

BEACH & BLUFF BUZZ

Following a fairly sluggish beach market in 2016, the 2017 market has sparked dramatically with certain segments raging with extremely strong selling prices and activity:

- **Blufftop:** Five offers immediately greeted 5 Santa Cruz Blvd., a modest 1,400 sq.ft. concrete block 2/2 on a flag lot on the Mesa, closing for the full \$2,275,000 asking price. However, the inventory on the high end of the blufftop is not moving: 3 of the 7 available properties have been for sale for over 2 years.

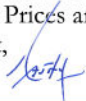
- **Montecito thru Carpinteria:** With 5 properties now in escrow (including one that has been for sale since 2013!) and 4 already closed, the beachfront market is surging. Of particular note, my listing of 1548 Miramar Beach, an 801 sq.ft. **studio** with bonus room, just closed for a whopping \$3,850,000, a record \$4,812/sq.ft.

- **Rincon:** With only 1 beachfront closing to date and 1 pending, the Rincon market has been quiet and prices flat so far this year. Over half of the 7 currently available Rincon properties have been for sale for over a year.

- **Beach Condos:** Presently, an unusually high number of beach condos await buyers. For example, in the Bonnymede/Montecito Shores complex, an unprecedented 15 condos are now for sale with only 4 sales to date. On the plus side, owners there can celebrate the record \$3,100,000 sale of a 2 bedroom (my listing of the lovely ocean view 26 Seaview Dr.) where the previous 2 bedroom high was under \$2,500,000. In other good news, owners on the beach side of Sandyland Road in Carpinteria can delight in the \$2,600,000 sale of my listing at 4923 Sandyland Road, a record price for a non-ocean view 2 bedroom condo in Carpinteria.

With the stock market continuing to reach all time highs, buyers are feeling the confidence to invest again in the beach market. Prices are certainly on the rise, and in a few cases are even eclipsing previous record highs.

All the best,



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BERKSHIRE HATHAWAY
LUXURY PROPERTIES



FEATURED LISTINGS



60 SEAVIEW DRIVE

WWW.MONTECITOSHOESCONDO.COM

Lovely ocean and garden views are enjoyed from this beautiful South facing ground floor 2 br/2 ba condo with ocean view terrace, spacious living room with fireplace, formal dining room, ocean view breakfast bar, large master suite with private patio and 2 large walk-in closets and a guest bedroom with ocean views. This pretty and delightful condo offers a relaxing and private sanctuary with easy beach access.



3055 PADARO LANE

WWW.PADAROLANEESTATE.COM

Gorgeous gated French Country estate set on two parcels totaling 4.37 acres with 350' of ocean frontage, panoramic ocean, island and coastline views, majestic Cypress and Eucalyptus trees and vast gardens. The beautiful 6,866 sq.ft. home features beveled French windows, mahogany doors, open beam ceilings, formal dining room, family room with wet bar and a darling guest suite above the oversized 3 car garage.

NEW SINCE THE LAST NEWSLETTER...

NEW LISTINGS

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

4305 Marina Dr.	\$32,750,000	\$32,750,000	6/17	5/6.5	n/a	Remodeled & expanded 1970 4/5.5 Wallace Neff Contemp. with 1/1 guest house, pool and all new theater, wine cellar and spa. Prior to the redo, this sold in 4/07 for \$7,500,000 and 8/05 for \$7,750,000.
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MONTECITO

1491 Edgecliff Ln.	25,000,000	25,000,000	5/17	3/3.5	100'	Newer island style compound with 3,531 sq.ft. main home, 3 add'l cottages, verandas and tropical landscaping on a .65 ac. corner lot. A tear down on the property sold in 5/05 for \$9,000,000.
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PADARO LANE & BEACH CLUB ROAD

2825 Padaro Lane	60,000,000	60,000,000	2/17	2/1	505'	Blufftop 10.25 ac. lot with beach access, a shared well and a small 2/1 1940's cottage. This sold in 3/06 for \$28.5M when comprised of 17.25 ac. In 2007, 7 ac. were sold off for \$25M to the next door neighbor, but it took until 12/09 to complete the requisite lot line adjustment.
3055 Padaro Lane	28,500,000	28,500,000	2/17	4/4/3	350'	Gorgeous gated 6,866 sq.ft. French Country set on 2 parcels totaling 4.37 ac. with beveled French windows, mahogany doors, open beam ceilings, a darling guest suite over the oversized 3 car garage and majestic Cypress trees. Improved since sale in 6/04 for \$19,000,000. PadaroLaneEstate.com
3611 Padaro Lane	5,950,000	6,395,000	12/16	2/3	220'	Darling redone 1,279 sq.ft. home with open beam and pole ceilings, stone fireplace, travertine floors and vast beach frontage. PadaroCottage.com.

RINCON

5518 Rincon Beach Park Drive	3,950,000	4,350,000	3/17	3/4.5	40'	Built in 2007, this 2 story 3,000 sq.ft. 3/3 Cape Cod has 10' ceilings, hickory floors and a fabulous kitchen. Sold new in 9/07 for \$3,650,000. The lot (western-most in Seacliff) sold in 5/05 for \$925,000.
3532 P.C.H.	3,397,000	3,397,000	5/17	3/3	60'	Redone 1970's 2,637 sq.ft. 3/3 Contemporary with huge walls of glass in the 2 story living room with fireplace. Sold 11/07 for \$3,000,000.
2854 P.C.H.	3,290,000	3,290,000	3/17	3/2	40'	Recently redone 1,298 sq.ft. 1940's 3/2 with fireplace, courtyard and 2 car garage. Re-landscaped and freshened since it sold 1/16 for \$2,900,000. Redone since sold 4/11 for \$1,665,000.
6733 Breakers Way	1,195,000	1,325,000	2/17	3/3.5	n/a	Bright 2,913 sq.ft. multi-level Contemp. with living room, family rm, office, rooftop deck and 3 car garage. Sold 3/00 for \$600,000.

WITHDRAWN

ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE
571 Sand Point Rd.	\$26,500,000	\$26,500,000	7/16	1813 Fernald Point	\$6,950,000	\$8,250,000	2/16
849 Sand Point Rd.	13,500,000	10,800,000	8/13	6727 Breakers Way	1,550,000	1,550,000	5/16
3102 Solimar Beach	7,999,000	8,500,000	4/15				

PRICE CHANGES

ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE	ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE
3271 Padaro Lane	\$26,900,000	\$33,500,000	\$33,500,000	3715-A Santa Claus	\$3,950,000	\$4,975,000	\$4,975,000
4145 Creciente Dr.	17,250,000	18,000,000	21,500,000	3772 P.C.H.	4,320,000	4,950,000	4,995,000
3485 Padaro Lane	12,500,000	12,900,000	12,900,000	3715-C Santa Claus	3,650,000	4,275,000	4,275,000
3353 Padaro Lane	9,900,000	10,900,000	12,000,000	2311 Finney Street	3,200,000	3,595,000	3,850,000
5454 Rincon Beach Pk.	4,495,000	4,750,000	4,750,000	6614 Old P.C.H.	2,600,000	2,700,000	3,300,000

NEW ESCROWS PENDING

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
MONTECITO						
1558 Miramar Beach	\$4,450,000	\$4,800,000	3/17	3/2	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 \$3,350,000 in 1/14 and \$3,500,000 in 3/11.
PADARO LANE & BEACH CLUB ROAD						
3485 Padaro Lane	12,500,000	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.
3353 Padaro Lane	9,900,000	12,000,000	4/16	3/2	76'	Remodeled 1960's 2,238 sq.ft. with den, wood ceilings and lovely finishes on a 0.37 ac. slightly elevated lot with easy beach access & a huge deck. This has been expanded and redone since it sold in 2/00 for \$2,450,000.
3236 Beach Club Rd.	2,395,000	2,395,000	3/16	2/2	n/a	Built in 1975, this 1,521 sq.ft. single level home has lovely ocean views, easy beach access, a detached art studio and an attached 2 car garage.
SANDYLAND COVE						
4555 Ave. del Mar	8,995,000	8,995,000	5/17	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.
RINCON						
4280 Faria Road	2,749,000	2,950,000	2/17	3/3	53'	Updated 2/2 home with detached guest studio, spa, outdoor fireplace and sauna. Sold 9/11 for \$1,320,000 and 8/01 for \$1,205,000.

IN LIMBO

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
PADARO LANE & BEACH CLUB ROAD						
3443 Padaro Lane	\$19,900,000	\$23,750,000	3/16	4/6.5	79'	Spectacular gated 6,862 sq.ft. Contemp. on 1.13 acres with 790 sq.ft. guest house, lighted tennis court and spa. This will be auctioned in a Sheriff's Sale on July 20 at 10:00 on the Courthouse steps. A previous auction, at which the approved bid was \$12.9M subject to unpaid property taxes and other fees, was voided due to improper notification. More than \$4M went into remodeling the main house since this sold in 2/06 for \$20,750,000.

NEW CLOSED ESCROWS

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON FRONT MARKET	FEET	COMMENTS
SANTA BARBARA							
5 Santa Cruz Blvd.	\$2,275,000	\$2,275,000	\$2,275,000	5/17	4 days	50'	Bluff-top 1,400 sq.ft. concrete block 2/2 home built in 1950 on a flag lot with walls of ocean view windows, master bedroom fireplace, garage and close beach access.
MONTECITO							
1127 Hill Road	12,500,000	15,000,000	17,200,000	3/17	10 mo.	n/a	Redone island style 4,604 sq.ft. 4/4.5 with 878 sq.ft. 1/1 guest house with fireplace, pool & 820 sq.ft. 1/1 pool house. Sold 9/09 for \$11M and 1/07 for 12.8M. Sold with vacant lot at 1104 Channel Dr. in 12/00 for \$6M.
1205 Hill Road	6,750,000	n/a	n/a	11/16	n/a	n/a	Partial ocean view 2,603 sq.ft. 1930's 3/3.5 cottage with pool & spa on 0.6 ac. next to the Biltmore with an easement to the beach. Bought by next door neighbor months after 9/16 sale for \$6,240,000. Also sold 7/10 for \$6,500,000.

36 Hammond Dr.	4,500,000	4,850,000	6,850,000	1/17	3¼ yrs	n/a	Grand 5,200 sq.ft. Sea Meadow 4/4 home with open beam ceilings, French windows, formal dining, office and slate patios.
1548 Miramar Beach	3,850,000	n/a	n/a	5/17	n/a	27'	Redone 801 sq.ft. studio built in 1912 with downstairs “storage room” with sofa bed and unpermitted bath. Sold privately.
1467 Vincenti Place	3,650,000	3,950,000	3,950,000	5/17	4 mo.	n/a	Pretty 3,558 sq.ft. 3/3 Sea Meadow home with formal dining, open beam ceilings, Oak parquet and French paver floors, 2 fireplaces & patios. Partly redone since 3/05 sale for \$2,900,000.

PADARO LANE & BEACH CLUB ROAD

3319 Padaro Lane	12,750,000	13,500,000	13,500,000	3/17	8 mo.	84'	Redone 3/3.5 on the knoll on 0.64 ac. with 84' of frontage and panoramic views of the entire cove. Sold 9/15 for \$13M.
3246 Beach Club Rd.	7,505,000	7,995,000	15,900,000	12/16	1¼ yrs	103'	Modest 3,000 sq.ft. 2 story 4/4 home built in 1959 with 2 fireplaces and koi pond. Short sale from reverse mortgage.
3284 Beach Club Rd.	7,300,000	7,950,000	8,250,000	11/16	4 mo.	68'	Built in 1970, this 1,701 sq.ft. 2/2 Contemp. has a 451 sq.ft. loft over the garage. Sold 4/09 for \$6,100,000.

SAND POINT ROAD

845 Sand Point Rd.	6,100,000	n/a	n/a	5/17	n/a	106'	Sale of a 50.08% interest. Charming 3,800 sq.ft. 4/6 Cape Cod with pool, theater, 3 fireplaces and open beam ceilings. Prior to redo, sold 1/00 for \$2,250,000.
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RINCON POINT

8120 Puesta del Sol	5,235,000	n/a	n/a	1/17	n/a	60'	Built in 1959, this original condition 4/3 cottage on 0.2 ac. on the Ventura County side of gated Rincon Point sold privately.
8113 Puesta del Sol	2,050,000	2,495,000	3,000,000	3/17	7 mo.	n/a	Redone 1950's 1,686 sq.ft. 3/2 with open kitchen, skylights and yard. One house back from beach with close beach access.

RINCON

5384 Rincon Beach Park Dr.	2,624,000	n/a	n/a	2/17	n/a	40'	Built in 1959, this 2,487 sq.ft. A frame 3/3 cottage in the gated Seacliff Beach Colony sold privately.
5470 Rincon Beach Park Dr.	2,450,000	2,600,000	3,250,000	11/16	5 mo.	40'	Modest 2,813 sq.ft. 1960's 4/3.5 home with concrete block walls and an outside staircase between floors. One of the deepest lots in Seacliff Colony.
6741 Breakers Way	1,200,000	1,399,000	1,795,000	11/16	1 yr.	n/a	Redone 2,913 sq.ft. multi-level 3/3 home with living room, family room, office, roof-top deck and a 3 car garage. Prior to redo, sold 6/02 for \$625,000.

AVAILABLE BEACHFRONT PROPERTIES

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MONTECITO

1491 Edgecliff Ln.	\$25,000,000	\$25,000,000	5/17	3/3.5	100'	Newer island style compound with 3,531 sq.ft. main home, 3 additional cottages, verandas and tropical landscaping on a .65 ac. corner lot. A tear down on the property sold in 5/05 for \$9,000,000.
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PADARO LANE & BEACH CLUB ROAD

3271 Padaro Lane	26,900,000	33,500,000	6/16	6/6.5	105'	Stunning 2008 7,287 sq.ft. Cape Cod on the knoll with private sandy play area, beachside deck and lovely landscaping on 3 lots. This home has 2 master suites & an attached guest apt. Sold new in 12/09 for \$17,500,000.
3611 Padaro Lane	5,950,000	6,395,000	12/16	2/3	220'	Darling redone 1,279 sq.ft. home with open beam and pole ceilings, stone fireplace, travertine floors, and vast beach frontage. PadaroCottage.com.

SAND POINT ROAD

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 LR, master with fireplace, sitting room & gym, & guest qtrs. Sold 5/00 for \$3,550,000.
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501 Sand Point Rd.	3,250,000	3,000,000	9/14	Lot	500'+	Vacant lot with sewer and water meter in place and unparalleled views of the ocean, coastline, sanctuary and mountains, but development arduous.
RINCON						
5454 Rincon Beach Park Drive	4,495,000	4,750,000	9/16	4/4	40'	Cape Cod 3,200 sq.ft. 4/4 built in 2009 with limestone floors, 2 fireplaces, granite kitchen, a sweeping staircase to 2 nd floor, built-in BBQ. Sold as new in 10/09 for \$3,975,000. The lot sold for 2,400,000 in 1/06.
3772 P.C.H.	4,320,000	4,995,000	5/16	3/4	64'	Two story 3,200 sq.ft. 3/4 wood and glass Contemp. built in 1978 with soaring ceilings, walls of glass, large patio and deck and 3 car garage.
5518 Rincon Beach Park Drive	3,950,000	4,350,000	3/17	3/4.5	40'	Built in 2007, this 2 story 3,000 sq.ft. 3/3 Cape Cod has 10' ceilings, hickory floors and a fabulous kitchen. Sold new in 9/07 for \$3,650,000. The lot (western-most in Seacliff) sold in 5/05 for \$925,000.
3532 P.C.H.	3,397,000	3,397,000	5/17	3/3	60'	Redone 1970's 2,637 sq.ft. 3/3 Contemporary with huge walls of glass in the 2 story living room with fireplace. Sold 11/07 for \$3,000,000.
2854 P.C.H.	3,290,000	3,290,000	3/17	3/2	40'	Recently redone 1,298 sq.ft. 1940's 3/2 with fireplace, courtyard and 2 car garage. Re-landscaped and freshened since it sold 1/16 for \$2,900,000. Redone since sold 4/11 for \$1,665,000.
6614 Old P.C.H.	2,600,000	3,300,000	4/16	3/2	67'	Redone 1,911 sq.ft. 1970's 3/2 single story cottage with stone fireplace, office and 10' x 50' deck adjacent to the Cliff House in Mussel Shoals.
6698 Breakers Way	1,875,000	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						
4305 Marina Dr.	\$25,000,000	\$35,000,000	8/15	4/6.5	200'	Spectacular brand new 10,143 sq.ft. Contemp. with smart home tech, office, family room, pool, spa, tennis court and beach access on 3.7 acres.
4015 Bajada Lane	19,500,000	19,500,000	10/16	6/5.5	231'	Gorgeous 1999 built 5,851 sq.ft. Spanish Colonial Revival with library, 3 fireplaces, pool, spa, outdoor BBQ area and easy beach access.
4145 Creciente Dr.	17,250,000	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	16,950,000	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.
4305 Marina Drive	12,500,000	12,500,000	11/16	2/3	185'	1950's 3,691 sq.ft. ranch home on 2.47 acres with direct beach access, avocado orchard, tennis court, horse facilities and separate office.

SANTA BARBARA						
3349 Cliff Drive	11,995,000	11,995,000	4/16	4/7.5	85'	Newly redone and expanded 5,500 sq.ft. gated 1940's hacienda with pool, spillway hot tub, outdoor fireplace and bluff-top fire pit on 1.45 acres.

PADARO LANE & BEACH CLUB ROAD						
2825 Padaro Ln.	60,000,000	60,000,000	2/17	2/1	505'	Blufftop 10.25 ac. parcel with beach access, a shared well and a small 2/1 1940's cottage. This sold in 3/06 for \$28.5M when comprised of 17.25 ac. In 2007, 7 ac. were sold off for \$25M to the next door neighbor, but it took until 12/09 to complete the requisite lot line adjustment.
3055/78 Padaro Ln.	28,500,000	28,500,000	2/17	4/4/3	350'	Gorgeous gated 6,866 sq.ft. French Country set on 2 parcels totaling 4.37 ac. with beveled French windows, mahogany doors, open beam ceilings, a darling guest suite over the oversized 3 car garage and majestic Cypress trees. Improved since sale in 6/04 for \$19,000,000. PadaroLaneEstate.com

AVAILABLE PROPERTIES NEAR THE BEACH OR BLUFF

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HOPE RANCH					
4305 Marina Drive	\$32,750,000	\$32,750,000	6/17	5/6.5	Remodeled & expanded 1970 4/5.5 Wallace Neff Contemp. with 1/1 guest house, pool and all new theater, wine cellar and spa. Prior to the redo, this sold in 4/07 for \$7,500,000 and 8/05 for \$7,750,000.
MONTECITO					
1104 Channel Dr.	37,500,000	37,500,000	3/16	5/6.5	Built in 2008, 6,497 sq.ft. 4/5.5 Contemp. with pool, spa, 746 sq.ft. pool cabana with fireplace, 640 sq.ft. gym and 3 car garage on 1.13 ac. Sold 2/07 for \$25M while under construction. Sold 12/00 as vacant lot with 1127 Channel Dr. for \$6,000,000.
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.
SUMMERLAND					
2311 Finney Street	3,200,000	3,850,000	7/16	2/2.5	Cape Cod 1,919 sq.ft. built in 1986 with path to the beach, 2 fireplaces, large ocean view deck, open beam ceilings and garage at end of private cul-de-sac.
SANTA CLAUS LANE					
3715-A Santa Claus	3,950,000	4,975,000	10/16	2/4	Brand new 2 story mixed use condo. Upstairs living space with 2 brms, luxury finishes, fireplace and large private deck. Downstairs are 2 "commercial" spaces.
3715-C Santa Claus	3,650,000	4,275,000	10/16	1/3	Brand new 2 story mixed use condo. Upstairs living space with 1 brm, gorgeous finishes, fireplace and large deck. Downstairs is a "commercial" space.
RINCON					
6670 Old P.C.H.	2,390,000	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.
6733 Breakers Way	1,195,000	1,325,000	2/17	3/3.5	Bright 2,811 sq.ft. multi-level Contemp. with living room, family rm, office, roof-top deck and 3 car garage. Sold 3/00 for \$600,000.

BEACHFRONT SALES IN 2017

AS OF MAY 31, 2017

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845 Sand Point Rd.	6,100,000	n/a	n/a	5/17	n/a	106'	Sale of a 50.08% interest. Charming 3,800 sq.ft. 4/6 Cape Cod with pool, theater, 3 fireplaces and open beam ceilings. Prior to redo, sold 1/00 for \$2,250,000.
RINCON POINT							
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SALES ON THE BLUFF IN 2017

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SANTA BARBARA

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SALES NEAR THE BEACH OR BLUFF IN 2017

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MONTECITO

1127 Hill Road \$12,500,000 \$15,000,000 \$17,200,000 3/17 10 mo. Redone island style 4,604 sq.ft. 4/4.5 with 878 sq.ft. 1/1 guest house with fireplace, pool & 820 sq.ft. 1/1 pool house. Sold 9/09 for \$11M & 1/07 for 12.8M. Sold with vacant lot at 1104 Channel Dr. in 12/00 for \$6M.

36 Hammond Dr. 4,500,000 4,850,000 6,850,000 1/17 3¼ yrs Grand 5,200 sq.ft. Sea Meadow 4/4 home with open beam ceilings formal dining, office and slate patios.

1467 Vincenti Place 3,650,000 3,950,000 3,950,000 5/17 4 mo. Pretty 3,558 sq.ft. 3/3 Sea Meadow home with open beam ceilings, Oak parquet and French paver floors, formal dining, 2 fireplaces and large patios. Partly redone since 3/05 sale for \$2,900,000.

RINCON POINT

8113 Puesta del Sol 2,050,000 2,495,000 3,000,000 3/17 7 mo. Redone 1950's 1,686 sq.ft. 3/2 with open kitchen, skylights and yard. One house back from beach with close beach access.

BEACHFRONT SALES IN 2016: COMPLETE

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

1508 Miramar Beach \$5,225,000 n/a n/a 1/16 n/a 31' 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 on a 1,700 sq.ft. lot. This sold privately.

1502 Miramar Beach 2,575,000 n/a n/a 10/16 n/a 35' Short sale of a 1920's 954 sq.ft. 2 story 2/2 Cape Cod next to the public access stairs. Redone since 3/99 sale for \$875,000.

PADARO LANE & BEACH CLUB ROAD

3246 Beach Club Rd. 7,505,000 7,995,000 15,900,000 12/16 1¼ yrs 103' Modest 3,000 sq.ft. 2 story 4/4 home built in 1959 with 2 fireplaces and koi pond. Short sale from reverse mortgage.

3284 Beach Club Rd. 7,300,000 7,950,000 8,250,000 11/16 4 mo. 68' Built in 1970, this 1,701 sq.ft. 2/2 Contemp. has a 451 sq.ft. loft over the garage. Sold 4/09 for \$6,100,000.

3551 Padaro Lane 6,367,500 7,450,000 7,450,000 9/16 3 mo. 50' This 1950's 2,916 sq.ft. home has 2/2 upstairs, a 2/1 apt. & studio apt. down. Improved since 10/13 sale for \$4,850,000.

3553 Padaro Lane 5,400,000 5,950,000 5,950,000 6/16 9 mo. 50' Charming 1,240 sq.ft. 1950's 1/2 cottage with wood ceilings, fireplace and bonus room and bath off the garage.

RINCON

3144 Solimar Beach 5,100,000 n/a n/a 1/16 n/a 75' Built in 1990, this 3/3.5 3,378 sq.ft. Contemp. with spa, 3 car garage. Upgraded since 7/14 sale for \$4,400,000.

2854 P.C.H.	2,900,000	3,095,000	3,095,000	1/16	2 wks	40'	Recently redone 1,298 sq.ft. 1940's 3/2 with fireplace, courtyard & 2 car garage. Redone since sold 4/11 for \$1,665,000.
5470 Rincon Beach Park Dr.	2,450,000	2,600,000	3,250,000	11/16	5 mo.	40'	Modest 2,813 sq.ft. 1960's 4/3.5 home with concrete block walls and outside stairs between floors. One of the deepest lots in Seacliff Colony.
3870 P.C.H.	2,300,000	2,450,000	2,495,000	3/16	3 mo.	41'	1950's 1,342 sq.ft. 2 story 2/2 with stone fireplace, open beam ceilings, large 2nd story deck and approved seawall.
3924 P.C.H.	2,250,000	2,395,000	2,395,000	3/16	4 mo.	39'	Redone 2 story 1,530 sq.ft. 4/2 with large deck & spa. Prior to the redo, this sold in 2/13 for \$1,645,000.
3968 P.C.H.	1,790,000	1,950,000	1,950,000	1/16	3 mo.	34'	Redone 1920's 1,342 sq.ft. 2/2 cottage with an open floor-plan, skylights and a brick fireplace in the great room. Large deck with fire pit.

SALES ON THE BLUFF IN 2016: COMPLETE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	FEET	COMMENTS
SANTA BARBARA							
1625 Shoreline Dr.	\$3,850,000	n/a	n/a	1/16	n/a	94'	1960's 1,934 sq.ft. single story 3/2 on a 0.46 acre parcel.
PADARO LANE & BEACH CLUB ROAD							
3111 Padaro Lane	10,950,000	\$11,900,000	\$22,000,000	5/16	2¾ yrs	186'	2.02 ac. bluff-top lot with shared access to beach stairs and 3 structures: 2 story 3/3 1960's home, modest 1/1 guest home and garage/workshop. Bought by the next door neighbor.

SALES NEAR THE BEACH OR BLUFF IN 2016: COMPLETE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	COMMENTS
SANTA BARBARA						
1413 Shoreline Dr.	\$2,600,000	n/a	n/a	1/16	n/a	Redone 1,770 sq.ft. 1920's 2/1 cottage with partial ocean views, wood floors, fireplace on a 1/4 ac. Sold 11/12 for \$1,300,000.
MONTECITO						
1205 Hill Road	6,750,000	n/a	n/a	11/16	n/a	Partial ocean view 2,603 sq.ft. 1930's 3/3.5 cottage with pool and spa on 0.6 ac. next to the Biltmore with an easement to the beach. Bought by next door neighbor. Sold 9/16 for \$6,240,000 and 7/10 for \$6,500,000.
1205 Hill Road	6,240,000	\$6,250,000	\$7,895,000	9/16	8 mo.	See above.
1460 Bonnymede Dr.	5,465,000	5,975,000	6,450,000	2/16	2 yrs.	Sea Meadow 4,260 sq.ft. 4/4.5 with 2 story atrium, family room with stone fireplace, and a stone outdoor fireplace and patio. Sold 10/03 for \$4,475,000.
40 Hammond Dr.	4,650,000	4,950,000	4,950,000	2/16	3 mo.	South facing 4,606 sq.ft. 4/3 Sea Meadow home with ocean peeks, formal dining, family room and an office/4th bedroom.
1464 Bonnymede Dr.	4,075,500	4,495,000	4,750,000	11/16	11 mo.	Bright 4/4 Sea Meadow 3,886 sq.ft. with sunken living room, formal dining, 2 masters and a guest/staff bedroom off laundry.
1473 Bonnymede Dr.	3,625,000	4,000,000	5,450,000	2/16	5.5 yrs	South facing 4/3 Sea Meadow with limestone and wood floors, formal dining, office/4 th brm, 2 fireplaces and private terrace.
RINCON						
4245 Faria Road	1,450,000	1,589,000	1,725,000	7/16	4 mo.	Within the gates at Faria, this redone 2 story 1,180 sq.ft. 2/2 Contemp. has partial ocean views, bamboo floors, 2 car garage and ocean view deck. Redone since 12/11 sale for \$750,000.
6741 Breakers Way	1,200,000	1,399,000	1,795,000	11/16	1 yr.	Redone 2,913 sq.ft. multi-level 3/3 home with living room, office, family room, roof-top deck and a 3 car garage. Prior to redo, sold 6/02 for \$625,000.

NEW SINCE THE LAST NEWSLETTER...CONDOMINIUMS

NEW LISTINGS

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/BATH	FLOOR	ASS'N FEE	COMMENTS
SANTA BARBARA							
663-A Del Parque	\$1,750,000	\$1,850,000	5/17	2/2	1-2	465	Front row 1,350 sq.ft. ocean view end unit East Beach townhome with updated kitchen, carpet, paint and fireplace surround.
26 Barranca Ave. #3	1,265,000	1,589,000	1/17	2/2.5	2-3	700	Front row views from 1,232 sq.ft. townhome with fireplace, dining area, granite kitchen with breakfast bar, ocean view bedrooms
659-F Del Parque	1,250,000	1,350,000	3/17	2/2	1-2	465	Redone 1,374 sq.ft. poolside unit with fireplace, skylights and spa tub. Sold 4/14 for \$1,230,000 and 2/07 for \$1,300,000 as redone and 1/01 for \$700,000 prior to redo.
643-B Costa del Mar	1,050,000	1,050,000	5/17	2/2.5	1-2	480	West facing 1,188 sq.ft. East Beach townhome on the greenbelt with brick fireplace, wood floors and 2 car garage.
50 Barranca Ave. #11	925,000	925,000	4/17	3/2	3 rd	700	Single level 1,443 sq.ft. end unit with ocean views, fireplace, new paint, vaulted ceilings, skylights and in-unit laundry.
MONTECITO							
1389 Plaza Pacifica	5,750,000	7,995,000	12/16	2/2.5	2-3	1,250	Beachfront 1,667 sq.ft. townhouse with panoramic ocean views, granite counters in the kitchen and baths and some other improvements.
1319 Plaza Pacifica	5,250,000	5,250,000	4/17	3/3	1 st	1,748	Redone 2,055 sq.ft. single story with partial ocean views from patio, fireplace, dining area and plantation shutters. Sold 11/15 for \$2,902,500, 5/06 for \$2,755,000 and 3/00 for \$960,000.
1350 Plaza Pacifica	3,150,000	3,400,000	1/17	2/2	1 st	1,260	Gorgeous 1,694 sq.ft. Contemporary remodel of a South-facing end unit with ocean peeks, fireplace, laundry and sunny terrace. Sold 11/13 for \$2,600,000. Prior to the redo, this sold in 4/07 for \$1,800,000.
1307 Plaza Pacifica	2,950,000	2,950,000	7/16	1/1.5	1 st	757	Totally redone 938 sq.ft. with lovely ocean views, heated floors, custom built-ins and fabulous finishes. Sold 12/10 for \$1,345,000 as redone. This was in original condition when sold in 4/08 for \$1,600,000.
27 Seaview Drive	2,950,000	3,100,000	1/17	3/2.5	2 nd	1,294	Redone 2,360 sq.ft. Western facing with partial ocean view, den/3 rd brm, fireplace, formal dining and enclosed lanai with wall of glass. Prior to the redo, this sold 5/14 for \$1,875,000.
1383 Plaza Sonadores	2,295,000	2,295,000	6/16	2/2.5	2-3	1,030	Redone 1,410 sq.ft. South facing townhome with fireplace, walnut floors, custom cabinets & granite kitchen. Sold 11/12 for \$1,100,000.
60 Seaview Drive	2,250,000	2,250,000	5/17	2/2	1 st	1,100	Ocean and garden view 1,743 sq.ft. South facing with fireplace, formal dining room and large private terraces. Partly redone since 2/10 sale for \$1,075,000. www.MontecitoShoresCondo.com
43 Seaview Drive	2,027,000	2,027,000	5/17	2/2	2 nd	1,100	Bright 1,782 sq.ft. unit with some ocean views, remodeled baths and kitchen. Sold 3/07 for \$1,750,000 and 2/04 for \$1,350,000.
87 Seaview Drive	1,985,000	1,985,000	6/17	2/2	3 rd	1,100	Redone 1,769 sq.ft. tennis court view unit with formal dining and fireplace. New A/C, heat and paint since sold in 1/15 for \$1,550,000. Redone since 1/10 sale for \$1,050,000 and 4/02 for \$975,000.
17 Seaview Drive	1,895,000	1,950,000	2/17	2/2	2 nd	1,100	Top floor 1,773 sq.ft. with soaring ceilings, wet bar, enclosed balconies and a Northwest orientation. Sold 3/06 for \$1,795,000.
1308 Plaza Pacifica	1,385,000	1,385,000	2/17	1/1.5	1 st	619	Redone single level 843 sq.ft. South facing with ocean views, large patio and nice distance from other buildings. Sold 4/15 for \$1,295,000.
1308 Plaza Sonadores	1,380,000	1,440,000	3/17	1/1	1 st	1,110	Redone 806 sq.ft. end unit with Oak and tile floors, granite counters and large patio. Sold 6/05 for \$1,000,000. Sold 9/05 sale for \$750,000.
CARPINTERIA							
4975 Sandyland #202	1,200,000	1,200,000	1/17	2/1	2 nd	398	Beachfront 690 sq.ft. with ocean views to the East. 4975Sandyland.com
4700 Sandyland #28	789,000	799,000	1/17	2/2	2-3	540	Solimar Sands 828 sq.ft. townhome with mountain views from the patio deck and a partial ocean view from the upstairs bedroom.
4700 Sandyland #50	785,000	785,000	4/17	2/2	2-3	540	Solimar Sands 828 sq.ft. with mountain views.

NEW ESCROWS PENDING

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/BATH	ASS'N FLOOR	FEE	COMMENTS
74 Seaview Drive	\$1,895,000	\$1,925,000	10/16	2/2	1 st	1,063	Redone 1,599 sq.ft. South facing with ocean peek. Sold 10/15 for \$1.8M Redone since sales in 10/07 for \$1,825,000 and 4/04 for \$1,325,000.
46 Barranca Ave. #1	875,000	995,000	8/16	3/2	1 st	700	Single level with fireplace, hardwood floors, redone kitchen and baths, crown moldings, new doors and hardware and partial ocean views.
66 Barranca Ave. #1	775,000	799,500	8/16	2/2	1 st	700	Poolside unit redone in 2004 with granite counters and maple cabinets. Last sold furnished in 8/14 for \$739,000 and 5/13 for \$745,000.

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									
647-ID Por la Mar	\$1,300,000	n/a	n/a	12/16	n/a	3/2	1,568	1-2	This poolside & clubhouse location is South facing with fireplace and large tiled patio. Sold 9/07 for \$1,100,000 and 1/01 for \$680,000.

MONTECITO									
26 Seaview Drive	3,100,000	3,450,000	3,800,000	4/17	8 mo.	2/2	1,788	2 nd	Fab ocean views from redone 1,788 sq.ft. with hardwood floors and beautiful finishes. Redone since 11/06 sale for \$2,100,000 and 2/05 for 1,650,000. 26SeaviewDrive.com
34 Seaview Drive	1,987,500	2,250,000	2,250,000	6/17	2 mo.	2/2	1,731	3 rd	Lovely coastline and treetop views from East facing with fireplace, formal dining room and soaring ceilings in original condition. MontecitoPenthouse.com
1395 Plaza Sonadores	1,500,000	1,579,000	1,625,000	4/17	4 mo.	2/2.5	1,470	2-3	South facing 1,470 sq.ft. townhome with ocean peek, Oak floors, in unit laundry and ceiling fans.
1320 Plaza Sonadores	1,037,500	1,149,000	1,350,000	1/17	3 mo.	1/1	813	1 st	Redone South facing end unit. Redone since sales in 1/04 for \$750K, 8/01 for \$535K and 6/01 for \$435K.

CARPINTERIA									
4923 Sandyland	2,600,000	2,795,000	2,795,000	5/17	4 days	2/2	1,725	1-2	Charming free standing townhouse one back from the sand with a rooftop deck with panoramic views. Redone since 5/00 sale for \$787,500. SandylandCondo.com
4700 Sandyland #58	849,000	849,000	849,000	1/17	4 mo.	2/2	828	2 nd	This Solimar Sands condo has an ocean view deck.
4880 Sandyland #16	550,000	550,000	550,000	4/17	3 wks.	0/1	499	1 st	South facing end unit in La Cabana with shutters and Murphy bed. Sold in 11/06 for \$440,000, 6/01 for \$255,000 and 11/00 for \$200,000.
4980 Sandyland #213	325,000	349,000	429,000	4/17	1¼ yrs.	0/1	362	2 nd	Updated studio in Sunset Shores with mtn views, skylight and plantation shutters.

AVAILABLE BEACH AREA CONDOMINIUMS

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/BATH	ASS'N FLOOR	FEE	COMMENTS
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SANTA BARBARA							
663-A Del Parque	\$1,750,000	\$1,850,000	5/17	2/2	1-2	465	Front row 1,350 sq.ft. ocean view end unit East Beach townhome with updated kitchen, carpet, paint and fireplace surround.
26 Barranca Ave. #3	1,265,000	1,589,000	1/17	2/2.5	2-3	700	Front row views from 1,232 sq.ft. townhome with fireplace, dining area, granite kitchen with breakfast bar, ocean view bedrooms.
659-F Del Parque	1,250,000	1,350,000	3/17	2/2	1-2	465	Redone 1,374 sq.ft. poolside unit with fireplace, skylights & spa tub. Sold 4/14 for \$1,230,000 and 2/07 for \$1,300,000 as redone and 1/01 for \$700,000 prior to redo.

643-B Costa del Mar	1,050,000	1,050,000	5/17	2/2.5	1-2	480	West facing 1,188 sq.ft. East Beach townhome on the greenbelt with brick fireplace, wood floors and 2 car garage.
20 Barranca Ave. #2	999,500	1,125,000	7/16	2/2	1 st	588	Front row views from redone unit with cherry floors, granite kitchen, fireplace and wet bar. Redone since sale in 9/03 for \$785,000.
50 Barranca Ave. #11	925,000	925,000	4/17	3/2	3 rd	700	Single level 1,443 sq.ft. end unit with ocean views, fireplace, new paint, vaulted ceilings, skylights and in-unit laundry.

MONTECITO

1389 Plaza Pacifica	5,750,000	7,995,000	12/16	2/2.5	2-3	1,250	Beachfront 1,667 sq.ft. townhouse with panoramic ocean views, granite counters in the kitchen and baths and some other improvements.
1319 Plaza Pacifica	5,250,000	5,250,000	4/17	3/3	1 st	1,748	Redone 2,055 sq.ft. single story with partial ocean views from patio, fireplace, dining area and plantation shutters. Sold 11/15 for \$2,902,500, 5/06 for \$2,755,000 and 3/00 for \$960,000.
1350 Plaza Pacifica	3,150,000	3,400,000	1/17	2/2	1 st	1,260	Gorgeous 1,694 sq.ft. Contemporary remodel of a South-facing end unit with ocean peeks, fireplace, laundry and sunny terrace. Sold 11/13 for \$2,600,000 as redone. Prior to the redo, this sold in 4/07 for \$1,800,000.
1307 Plaza Pacifica	2,950,000	2,950,000	7/16	1/1.5	1 st	757	Totally redone 938 sq.ft. with lovely ocean views, heated floors, custom built-ins and fabulous finishes. Sold 12/10 for \$1,345,000 as redone. This was in original condition when sold in 4/08 for \$1,600,000.
27 Seaview Drive	2,950,000	3,100,000	1/17	3/2.5	2 nd	1,294	Redone 2,360 sq.ft. Western facing with partial ocean view, den/3 rd brm, fireplace, formal dining and enclosed lanai with wall of glass. Prior to the redo, this sold 5/14 for \$1,875,000.
1375 Plaza Sonadores	2,495,000	2,995,000	4/16	2/2.5	2-3	1,082	Redone 1,540 sq.ft. South facing townhome end unit with new kitchen opened to the living room, French Oak floors, baths, etc. Redone since 8/15 sale for \$1,550,000.
1383 Plaza Sonadores	2,295,000	2,295,000	6/16	2/2.5	2-3	1,030	Redone 1,410 sq.ft. South facing townhome with fireplace, walnut floors, custom cabinets & granite kitchen. Sold 11/12 for \$1,100,000.
60 Seaview Drive	2,250,000	2,250,000	5/17	2/2	1 st	1,100	Ocean and garden view 1,743 sq.ft. South facing with fireplace, formal dining room and large private terraces. Partly redone since 2/10 sale for \$1,075,000. www.MontecitoShoresCondo.com
1382 Plaza Pacifica	2,225,000	2,800,000	5/16	2/2.5	2-3	1,255	This 1,686 sq.ft. partially updated townhouse with ocean peeks last sold in 6/02 for \$965,000 and 1/00 for \$775,000.
43 Seaview Drive	2,027,000	2,027,000	5/17	2/2	2 nd	1,100	Bright 1,782 sq.ft. unit with some ocean views, remodeled baths and kitchen. Sold 3/07 for \$1,750,000 and 2/04 for \$1,350,000.
87 Seaview Drive	1,985,000	1,985,000	6/17	2/2	3 rd	1,100	Redone 1,769 sq.ft. tennis court view unit with formal dining and fireplace. New A/C, heat and paint since sold in 1/15 for \$1,550,000. Redone since 1/10 sale for \$1,050,000 and 4/02 for \$975,000.
17 Seaview Drive	1,895,000	1,950,000	2/17	2/2	2 nd	1,100	Top floor 1,773 sq.ft. with soaring ceilings, wet bar, enclosed balconies and a Northwest orientation. Sold 3/06 for \$1,795,000.
1359 Plaza Sonadores	1,395,000	1,495,000	12/16	1/1.5	1 st	1,250	Redone 783 sq.ft. end unit with stone floors, granite counters and ocean peek. Sold 6/05 for \$1,000,000. Redone since 3/00 sale for \$525,000.
1308 Plaza Pacifica	1,385,000	1,385,000	2/17	1/1.5	1 st	619	Redone single level 843 sq.ft. South facing with ocean views, large patio and nice distance from other buildings. Sold 4/15 for \$1,295,000.
1308 Plaza Sonadores	1,380,000	1,440,000	3/17	1/1	1 st	1,110	Redone 806 sq.ft. end unit with Oak and tile floors, granite counters and large patio. Sold 6/05 for \$1,000,000. Sold 9/05 sale for \$750,000.

SUMMERLAND

15-A Lookout Park	3,500,000	4,500,000	4/16	2/2.5	1-2		Redone & private 1,743 sq.ft. townhouse right on the sand, offered fully furnished. Redone since 11/00 sale for \$2,500,000.
15-B Lookout Park	2,850,000	3,850,000	6/16	2/1.5	1-2		Big Sur feeling wood and glass with sunken living room with fireplace, 2 seaside decks and privacy in rare 2 unit beachfront building.

CARPINTERIA

4975 Sandyland #202	1,200,000	1,200,000	1/17	2/1	2 nd	398	Beachfront 690 sq.ft. with ocean views to the East. 4975Sandyland.com
4846 Sandyland	895,000	1,250,000	11/16	3/2.5	2-3	163	Redone with fireplace, plantation shutters, ceiling fans, wainscoting, mountain views and ocean peeks. Small 5 unit complex.

4700 Sandyland #28	789,000	799,000	1/17	2/2	2-3	540	Solimar Sands 828 sq.ft. townhome with mountain views from the patio deck and a partial ocean view from the upstairs bedroom.
4700 Sandyland #50	785,000	785,000	4/17	2/2	2-3	540	Solimar Sands 828 sq.ft. with mountain views.
4880 Sandyland #61	789,000	799,900	7/16	2/1	2 nd	350	Darling redone 780 sq.ft. beachy unit with board n' batten wainscoting, new floors, new appliances, etc. Prior to redo, sold 5/15 for \$600,000.

BEACH AREA CONDOMINIUM SALES IN 2017

MONTECITO

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/	SQ. FEET	FLOOR	COMMENTS
26 Seaview Drive	\$3,100,000	\$3,450,000	\$3,800,000	4/17	8 mo.	2/2	1,788	2 nd	Fab ocean views from redone 1,788 sq.ft. with hardwood floors and beautiful finishes. Redone since 11/06 sale for \$2,100,000 and 2/05 for 1,650,000. 26SeaviewDrive.com
34 Seaview Drive	1,987,500	2,250,000	2,250,000	6/17	2 mo.	2/2	1,731	3 rd	Lovely coastline and treetop views from East facing with fireplace, formal dining room and soaring ceilings in original condition. www.MontecitoPenthouse.com
1395 Plaza Sonadores	1,500,000	1,579,000	1,625,000	4/17	4 mo.	2/2.5	1,470	2-3	South facing 1,470 sq.ft. townhome with ocean peek, Oak floors, in unit laundry and ceiling fans.
1320 Plaza Sonadores	1,037,500	1,149,000	1,350,000	1/17	3 mo.	1/1	813	1 st	Redone South facing end unit. Redone since sales in 1/04 for \$750K, 8/01 for \$535K & 6/01 for \$435K.

CARPINTERIA

4923 Sandyland	2,600,000	2,795,000	2,795,000	5/17	4 days	2/2	1,725	1-2	Charming free standing townhouse one back from the sand with a rooftop deck with panoramic views. Redone since 5/00 sale for \$787,500. www.SandylandCondo.com
4700 Sandyland #58	849,000	849,000	849,000	1/17	4 mo.	2/2	828	2 nd	This Solimar Sands condo has an ocean view deck.
4880 Sandyland #16	550,000	550,000	550,000	4/17	3 wks.	0/1	499	1 st	South facing end unit in La Cabana with shutters and Murphy bed. Sold in 11/06 for \$440,000, 6/01 for \$255,000 and 11/00 for \$200,000.
4980 Sandyland #213	325,000	349,000	429,000	4/17	1¼ yrs.	0/1	362	2 nd	Updated studio in Sunset Shores with mtn views, skylight and plantation shutters.

BEACH AREA CONDOMINIUM SALES IN 2016: COMPLETE

Unfortunately, there is not sufficient room for this here.
Please contact Kathleen Winter for a copy of the complete list.

805.451.4663
Kathy@KathyWinter.com

WINTER

at the beach

1170 COAST VILLAGE ROAD ■ MONTECITO 93108