	\$21,500,000	\$23,000,000	\$23,000,000	36 Hammond Dr.	\$5,250,000	\$5,765,000	\$6,850,000
3111 Padaro Lane	13,900,000	14,250,000	22,000,000	1473 Bonnymede Dr.	4,000,000	4,450,000	4,450,000
3246 Beach Club Rd.	13,888,000	15,900,000	15,900,000				

## NEW ESCROWS PENDING

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
<b>MONTECITO</b>						
27 Butterfly Lane	\$13,900,000	\$13,900,000	9/15	5/7/2	n/a	Bright redone 1980's 4,471 sq.ft. Medit. with ocean view terraces, media & game rooms, 6 fireplaces, pool/spa and cabana with separate entrance.
1460 Bonnymede Dr.	5,975,000	6,950,000	11/13	4/4.5	n/a	Spacious 4,260 sq.ft. 4/4.5 with 2 story atrium, family room with stone fire-place, and a stone outdoor fireplace and patio. Sold 10/03 for \$4,475,000.
1508 Miramar Beach	5,250,000	5,250,000	11/15	4/4	55'	Legal duplex with 800 sq.ft. 2/2 top level and 750 sq.ft. 2/2 lower level, each with fireplace, granite kitchen, tile floors and in unit laundry.

<b>SANTA BARBARA</b>						
1509 Shoreline Dr.	5,900,000	5,900,000	10/15	5/5	99'	Remodeled 3,222 sq.ft. 4/4 ranch home built in 1960 with detached bluff-top 1/1 guest house and street-side pool and spa.

<b>PADARO LANE &amp; BEACH CLUB ROAD</b>						
3531 Padaro Lane	9,450,000	9,450,000	10/15	3/3	55'	Pristine redone 2,082 sq.ft. home with open beam wood ceilings, hickory floors, a protected sun porch, and fireplace. www.3531PadaroLane.com

## NEW CLOSED ESCROWS

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	FRONT FEET	COMMENTS
<b>SANTA BARBARA</b>							
3129 Cliff Drive	\$5,100,000	\$5,875,000	\$5,875,000	7/15	1 wk.	101'	Redone 1,880 sq.ft. 2/2 Spanish ranch with 2/2 guest home with newer wooden steps down the gentle slope to the beach.
1631 Shoreline Dr.	1,950,000	n/a	n/a	6/15	n/a	94'	Modest 2/2 1,827 sq.ft. cottage built in 1967 on 1/2 acre sold in a short sale following a bankruptcy. Sold 6/07 for \$2,650,000.

<b>MONTECITO</b>							
1787 Fernald Point	7,000,000	11,100,000	11,100,000	5/15	7 mo.	115'	"Villa Pellican," a dated 1930's 6,067 sq.ft. 8/9/2 Monterey Colonial on 0.62 ac. with guest house, beach-side cabana & 3 car garage. This sold in a bankruptcy sale to the next door neighbor.
1475 Bonnymede Dr.	4,050,000	4,650,000	5,250,000	7/15	1 1/4 yrs.	n/a	Bright remodeled 4,280 sq.ft. 3/3.5 home with private yard, gourmet granite kitchen, formal dining, office and family room.

<b>PADARO LANE &amp; BEACH CLUB ROAD</b>							
3319 Padaro Lane	13,000,000	14,900,000	14,900,000	9/15	1 mo.	84'	Redone 3/3.5 cottage on the knoll on 0.64 ac. with 84' of beach frontage and panoramic views of the entire cove.
3517 Padaro Lane	7,900,000	7,950,000	7,950,000	5/15	2 wks.	50'	Redone 836 sq.ft. 2/1 cottage, plus 2 extra guest spaces: a studio with bath and a 1/1 apartment above the detached 2 car garage. This last sold in 10/08 for \$6,150,000. It had been redone since its sales in 10/02 for \$4,500,000 and 6/00 for \$3,150,000.
3291 Beach Club Rd.	2,532,000	2,795,000	3,950,000	6/15	1 yr.	n/a	Dramatic 4/3 A-frame with wood beam ceilings, skylights, ocean view deck, flagstone patios and garden with koi pond.

<b>SAND POINT ROAD</b>							
821 Sand Point Rd.	15,455,000	16,850,000	16,850,000	10/15	5 mo.	131'	Built in 2004, this lovely 6,141 sq.ft. 4/4/2 Nantucket with Great room, library, theater, gym, wine room, breakfast room, master suite with sitting room and 4 car garage. Never before sold.
645 Sand Point Rd.	9,100,000	9,000,000	9,000,000	3/15	1 mo.	124'	Redone 1960's 2,358 sq.ft. 3/3 Contemp. with panoramic views, open beam ceilings & walls of glass. Sold in 7/04 for \$7,150,000.

<b>RINCON</b>							
6772 Breakers Way	3,750,000	4,050,000	4,050,000	10/15	1 yr.	80'	Classic 1940's 1,597 sq.ft. 4/2 on unusually wide 80' lot in Mussel Shoals. First time on the market.
6638 P.C.H.	2,800,000	2,995,000	3,299,500	4/15	2 yrs.	40'	Stunning 2006 built 2,725 sq.ft. 3/3 Contemp. with infinity pool, spa, pocket glass doors, stone floors. Sold 3/12 for \$2,775,000.

3438 P.C.H.	2,044,000	2,350,000	2,350,000	6/15	2 mo.	35'	Redone 1,348 sq.ft. 2/2.5 Nantucket with rooftop deck. Sold in an exchange in 3/09, \$2,495,000 in 2/08 & for \$925K in 10/02.
3988 P.C.H.	1,800,000	1,900,000	1,900,000	4/15	1 mo.	29'	Built in 1928, this 3/2 cottage has 1,632 sq.ft., new stainless steel appliances, hardwood floors in master and a fireplace.

## AVAILABLE BEACHFRONT PROPERTIES

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

3246 Beach Club Rd.	13,888,000	15,900,000	2/15	4/4	103'	Built in 1959, this modest appx. 3,000 sq.ft. 2 story home has views to the Southeast within the gates of Beach Club Road.
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.
3553 Padaro Lane	5,950,000	5,950,000	7/15	2/3	50'	Charming 1,240 sq.ft. 1950's 1/2 cottage with wood ceilings, fireplace and bonus room and bath off the garage. www.PadaroCottage.com.

### **SAND POINT ROAD**

849 Sand Point Rd.	12,575,000	10,800,000	8/13	4/4.5	241'	Beautiful newer 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 Rd.	7,990,000	6,500,000	8/13	4/3/2	100'	5,390 sq.ft. Casa Blanca with floating staircase, 2 story living room, formal dining room, master with fireplace, sitting room and gym, and guest quarters with a separate entrance. Sold 5/00 for \$3,550,000.

### **SANDYLAND COVE**

4555 Ave. del Mar	8,995,000	8,995,000	9/15	4/3	76'	Modest 1,531 sq.ft. 3/2 cottage and 1/1 guest house on a double lot with views and a gorgeous large Cypress tree. Sold 7/06 for \$5,675,000.
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### **RINCON**

3102 Solimar Beach	8,500,000	8,500,000	4/15	5/6.5	80'	Redone 5,742 sq.ft. 5/6.5 Contemp. Medit. on Solimar's largest lot with soaring ceilings, walls of glass, media/family room, custom music studio, office and 3 car garage. Last sold 3/08 for \$6,725,000.
3968 P.C.H.	1,950,000	1,950,000	9/15	2/2	34'	Redone 1920's 1,342 sq.ft. cottage with an open floorplan, skylights and a brick fireplace in the great room. Large deck with fire pit.

## 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**

4305 Marina Dr.	\$35,000,000	\$35,000,000	8/25	4/6.5	200'	Spectacular brand new 10,143 sq.ft. Contemp. of extraordinary quality with state of the art smart home technology, office, family room, pool, spa, tennis court and beach access on 3.7 acres.
4145 Creciente Dr.	21,500,000	21,500,000	2/15	6/6/3	309'	Sprawling 1950's 11,574 sq.ft. island style Contemp. on a gated 4.02 ac. lot with tennis court, pool, sprawling lawns, beach access & bluff top patios.
4653 Via Roblada	19,500,000	19,500,000	7/15	5/4.5	400'	13 acre oceanfront orchard property with 4,900 sq.ft. 5/4.5 adobe home, guest facilities and pool.

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

3111 Padaro Lane	13,900,000	22,000,000	8/13	4/4	186'	2.02 acre bluff-top parcel with shared access to a stairway to the beach and 3 structures: a 2 story 3/3 1960's home, modest 1 /1 guest house and detached garage/workshop.
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## 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

1374 Shoreline Dr. \$1,995,000 \$1,995,000 10/15 3/3 Recently remodeled 1,352 sq.ft. 1950's cottage with ocean & Shoreline Park views hardwood floors and idyllic backyard with deck and spa. Redone since 2/08 sale for \$1,295,000 as a fixer.

### MONTECITO

1086 Channel Dr. 19,500,000 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.

1205 Hill Road 7,300,000 7,895,000 10/15 3/3.5 Partial ocean view 2,603 sq.ft. 1930's cottage with pool & spa on 0.6 ac. on the second row from Butterfly Beach & next to the Biltmore with an easement to the beach. Sold privately in 7/10 for \$6,500,000.

36 Hammond Dr. 5,250,000 6,850,000 9/12 4/4 Grand 5,200 sq.ft. Sea Meadow home with open beam ceilings, French windows, formal dining, office and slate patios. Pretty outdoor stone fireplace.

40 Hammond Dr. 4,950,000 4,950,000 10/15 4/3 South facing 4,606 sq.ft. French Country Sea Meadow home with ocean peeks, formal dining room, family room and an office/4th bedroom.

1464 Bonnymede 4,750,000 4,750,000 11/15 4/4 Bright Sea Meadow 3,886 sq.ft. home with sunken living room, formal dining, kitchen with island, 2 masters and a guest/staff bedroom off laundry area.

1473 Bonnymede 4,000,000 4,450,000 4/14 4/3 South facing Sea Meadow home with limestone and hardwood floors, open beam ceilings, formal dining, office/4th bedroom, 2 fireplaces and private terrace.

### RINCON

6670 Old P.C.H. 1,895,000 1,895,000 10/14 5/3 Redone ocean view Contemp. duplex with limestone, glass tile accents, Caesar stone counters & a roof top deck. The lower unit has 2/1 & the upstairs has 3/2.

6741 Breakers Way 1,795,000 1,795,000 9/15 3/3 Redone 2,913 sq.ft. multi-level home with living room, family room, office, roof-top deck and a 3 car garage. Prior to redo, sold 6/02 for \$625,000.

## BEACHFRONT SALES IN 2015

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

1787 Fernald Point \$7,000,000 \$11,100,000 \$11,100,000 5/15 7 mo. 115' "Villa Pellican," a dated 1930's 6,067 sq.ft. 8/9/2 Monterey Colonial on 0.62 ac. with guest house, beach-side cabana & 3 car garage. This sold in a complicated bankruptcy/short sale.

### PADARO LANE & BEACH CLUB ROAD

3333 Padaro Lane 19,000,000 22,500,000 22,500,000 3/15 3 mo. 62' Gorgeous 13 yr. old 6,700 sq.ft. Cape Cod on the knoll. The main home has 4/4.5 with wine cellar, library, office & den. Guest apt. over a 3 car garage. Sold 11/03 for \$11,750,000.

3319 Padaro Lane 13,000,000 14,900,000 14,900,000 9/15 1 mo. 84' Redone 3/3.5 cottage on the knoll on 0.64 ac. with 84' of beach frontage and panoramic views of the entire cove.

3449 Padaro Lane 8,355,000 11,795,000 13,250,000 2/15 11 mo. 50' 1990's 2 story 3,577 sq.ft. 3/3.5 Cape Cod accessed from a shared driveway on 2 tandem lots totaling 0.51 acres.

3579 Padaro Lane 8,250,000 n/a n/a 1/15 n/a 50' Pristine redone 2,400 sq.ft. 4/3 Cape Cod built in the 70's. The property is unchanged since it sold in 11/12 for \$7,750,000. It was redone after its \$7,600,000 sale in 1/05, \$4,200,000 in 12/02 and \$2,850,000 in 8/99.

3517 Padaro Lane 7,900,000 7,950,000 7,950,000 5/15 2 wks. 50' Redone 836 sq.ft. 2/1 cottage on the sand, plus 2 extra guest spaces: a studio with bath and a 1/1 apartment above the detached 2 car garage. This last sold in 10/08 for \$6,150,000 and has been redone since its 4/04 sale for \$4,500,000 and 6/00 sale for \$3,150,000.

3555-1/2 Padaro Ln. 6,500,000 6,750,000 6,750,000 1/15 1 wk. 25' Redone 2 story 2,467 sq.ft. 3/3 Cape Cod with 2 fireplaces and a den/bedroom on a half lot. Sold 10/11 for \$5,900,000 and redone since 6/04 sale for \$5,050,000.

### SAND POINT ROAD

821 Sand Point Rd. 15,455,000 16,850,000 16,850,000 10/15 5 mo. 131' Built in 2004, this lovely 6,141 sq.ft. 4/4/2 Nantucket has a Great room, library, theater, gym, wine room, breakfast room, master suite with sitting room and 4 car garage.

645 Sand Point Rd. 9,100,000 9,000,000 9,000,000 3/15 1 mo. 124' Redone 1960's 2,358 sq.ft. 3/3 Contemp. views, open beam ceilings & walls of glass. Sold in 7/04 for \$7,150,000.

### SANDYLAND COVE

4525 Avenue del Mar 8,500,000 n/a n/a 2/15 n/a 76' Partially redone 1928 sq.ft. 1950's Contemp. 3/2 main house with 1/1 guest house on a "double lot" with 76' of frontage.

### RINCON

6772 Breakers Way 3,750,000 4,050,000 4,050,000 10/15 1 yr. 80' Classic 1940's 1,597 sq.ft. 4/2 bridging two 40' lots in Mussel Shoals. First time on the market.

6638 P.C.H. 2,800,000 2,995,000 3,299,500 4/15 2 yrs. 40' Stunning 2006 2,725 sq.ft. 3/3 Contemp. with infinity pool, spa, stone floors, top finishes. Sold 3/12 for \$2,775,000.

3438 P.C.H. 2,044,000 2,350,000 2,350,000 6/15 2 mo. 35' Redone 1,348 sq.ft. 2/2.5 Nantucket style home at Faria has a rooftop deck with 360° views. Sold in an exchange in 3/09, for \$2,495,000 in 2/08 and in 10/02 for \$925,000.

3988 P.C.H. 1,800,000 1,900,000 1,900,000 4/15 1 mo. 29' Built in 1928, this 3/2 cottage has 1,632 sq.ft., new stainless steel appliances, hardwood floors in master and a fireplace.

## SALES ON THE BLUFF IN 2015

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

3511 Sea Ledge Ln \$7,800,000 \$8,200,000 \$8,200,000 2/15 3 mo. 94' Redone in 2006, this pretty 3/3.5 Medit. home has walls of glass & pine floors. Redone since 8/03 sale for \$2,850,000.

3129 Cliff Drive 5,100,000 5,875,000 5,875,000 7/15 1 wk. 101' Redone 1,880 sq.ft. 2/2 Spanish ranch with 2/2 guest home. The bluff in front gently slopes and there are newer wooden steps down to the beach.

1631 Shoreline Dr. 1,950,000 n/a n/a 6/15 n/a 94' Modest 2/2 1,827 sq.ft. cottage built in 1967 on a half acre. This was a short sale following a bankruptcy. Sold privately. This last sold in 6/07 for \$2,650,000.

## SALES NEAR THE BEACH OR BLUFF IN 2015

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

1312 Shoreline Dr. \$3,295,000 \$3,295,000 \$3,295,000 3/15 3 wks. Newly redone multi-level 3/2.5 Contemp. across from Shoreline Park. This sold in 4/03 for \$2,395,000 and 12/00 for \$2,020,000.

### MONTECITO

1475 Bonnymede Dr. 4,050,000 4,650,000 5,250,000 7/15 1 1/4 yrs. Bright remodeled 4,280 sq.ft. 3/3.5 home with private yard, gourmet granite kitchen, formal dining, office and family room.

### PADARO LANE & BEACH CLUB ROAD

3291 Beach Club Rd. 2,532,000 2,795,000 3,950,000 6/15 1 yr. Dramatic 4/3 A-frame with wood beam ceilings, skylights, ocean view deck, flagstone patios and garden with koi pond.

# NEW SINCE THE LAST NEWSLETTER...CONDOMINIUMS

## NEW LISTINGS

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

653-A Verde Mar	\$1,100,000	\$1,100,000	7/15	2/2	1-2	450	1,374 sq.ft. end unit E. Beach Townhome with fireplace, new paint and carpet with an ocean peek.
20 Barranca Ave. #2	1,099,000	1,150,000	4/15	2/2	1 <sup>st</sup>	588	Front row views from redone unit with cherry floors, granite kitchen, fireplace & wet bar. Redone since sale in 9/03 for \$785,000.
645-C Costa del Mar	979,000	979,000	8/15	2/2.5	1-2	415	1,079 sq.ft. E beach Townhouse with pool and greenbelt views.
641-B Por la Mar	939,000	939,000	8/15	2/2.5	1-2	419	Redone 1,100 sq.ft. E beach Townhouse with 2 master suites, 2 patios, and 2 car garage. Redone since sold in 8/12 for \$695,000.

### **MONTECITO**

1385 Plaza Pacifica	4,795,000	4,950,000	4/15	2/2.5	2-3	1,471	Redone Contemporary beachfront South-facing 1,676 sq.ft. townhouse with whitewater views and a rare 2 car enclosed garage. Prior to the redo, this sold for \$3,700,000 in 6/07.
1356/8 Plaza Pacifica	4,299,000	4,299,000	7/15	3/3.5	1 <sup>st</sup>	1,763	Unique offering of two one-brm units that have been combined to form a lovely West facing 3 bedroom end unit with huge terrace.
19 Seaview Drive	2,245,000	2,455,000	11/15	2/2	1 <sup>st</sup>	1,032	South facing with ocean views from living room, kitchen and master. Redone since sales in 9/14 for \$1,925,000 and 6/05 for 1,650,000.
1319 Plaza Sonadores	1,995,000	2,695,000	7/15	3/2.5	1 <sup>st</sup>	1,624	East facing 3 brm with marble entrance, travertine and bamboo floors.
39 Seaview Drive	1,439,000	1,439,000	11/15	2/2	1 <sup>st</sup>	1,032	West facing 1,798 sq.ft. ground floor unit with wood floors, fireplace, wet bar, formal dining room and a patio with a peek of the ocean.
1359 Plaza Sonadores	1,375,000	1,375,000	9/15	1/1.5	1 <sup>st</sup>	783	Remodeled South facing end unit with partial ocean views.

### **CARPINTERIA**

4700 Sandyland #13	794,500	794,500	11/15	1/1	1 <sup>st</sup>	539	Solimar Sands 700 sq.ft. 1/1 + den/extra bedroom next to pool with mtn views, updated kitchen and tile floors. Sold 4/13 for \$699,000.
4980 Sandyland #213	429,000	429,000	9/15	0/1	2 <sup>nd</sup>	378	Updated Sunset Shores studio with dual paned window & shutters.
4902 Sandyland #245	425,000	495,000	5/15	0/1	2 <sup>nd</sup>	378	Mountain view studio with new paint & carpet. Sold 5/05 for \$470,000.

## NEW CLOSED ESCROWS

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

667-B Del Parque	\$1,590,000	n/a	n/a	9/15	n/a	3/2.5	1,664	1-2	Front row ocean view unit with wood floors, fireplace, dual paned windows and 2 car garage. Sold privately.
36-6 Barranca Ave.	1,418,000	\$1,449,000	\$1,449,000	8/15	1 mo.	2/2	1,188	2 <sup>nd</sup>	Panoramic ocean views. Newly redone on spec. Redone since 1/15 Bank sale for \$905,000 in original condition.
649-A Verde Mar	1,100,000	1,129,000	1,129,000	11/15	2 mo.	2/2	1,374	1-2	End unit E. Bch Townhome. Sold 12/10 for \$775,000 as a short sale, 8/05 for \$1,295,000 and 8/03 for \$835,000.
643-A Costa del Mar	1,050,000	1,050,000	1,050,000	10/15	1 wk.	2/2	1,374	1-2	End unit E. Beach Townhome with fireplace and garage.
659-A Del Parque	942,000	995,000	1,050,000	5/15	1 wk.	2/2	1,374	1-2	End unit with fireplace, cathedral ceilings, upgraded kitchen and baths and attached 2 car garage.
66-5 Barranca Ave.	815,000	799,000	799,000	5/15	1 wk.	2/2	1,155	2 <sup>nd</sup>	Redone unit with high ceilings. Sold 1/02 for \$465,000.
50-10 Barranca Ave.	750,000	795,000	825,000	9/15	3 mo.	2/2	1,231	3 <sup>rd</sup>	Corner unit with high ceilings, skylights and fireplace and new wood flooring. Sold 8/08 for \$595,000.

**MONTECITO**

1320 Plaza Pacifica	3,050,000	3,149,000	3,340,000	6/15	3 mo.	2/2.5	1,674	1 <sup>st</sup>	Redone 1 story with fireplace & gas that was rebuilt in 2012 after a fire. Redone since sold new in 6/14 for \$2,400,000. Prior to the fire, it had been redone and sold in 11/06 for \$2,575,000 and, prior to the redo, it sold in 10/05 for \$1,600,000 in original condition.
48 Seaview Drive	1,859,000	1,859,000	1,895,000	8/15	1 wk.	2/2	1,724	2 <sup>nd</sup>	Newly redone partial ocean view East facing unit with fireplace and an open kitchen to the formal dining room.
1388 Plaza Pacifica	1,845,000	1,895,000	1,995,000	4/15	2 mo.	2/2.5	1,666	2-3	Redone townhome with ocean peek & maple floors. Sold 3/14 for \$1,880,000. Prior to redo, sold 4/02 for \$945K.
74 Seaview Drive	1,800,000	1,849,000	1,849,000	10/15	1 wk.	2/2	1,599	1 <sup>st</sup>	Redone ocean peek South facing unit. Redone since sales in 10/07 for \$1,825,000 and 4/04 for \$1,325,000.
56 Seaview Drive	1,740,000	1,795,000	1,795,000	7/15	2 wks.	2/2	1,868	1 <sup>st</sup>	Redone further with wood floors & granite kitchen. Sold redone in 7/13 for \$1,500,000, 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.
1375 Plaza Sonadores	1,550,000	1,675,000	1,750,000	8/15	1 yr.	2/2.5	1,540	2-3	Remodeled South facing townhouse end unit with new kitchen, carpet, paint, air conditioning/heating and baths.
11 Seaview Drive	1,475,000	1,650,000	1,900,000	9/15	1 yr.	2/2	1,599	2 <sup>nd</sup>	Northwest facing unit in original condition but with new carpeting. Sold in 3/05 for \$1,400,000.
1308 Plaza Pacifica	1,295,000	1,295,000	1,295,000	4/15	1 wk.	1/1.5	843	1 <sup>st</sup>	Redone single level South facing with some ocean views, large patio and nice distance from other buildings.
1386 Plaza Pacifica	1,275,000	1,300,000	1,450,000	4/15	10 mo.	1/1.5	1,300	2 <sup>nd</sup>	Redone breezeway unit with fireplace and enclosed balcony. Redone since sale in 4/04 for \$1,088,000.
1362 Plaza Pacifica	965,000	1,075,000	1,150,000	4/15	4 mo.	1/1.5	911	1 <sup>st</sup>	Partially updated West-facing with newer powder room, & in unit laundry. Prior to redo, sold 12/11 for \$675,000.

**CARPINTERIA**

4885 Sandyland #6	2,040,000	1,995,000	1,995,000	11/15	1 wk.	3/3	1,679	1-2	Beach Club townhome with partial ocean views. This sold in 3/11 for \$1,250,000, traded for a home in 5/04, and sold in 3/02 for \$980,000.
4825 Sandyland #6	1,195,000	1,225,000	1,225,000	8/15	1 mo.	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. Sold 8/13 for \$1,049,000.
4975 Sandyland #312	1,125,000	n/a	n/a	9/15	n/a	2/1	683	3 <sup>rd</sup>	Carpinteria Shores top floor end unit with redone bath. Sold 9/14 for \$879,995.
4700 Sandyland #59	941,000	949,000	949,000	6/15	1 wk.	2/1.5	828	2 <sup>nd</sup>	Partial ocean view end unit with remodeled kitchen and baths, wood floors and a ceiling fan.
4700 Sandyland #56	841,000	839,000	839,000	3/15	1 mo.	2/1.5	925	2 <sup>nd</sup>	Redone with granite counters, built in dining banquette, wood floors, redone baths and wainscoting throughout. Ocean view from terrace. Situated in Solimar Sands.
4700 Sandyland #48	810,000	n/a	n/a	5/15	n/a	2/1.5	828	2 <sup>nd</sup>	This condo sold privately without coming on the market.
4700 Sandyland #30	699,000	699,000	699,000	7/15	1 wk.	2/2	828	2 <sup>nd</sup>	Mountain view unit upgraded with new flooring.
4880 Sandyland #48	615,000	n/a	n/a	6/15	n/a	1/1	660	2 <sup>nd</sup>	Upper level condo. Sold privately.
4880 Sandyland #61	600,000	575,000	575,000	5/15	1 wk.	2/1	780	2 <sup>nd</sup>	Upper level condo in original condition.
4880 Sandyland #27	543,000	599,000	599,000	10/15	2 mo.	1/1	660	1 <sup>st</sup>	La Cabana unit. Sold privately in 7/14 for \$395,000.
4980 Sandyland #208	540,000	559,000	559,000	8/15	1 mo.	1/1	396	2 <sup>nd</sup>	Ocean view furnished condo in Sunset Shores. Sold in 8/04 for \$565,000 and 12/03 for \$440,000.
4902 Sandyland #141	494,500	n/a	n/a	5/15	n/a	0/1	432	1 <sup>st</sup>	Ground floor studio in mostly original condition. Sold in 3/06 for \$470,000 and 2/04 for \$450,000.



## AVAILABLE BEACH AREA CONDOMINIUMS

<u>ADDRESS</u>	<u>CURRENT LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>	<u>BRM/ BATH</u>	<u>FLOOR</u>	<u>ASS'N FEE</u>	<u>COMMENTS</u>
<b>SANTA BARBARA</b>							
653-A Verde Mar	\$1,100,000	\$1,100,000	7/15	2/2	1-2	450	End unit 1,374 sq.ft. East Beach Townhome with fireplace, new paint and carpet with an ocean peek.
20 Barranca #2	1,099,000	1,150,000	4/15	2/2	1 <sup>st</sup>	588	Front row views from redone unit with cherry floors, granite kitchen, fireplace & wet bar. Redone since sale in 9/03 for \$785,000.
645-C Costa del Mar	979,000	979,000	8/15	2/2.5	1-2	415	1,079 sq.ft. E beach Townhouse with pool and greenbelt views
641-B Por la Mar	939,000	939,000	8/15	2/2.5	1-2	419	E beach Townhouse with 2 master suites, 2 patios, and 2 car garage. Redone since sale in 8/12 for \$695,000.

<b>MONTECITO</b>							
1385 Plaza Pacifica	4,795,000	4,950,000	4/15	2/2.5	2-3	1,471	Redone Contemp. beachfront South-facing 1,676 sq.ft. townhome with ocean views and 2 car garage. Prior to redo, sold for \$3,700,000 in 6/07.
1356/8 Plaza Pacifica	4,299,000	4,299,000	7/15	3/3.5	1 <sup>st</sup>	1,763	Unique offering of two one-brm units that have been combined to form a lovely West facing 3 bedroom end unit with huge terrace.
19 Seaview Drive	2,245,000	2,455,000	11/15	2/2	1 <sup>st</sup>	1,032	South facing with ocean views from living room, kitchen and master. Redone since sales in 9/14 for \$1,925,000 and 6/05 for 1,650,000.
1319 Plaza Sonadores	1,995,000	2,695,000	7/15	3/2.5	1 <sup>st</sup>	1,624	East facing 3 brm with marble entrance, travertine and bamboo floors.
53 Seaview Drive	1,795,000	2,250,000	10/14	2/2	3 <sup>rd</sup>	1,032	Redone 1,731 sq.ft. top floor condo with treetop & mtn views, fireplace, formal dining room, wet bar, sound system, air conditioning and forced air heating. Sold 6/04 for \$1.3. www.MontecitoShoresCondo.com
92 Seaview Drive	1,795,000	1,795,000	4/15	2/2.5	1 <sup>st</sup>	1,032	Redone 1,731 sq.ft. ground floor with partial ocean views, radiant heat, travertine floors, granite kitchen and 3 sets of NanaWalls that open to private patio. Redone since last sold 8/01 for \$800,000.
39 Seaview Drive	1,439,000	1,439,000	11/15	2/2	1 <sup>st</sup>	1,032	West facing 1,798 sq.ft. ground floor unit with wood floors, fireplace, wet bar, formal dining room and a patio with a peak of the ocean.
1359 Plaza Sonadores	1,375,000	1,375,000	9/15	1/1.5	1 <sup>st</sup>	783	Remodeled South facing end unit with partial ocean views.

<b>CARPINTERIA</b>							
4700 Sandyland #13	794,500	794,500	11/15	1/1	1 <sup>st</sup>	539	Solimar Sands 700 sq.ft. 1/1 + den/extra bedroom next to pool with mtn views, updated kitchen and tile floors. Sold 4/13 for \$699,000.
4980 Sandyland #213	429,000	429,000	9/15	0/1	2 <sup>nd</sup>	378	Updated Sunset Shores studio with dual paned window & shutters.
4902 Sandyland #245	425,000	495,000	5/15	0/1	2 <sup>nd</sup>	378	Mountain view studio with new paint & carpet. Sold 5/05 for \$470,000.

## BEACH AREA CONDOMINIUM SALES IN 2015

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
<b>SANTA BARBARA</b>									
667-B Del Parque	\$1,590,000	n/a	n/a	9/15	n/a	3/2.5	1,664	1-2	Front row ocean view unit with wood floors, fireplace, dual paned windows and 2 car garage. Sold privately.
36-6 Barranca Ave.	1,418,000	\$1,449,000	\$1,449,000	8/15	1 mo.	2/2	1,188	2 <sup>nd</sup>	Panoramic ocean views. Newly redone on spec. Redone since 1/15 Bank sale for \$905,000 in original condition.
649-A Verde Mar	1,100,000	1,129,000	1,129,000	11/15	2 mo.	2/2	1,374	1-2	End unit E. Bch Townhome. Sold 12/10 for \$775,000 as a short sale, 8/05 for \$1,295,000 and 8/03 for \$835,000.
643-A Costa del Mar	1,050,000	1,050,000	1,050,000	10/15	1 wk.	2/2	1,374	1-2	End unit E. Beach Townhome with fireplace and garage.
659-A Del Parque	942,000	995,000	1,050,000	5/15	1 wk.	2/2	1,374	1-2	Upgraded end unit with fireplace, cathedral ceilings.
36-6 Barranca Ave.	905,000	1,013,000	1,013,000	1/15	1 mo.	2/2	1,188	2 <sup>nd</sup>	Bank sale of ocean view unit in original condition.
66-5 Barranca Ave.	815,000	799,000	799,000	5/15	1 wk.	2/2	1,155	2 <sup>nd</sup>	Redone unit with high ceilings. Sold 1/02 for \$465,000.
50-10 Barranca Ave.	750,000	795,000	825,000	9/15	3 mo.	2/2	1,231	3 <sup>rd</sup>	Corner unit with high ceilings, skylights and fireplace and new wood flooring. Sold 8/08 for \$595,000.

**MONTECITO**

1367 Plaza Pacifica	4,500,000	4,750,000	4,950,000	1/15	1.5 yrs	2/2.5	1,773	1 <sup>st</sup>	Remodeled beachfront end unit with 2 fireplaces and a 2 car garage. Sold prior to redo in 4/08 for \$4,300,000.
1320 Plaza Pacifica	3,050,000	3,149,000	3,340,000	6/15	3 mo.	2/2.5	1,674	1 <sup>st</sup>	Redone single story with fireplace. Redone since sold new in 6/14 for \$2,400,000 after fire rebuild. Prior to the fire, it sold redone in 11/06 for \$2,575,000. Prior to any redo, it sold in 10/05 for \$1,600,000 in orig. condition.
1372 Plaza Pacifica	2,400,000	2,549,000	2,549,000	2/15	1¼ yrs	2/2.5	1,694	2 <sup>nd</sup>	Redone single level with some 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, sold 9/04 for \$1,386,000.
48 Seaview Drive	1,859,000	1,859,000	1,895,000	8/15	1 wk.	2/2	1,724	2 <sup>nd</sup>	Newly redone partial ocean view East facing unit with fireplace with open kitchen to formal dining room.
1388 Plaza Pacifica	1,845,000	1,895,000	1,995,000	4/15	2 mo.	2/2.5	1,666	2-3	Redone townhome with ocean peek & maple floors. Sold 3/14 for \$1,880,000. Prior to redo, sold 4/02 for \$945K.
74 Seaview Drive	1,800,000	1,849,000	1,849,000	10/15	1 wk.	2/2	1,599	1 <sup>st</sup>	Redone ocean peek South facing unit. Redone since sales in 10/07 for \$1,825,000 and 4/04 for \$1,325,000.
56 Seaview Drive	1,740,000	1,795,000	1,795,000	7/15	2 wks.	2/2	1,868	1 <sup>st</sup>	Redone further with wood floors & granite kitchen. Sold redone in 7/13 for \$1,500,000, 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.
1375 Plaza Sonadores	1,550,000	1,675,000	1,750,000	8/15	1 yr.	2/2.5	1,540	2-3	Remodeled South facing townhouse end unit with new kitchen, carpet, paint, air conditioning/heating and baths.
87 Seaview Drive	1,550,000	1,749,000	1,749,000	1/15	1 wk.	2/2	1,769	3 <sup>rd</sup>	Redone tennis court view with formal dining & fireplace. Redone since 1/10 sale for \$1,050,000 & 4/02 for \$975K.
11 Seaview Drive	1,475,000	1,650,000	1,900,000	9/15	1 yr.	2/2	1,599	2 <sup>nd</sup>	Northwest facing unit in original condition but with new carpeting. Sold in 3/05 for \$1,400,000.
1308 Plaza Pacifica	1,295,000	1,295,000	1,295,000	4/15	1 wk.	1/1.5	843	1 <sup>st</sup>	Redone single level South facing with some ocean views, large patio and nice distance from other buildings.
1386 Plaza Pacifica	1,275,000	1,300,000	1,450,000	4/15	10 mo.	1/1.5	1,300	2 <sup>nd</sup>	Redone breezeway unit with fireplace and enclosed balcony. Redone since sale in 4/04 for \$1,088,000.
1362 Plaza Pacifica	965,000	1,075,000	1,150,000	4/15	4 mo.	1/1.5	911	1 <sup>st</sup>	Partially updated West-facing with newer powder room, & in unit laundry. Prior to redo, sold 12/11 for \$675,000.

**CARPINTERIA**

4885 Sandyland #6	2,040,000	1,995,000	1,995,000	11/15	1 wk.	3/3	1,679	1-2	Beach Club townhome w/partial ocean views. Sold 3/11 for \$1,250,000, traded in 5/04, & sold 3/02 for \$980,000.
4825 Sandyland #6	1,195,000	1,225,000	1,225,000	8/15	1 mo.	2/2	966	2 <sup>nd</sup>	Updated condo with a private beach entrance, fireplace and mtn views. Sold 8/13 for \$1,049,000.
4975 Sandyland #312	1,125,000	n/a	n/a	9/15	n/a	2/1	683	3 <sup>rd</sup>	Carpinteria Shores top floor end unit with redone bath. Sold 9/14 for \$879,995.
4700 Sandyland #59	941,000	949,000	949,000	6/15	1 wk.	2/1.5	828	2 <sup>nd</sup>	Partial ocean view end unit with remodeled kitchen and baths, wood floors and a ceiling fan.
4700 Sandyland #56	841,000	839,000	839,000	3/15	1 mo.	2/1.5	925	2 <sup>nd</sup>	Redone with granite counters, built in dining banquette, wood floors, redone baths and wainscoting throughout. Ocean view from terrace. Situated in Solimar Sands.
4700 Sandyland #48	810,000	n/a	n/a	5/15	n/a	2/1.5	828	2 <sup>nd</sup>	This condo sold privately without coming on the market.
4700 Sandyland #30	699,000	699,000	699,000	7/15	1 wk.	2/2	828	2 <sup>nd</sup>	Mountain view unit upgraded with new flooring.
4880 Sandyland #48	615,000	n/a	n/a	6/15	n/a	1/1	660	2 <sup>nd</sup>	Upper level condo. Sold privately.
4880 Sandyland #61	600,000	575,000	575,000	5/15	1 wk.	2/1	780	2 <sup>nd</sup>	Upper level condo in original condition.
4880 Sandyland #27	543,000	599,000	599,000	10/15	2 mo.	1/1	660	1 <sup>st</sup>	La Cabana unit. Sold privately in 7/14 for \$395,000.
4980 Sandyland #208	540,000	559,000	559,000	8/15	1 mo.	1/1	396	2 <sup>nd</sup>	Ocean view furnished condo in Sunset Shores. Sold in 8/04 for \$565,000 and 12/03 for \$440,000.
4902 Sandyland #141	494,500	n/a	n/a	5/15	n/a	0/1	432	1 <sup>st</sup>	Ground floor studio in mostly original condition. Sold in 3/06 for \$470,000 and 2/04 for \$450,000.