

BEACH & BLUFF BULLETIN

WINTER
at the beach

May through November 2019

BEACH & BLUFF BUZZ

I am delighted to report that the “fantastic start” to the 2019 beach market noted in the last newsletter has continued throughout the year:

- **Blufftop:** Demand for blufftop properties below \$10M remains strong with most recent sales going into escrow within a few months, even if the houses are quite small. For example, my listing of the newly redone 1,400 sq.ft. 2/2 at 5 Santa Cruz Blvd. on the Mesa sold within a week for \$3,200,000, while 1322 Shoreline Drive, a 1,095 sq.ft. 3/1 across the street from Shoreline Park, sold within weeks for \$2,200,000.

- **Montecito thru Carpinteria:** Following a dismal 2018 with only 2 sales, 2019 has seen an extremely robust 13 sales, 8 of which exceeded \$10M. Three sales topped \$20M, including Ellen DeGeneres’ sale at \$23,000,000 for the property she lightly refreshed after purchasing it in 2017 for \$18,600,000 in a bank sale.

- **Rincon:** Solimar Beach Colony continues to be the most desirable enclave along the Rincon, accounting for 6 of the 8 beachfront sales to date in 2019. Most notably, a gorgeous 6,230 sq.ft. “spec” house in Solimar sold for \$9,400,000, blowing past the previous all time high along the Rincon of \$7,000,000 obtained last year.

- **Beach Condos:** All of the offered condos at Shoreline Condos and East Beach Townhouses jumped into escrow very quickly all year, selling for prices showing significant appreciation. Happily, following an extremely quiet first 3 quarters of 2019, the market in Bonnymede and Montecito Shores just recently started awakening, with 5 sales and 2 escrows pending within the final quarter. With a large supply of condos still available, there are many wonderful opportunities for buyers in both Bonnymede and Montecito Shores, both of which now have pretty new landscaping.

Here’s hoping the rainy season doesn’t dampen the excitement in the beach market!

Happy holidays,

Kathy

FEATURED LISTING

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BERKSHIRE HATHAWAY
LUXURY PROPERTIES



4581 AVENUE DEL MAR IN SANDYLAND COVE
WWW.SANDYLANDCOVEHOME.COM



Breathtaking panoramic ocean, island and coastline views on one side are matched on the other by magnificent sweeping mountain views across the vast Salt Marsh Preserve with its plentiful waterfowl. Originally constructed in 1954, then expanded and redone in 1990, this four bedroom + office/4 bath home has a comfortable, beachy feel, perfect for relaxing with friends and family. There are bright and inviting living rooms on each floor, each with a cozy fireplace and walls of glass to the spectacular ocean and island views. Indoor/outdoor living on either the expansive seaside deck or mountain view deck is a pleasure, along with al fresco dining on the part of the beachside deck sheltered from the breeze. The upstairs balcony is deep enough for a lounge chair, surely the perfect spot to enjoy the year round sunsets on display from there. The appx. 0.13 acre property has appx. 38' of beach frontage and easy access to the sand down private concrete steps. In guarded and gated Sandyland Cove, wherein properties are rarely available for sale, this home awaits its new owner with a joyous beach lifestyle a delightful stroll to the dining and shopping in Carpinteria.

NEW SINCE THE LAST NEWSLETTER...

NEW LISTINGS

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
HOPE RANCH						
4295 Marina Drive	\$11,500,000	\$11,500,000	6/19	4/4/3	195'	Redone 1950's 3,380 sq.ft. adobe main home with 1/1 guest house, game room, pool, tennis court & orchard on 3.30 ac. with direct beach access.
SANTA BARBARA						
101 Mesa Lane	14,950,000	14,950,000	11/19	15/10	213'	Unique compound of 5 1920's cottages on 2.52 acres currently owned by multiple owners in a Tenants in Common. Beach access very close by.
3511 Sea Ledge Ln.	8,750,000	10,500,000	8/19	4/4.5	94'	Redone in 2006, this pretty 3,538 sq.ft. Medit. has open beam ceilings, pine floors and a guest house on 1.12 ac. with lovely gardens. Sold 2/15 for \$7,800,000. Redone since 8/03 sale for \$2,850,000.
101 Mesa Lane L&J	6,407,000	6,407,000	11/19	6/5.5	213'	43% interest in compound on 2.52 ac. owned as Tenants in Common with exclusive use of the Love Cottage, Joy Cottage guest apt and music studio, along with shared access to the rest of the grounds.
101 Mesa Lane B	2,136,000	2,136,000	11/19	2/2.5	213'	14% interest in compound on 2.52 ac. owned as Tenants in Common with exclusive use of the Bliss Cottage along with shared access to the rest of the grounds including the entire bluff top.
MONTECITO						
1556 Miramar Beach	8,400,000	8,400,000	7/19	2/3	20'	Redone 1,710 sq.ft. tri-level 2/3 Contemp. with accordion walls of glass, skylights and 3 seaside decks. Redone since 11/11 sale for \$4,150,000.
PADARO LANE & BEACH CLUB ROAD						
3333 Padaro Lane	23,750,000	23,750,000	6/19	5/5.5	62'	Gorgeous 6,700 sq.ft. 4/4.5 Cape Cod built in 2001 on the knoll with wine cellar, library, office & den. Guest apt. over 3 car garage. Partly redone since 3/15 sale for \$19,000,000. Sold 11/03 for \$11,750,000.
SAND POINT ROAD						
821 Sand Point Rd.	24,500,000	24,500,000	6/19	4/4/2	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. Sold 10/15 for \$15,455,000.
SANDYLAND COVE						
4581 Ave. del Mar	6,850,000	6,850,000	10/19	4/4	38'	360° views of the ocean, islands, mtns & bird sanctuary from 2-story Contemp. in guarded, gated Sandyland Cove. SandylandCoveHome.com
RINCON						
2972 Solimar Beach	4,950,000	4,950,000	6/19	4/4.5	47'	This 3,772 sq.ft. tri-level home has a separate owner's suite with parlor, office & balcony and there is extra space on the 3 rd floor to add 600 sq.ft.
5348 Rincon Beach Park Drive	4,575,000	4,900,000	4/19	4/4/2	50'	Redone 90's tri-level 3,971 sq.ft. Contemp. with firepit, 10' ceilings, elevator, master with fireplace. Redone since 9/09 sale for \$3,175,000.
2944 Solimar Beach	4,550,000	4,850,000	7/19	4/3.5	43'	This 1970's 4,181 sq.ft. 4/3.5 Contemp. has an elevator, entertainment BBQ room, walk-in bar, formal dining, firepit and rooftop deck.
5478 Rincon Beach Park Drive	4,250,000	4,550,000	4/19	4/4	40'	Chic redone 2 story 2,422 sq.ft. with open beam ceilings, plank floors, master fireplace & deck with spa. Redone since 12/14 sale for \$2,788,800.
3682 P.C.H.	3,700,000	3,700,000	9/19	3/3.5	54'	1980's 2,290 sq.ft. 2 story Contemp. with rock fireplace, bonus room with fireplace & wet bar, master with balcony, detached bath/changing room.
5440 Rincon Beach Park Drive	2,450,000	2,450,000	5/19	2/2	40'	Cute 1,281 sq.ft. 2/2 cottage built in 1961 with plans for a new custom 3,408 sq.ft. 4/3.5 home with elevator. Sold 7/11 for \$1,065,000.
6645 Breakers Way	1,825,000	2,000,000	6/19	3/3	40'	Built in 1978, this 2,050 sq.ft. 2-story 3/3 has a fireplace, large rec room and 2 nd floor deck with sweeping ocean & pier views.
6651 Breakers Way	1,495,000	1,695,000	4/19	2/1	40'	Modest 783 sq.ft. cottage built in 1940 on a 0.08 acre lot.

PRICE CHANGES

ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE	ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE
1147 Hill Road	\$11,500,000	\$12,500,000	\$12,500,000	5368 Rincon Bch Pk.	\$4,500,000	\$5,250,000	\$5,550,000
879 Sand Point Road	6,895,000	7,995,000	8,750,000	6709 Breakers Way	649,900	895,000	895,000

WITHDRAWN

ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE
1104 Channel Dr.	\$37,500,000	\$37,500,000	3/16	1839 El Cam. de la Luz	\$3,400,000	\$3,400,000	1/19
4347 Marina Drive	21,500,000	32,750,000	6/17	4165 Faria Road	2,495,000	2,495,000	6/18

NEW ESCROWS PENDING

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
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SANTA BARBARA

1336 Shoreline Dr.	\$2,200,000	\$2,200,000	11/19	2/1	n/a	Across from Shoreline Park, this 1,035 sq.ft. has new flooring, a fireplace, stainless appliances and a walled yard.
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MONTECITO

32 Hammond Dr.	3,650,000	3,650,000	6/19	3/3	n/a	Within guarded & gated Sea Meadow, this 3,243 sq.ft. has open beam ceilings, oak floors, formal dining, master with fireplace and a loft over the 2 car garage.
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NEW CLOSED ESCROWS

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

3429 Sea Ledge Ln.	\$5,800,000	\$5,950,000	\$7,500,000	9/19	1¼ yrs.	135'	Charming 3,027 sq.ft. 3/3.5 cottage with flagstone floors, open beam ceilings, 3 fireplaces & lovely yard .9 ac. Prior to redo, this sold in 3/00 for \$2M.
3239 Cliff Drive	5,700,000	6,500,000	6,500,000	11/19	2 wks	100'	Modest 1,441 sq.ft. 5/2 redwood & glass Contemp. with open beam ceilings & cork floors built in 1955 on 1.39 ac. 3239CliffDrive.com
1661 Shoreline Dr.	4,670,915	4,950,000	5,350,000	5/19	3 mo.	82'	Redone 2,636 sq.ft. 4/2.5 with family rm, office, enclosed patio, lap pool & newly landscaped yard. Redone more since 7/12 sale for \$2,940,000. Redone and a new artist's studio built since its 8/02 sale for \$2,375,000.
5 Santa Cruz Blvd.	3,200,000	3,300,000	3,300,000	12/19	1 wk.	50'	Redone 1,400 sq.ft. 2/2 home on a flag lot with walls of glass and close beach access. Redone since 5/17 sale for \$2,275,000. 5SantaCruz.com

MONTECITO

1491 Edgecliff Ln.	17,888,000	18,950,000	25,000,000	10/19	1.5 yrs.	100'	Island style compound with 3,531 sq.ft. 3/3.5 main home, 3 add'l cottages, verandas & tropical landscaping on a 0.65 ac. corner lot. A tear down sold in 5/05 for \$9,000,000.
1803 Fernald Point	13,979,903	17,500,000	17,500,000	6/19	3 mo.	101'	Elegant 6,865 sq.ft. gated 5/6/2 Medit. with inlaid marble and maple floors, family room, library, gym, sauna, 3 fireplaces and 3 car garage. MontecitoBeachVilla.com
1127 Hill Road	13,000,000	13,000,000	13,000,000	8/19	1 wk.	n/a	Redone island style 4,604 sq.ft. 4/4.5 with 878 sq.ft. 1/1 guest house, pool and 820 sq.ft. 1/1 pool house. Updated since 3/17 sale for \$12,500,000. Sold 9/09 for \$11M & 1/07 for 12.8M. Sold with vacant lot at 1104 Channel Dr. in 12/00 for \$6M.

1631 Posilipo Lane	12,230,000	n/a	n/a	4/19	n/a	75'	Redone 1900's 2 story 5/5.5 4,187 sq.ft. Medit. on a gated ½ acre. Updated since 5/09 sale for \$8,300,000. Prior to the redo, this sold privately for \$10,000,000 in 7/07.
1483 Bonnymede	3,350,000	3,489,000	4,850,000	4/19	1 yr.	n/a	Within guarded & gated Sea Meadow, this 4,000 sq.ft. 3/3 has open beam ceilings, French doors & windows, formal dining, 2 fireplaces, 2 ocean view balconies & a private yard with fountain.
1491 Bonnymede	3,273,529	3,395,000	3,475,000	7/19	2 mo.	n/a	Sea Meadow 3,517 sq.ft. 3/3 with open beam ceilings, 2 upstairs ocean view brms with balconies and many French doors onto brick patios. Sold 6/02 for \$2,700,000.
1479 Bonnymede	3,250,000	3,250,000	3,495,000	5/19	3 mo.	n/a	Redone Sea Meadow 2/2.5 3,194 sq.ft. with slate roof, open beam ceilings, brick patios and upstairs sunroom. Redone since sales in 8/17 for \$3,740,000 and 11/07 for \$4,000,023.

PADARO LANE & BEACH CLUB ROAD

3393 Padaro Lane	28,000,000	n/a	n/a	11/19	n/a	77'	Unique compound of modest, mostly unpermitted cottages on a tropical 2.02 ac. lot. Sold privately to the next door neighbor.
3443 Padaro Lane	23,000,000	24,000,000	24,000,000	7/19	4 days	79'	Fabulous gated 6,862 sq.ft. 4/6.5 Contemp. on 1.13 ac. with 790 sq.ft. guesthouse and lighted tennis court. Improved since 10/17 sale for \$18,600,000. Foreclosed 8/17 for an unknown sum. Over \$4M remodel since 2/06 sale for \$20,750,000.
3365 Padaro Lane	17,200,000	18,950,000	19,950,000	6/19	5 mo.	100'	Nice 3,891 sq.ft. 4/4.5 Contemp. with pool, spa, 2/2 guest home and fabulous grounds on apx. 1 ac. ParadiseOnPadaro.com
3447 Padaro Lane	15,050,000	15,350,000	15,350,000	9/19	1 mo.	75'	Newly redone & enlarged 2 homes on a half ac. lot including a 2,699 sq.ft. 3/3.5 main home and a detached 830 sq.ft. 2/1 guest house. Prior to the total redo, this sold in 3/09 for \$6,350,000. www.3447PadaroLane.com
3525 Padaro Lane	6,000,000	6,595,000	7,775,000	9/19	1 yr.	50'	Modest 1950's 1/1 above 1 car garage with detached 1/1 cabana on the sand.

SAND POINT ROAD

571 Sand Point Rd.	24,250,000	26,500,000	26,500,000	6/19	1 yr.	126'	Gorgeous redone 1990's 4,963 sq.ft. Cape Cod with 3/3/2 in the main house, an extra 3,000 sq.ft. lower level, a 1/1 guest house, deck, spa & lap pool. Prior to redo, sold 10/10 for \$10,700,000.
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SANDYLAND COVE

4525 Ave. del Mar	9,900,000	n/a	n/a	11/19	n/a	76'	Partially redone 1928 sq.ft. 1950's Contemp. 3/2 main house with 1/1 guest house. Sold privately with approved plans for demo and rebuild. Sold without plans in 2/15 for \$8,500,000.
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RINCON POINT

8050 Puesta del Sol	2,768,000	3,000,000	4,400,000	10/19	1.5 yrs.	51'	1970's 2/2 1,481 sq.ft. cottage with stone fireplace, large deck and views. Next to the public beach access to famous Rincon Point surf break. Sold 10/10 for \$1,800,000.
8110 Buena Fortuna	2,000,000	2,275,000	2,995,000	8/19	2 yrs.	n/a	Two story 2,199 sq.ft. 3/2.5 Contemporary with large walled yard, high ceilings, marble floors, and deeded beach access on the Ventura side of gated Rincon Point.

RINCON

2916 Solimar Beach	6,100,000	6,669,000	6,669,000	9/19	2 mo.	40'	Built in 2004, this 3,955 sq.ft. 4/3.5 Contemp. has exquisite finishes, high ceilings, travertine floors and detailing in onyx, granite and cherry wood. Redone since 4/10 sale for \$5,350,000. Sold as a lot 10/01 for \$1,325,000.
2972 Solimar Beach	4,650,000	4,950,000	4,950,000	10/19	2 mo.	47'	This 3,772 sq.ft. 4/4.5 tri-level home has a separate owner's suite with parlor, office & balcony and there is extra space on the 3 rd floor to add 600 sq.ft.
3020 Solimar Beach	4,400,000	4,650,000	5,125,000	9/19	1 yr.	40'	Redone 1940's 2,543 sq.ft. 2 story 3/2.5 with 8" plank walnut floors, walk-in wine rm, 2 fireplaces. Sold 12/05 for \$4,000,000.

3398 P.C.H.	4,250,000	4,495,000	4,495,000	10/19	3 mo.	101'	Gorgeous 3,008 sq.ft. 2001 4/4 Cape Cod with bamboo floors, open beam ceilings, 2 master suites with seaside balcony. Redone since sales in 5/13 for \$3,033,000 and 4/04 for \$3,150,000.
3040 Solimar Beach	3,500,000	4,100,000	4,500,000	11/19	1 mo.	39'	Modest 2,660 sq.ft. 4/4.5 partial 2 story Cape Cod with open beam ceilings, brick fireplace, and brick courtyard.
4062 Faria Road	2,425,000	2,995,000	2,995,000	10/19	6 mo.	52'	Behind Faria gates, redone 1,188 sq.ft. single story 2/1 with gated front courtyard, open beam ceilings, fireplace & 2-car garage. Redone since 8/01 sale for \$1,150,000.
4231 Faria Road	2,031,000	2,031,000	2,031,000	3/19	2 wks.	n/a	Built in 1981, 2 story 2,149 sq.ft. 3/2.5 home with ocean views.

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>
MONTECITO						
1556 Miramar Beach	\$8,400,000	\$8,400,000	7/19	2/3	20'	Redone 1,710 sq.ft. tri-level 2/3 Contemp. with accordion walls of glass, skylights and 3 seaside decks. Redone since 11/11 sale for \$4,150,000.
PADARO LANE & BEACH CLUB ROAD						
3333 Padaro Lane	23,750,000	23,750,000	6/19	5/5.5	62'	Pretty 6,700 sq.ft. 4/4.5 Cape Cod built in 2001 on the knoll with wine cellar, library, office & den. Guest apt. over 3 car garage. Partly redone since 3/15 sale for \$19,000,000. Sold 11/03 for \$11,750,000.
3611 Padaro Lane	5,795,000	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						
821 Sand Point Rd.	24,500,000	24,500,000	6/19	4/4/2	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. Sold 10/15 for \$15,455,000.
849 Sand Point Rd.	11,550,000	10,800,000	8/13	4/4.5	241'	Beautiful newer 3,365 sq.ft. Cape Cod West of Casa Blanca. This sold in 2/13 for \$8,300,000 and as a tear down in 4/04 for \$3,500,000.
879 Sand Point Rd.	6,895,000	8,750,000	3/18	5/4.5	100'	Built in 2003, this 5,656 sq.ft. is the Western-most in the Moroccan Casa Blanca enclave. Stone floors, formal dining, master with fireplace. Redone since 12/04 sale for \$5,250,000. The lot sold in 1/01 for \$1,465,000.
SANDYLAND COVE						
4581 Ave. del Mar	6,850,000	6,850,000	10/19	4/4	38'	360° views of the ocean, islands, mtns & bird sanctuary from 2-story Contemp. in guarded, gated Sandyland Cove. SandylandCoveHome.com
RINCON						
3726 P.C.H.	8,500,000	8,500,000	12/18	4/6	39'	Construction on this new appx. 5,000 sq.ft. 2 story Contemp. is set to begin in Summer 2019 with the ability to customize to desired finish. Sold as a tear down in 9/17 for \$2,175,000.
5348 Rincon Beach Park Drive	4,575,000	4,900,000	4/19	4/4/2	50'	Redone tri-level 3,971 sq.ft. Contemp. blt in 1991 with 10' ceilings, granite kitchen, elevator, master with fireplace and shutters, and large patio with firepit. Redone since 9/09 sale for \$3,175,000.
2944 Solimar Beach	4,550,000	4,850,000	7/19	4/3.5	43'	This 1970's 4,181 sq.ft. 4/3.5 Contemp. has an elevator, entertainment BBQ room, walk-in bar, formal dining, firepit and rooftop deck.
5368 Rincon Beach Park Drive	4,500,000	5,550,000	7/18	3/4/2	40'	Gorgeous 2,935 sq.ft. 2 story rebuilt with wide plank French Oak floors, skylit staircase, marble baths, fireplace floors, wine cellar, gourmet kitchen and marble fireplace. Complete redo since 10/08 sale for \$3,400,00.
4014 P.C.H.	4,350,000	4,650,000	6/18	3/3	40'	Stunning 3,159 sq.ft. Contemp. with floating aluminum staircase, 2 fireplaces, travertine floors and large deck.
5478 Rincon Beach Park Drive	4,250,000	4,550,000	4/19	4/4	40'	Chic redone 2 story 2,422 sq.ft. with open beam ceilings, plank floors, master fireplace & deck with spa. Redone since 12/14 sale for \$2,788,800.

3682 P.C.H.	3,700,000	3,700,000	9/19	3/3.5	54'	1980's 2,290 sq.ft. 2 story Contemp. with rock fireplace, bonus room with fireplace & wet bar, master with balcony, detached bath/changing room.
6626 Old P.C.H.	3,299,900	3,299,900	3/19	5/4.5	66'	Mussel Shoals 2 story 3,666 sq.ft. with 2 bedrooms upstairs, 3 down and a kitchen and seaside deck on each level. 2-car garage.
5440 Rincon Beach Park Drive	2,450,000	2,450,000	5/19	2/1.5	40'	Cute 1,281 sq.ft. cottage built in 1961 with plans for a new custom 3,408 sq.ft. 4/3.5 home with elevator & rooftop deck. Sold 7/11 for \$1,065,000.
6645 Breakers Way	1,825,000	2,000,000	6/19	3/3	40'	Built in 1978, this 2,050 sq.ft. 2-story 3/3 has a fireplace, large rec room and 2 nd floor deck with sweeping ocean & pier views.
6651 Breakers Way	1,495,000	1,695,000	4/19	2/1	40'	Modest 783 sq.ft. cottage built in 1940 on a 0.08 acre lot.

AVAILABLE PROPERTIES ON THE BLUFF

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
HOPE RANCH						
4151 Creciente Dr.	\$14,950,000	\$14,950,000	4/18	7/6.5	100'	Redone 1928's 6,131 sq.ft. Medit. by famed architect James Plunkett on 1.24 ac. with Venetian plaster, infinity pool, spa, guest suite, 3 car garage.
4045 Bajada Lane	12,997,000	17,700,000	7/18	4/4.5	147'	Built in 1998, 5,580 sq.ft. Medit. with 3 story curved iron staircase, antique accents, tower room/art studio, office, elevator & pool on 1.84 ac.
4295 Marina Drive	11,500,000	11,500,000	6/19	4/4/3	195'	Redone 1950's 3,380 sq.ft. adobe main home with 1/1 guest house, game room, pool, tennis court & orchard on 3.30 ac. with direct beach access.
SANTA BARBARA						
101 Mesa Lane	14,950,000	14,950,000	11/19	15/10	213'	Unique compound of 5 1920's cottages on 2.52 acres currently owned by multiple owners in a Tenants in Common. Beach access very close by.
3511 Sea Ledge Ln.	8,750,000	10,500,000	8/19	4/4.5	94'	Redone in 2006, this pretty 3,538 sq.ft. Medit. has open beam ceilings, pine floors and a guest house on 1.12 ac. with lovely gardens. Sold 2/15 for \$7,800,000. Redone since 8/03 sale for \$2,850,000.
101 Mesa Lane L&J	6,407,000	6,407,000	11/19	6/5.5	213'	43% interest in compound on 2.52 ac. owned as Tenants in Common with exclusive use of the Love Cottage, Joy Cottage guest apt and music studio, along with shared access to the rest of the grounds.
101 Mesa Lane B	2,136,000	2,136,000	11/19	2/2.5	213'	14% interest in compound on 2.52 ac. owned as Tenants in Common with exclusive use of the Bliss Cottage along with shared access to the rest of the grounds including the entire bluff top.

AVAILABLE PROPERTIES NEAR THE BEACH OR BLUFF

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	COMMENTS
MONTECITO					
1086 Channel Dr.	\$25,000,000	\$19,950,000	11/11	3/2.5	Mid-Century Modern on a gated and beautifully landscaped 0.81 acre lot with great ocean views and easy access across the street to Butterfly Beach.
1147 Hill Road	11,500,000	12,500,000	9/18	4/5	Built in 2011, this 3,500 sq.ft. Modern has a cabana, pool, spa and Brazilian hard-wood decks with limited and unprotected views. Sold 11/13 for \$8,900,000. The tear down on this lot sold in 2/08 for \$4,900,000.
1155 Hill Road	9,500,000	9,500,000	6/18	4/4	Remodeled 4,208 sq.ft. 3/3 Board n' Batten carriage house with 1/1 guest house on 0.4 ac and partial ocean views from 2 nd story patio. Sold 2/08 for \$9,000,000. Prior to redo, sold 9/03 for \$3,500,000.
RINCON					
6709 Breakers Way	649,900	895,000	3/19	1/1	Modest 352 sq.ft. cottage with detached 2 car garage in Mussel Shoals.

BEACHFRONT SALES IN 2019

AS OF DECEMBER 9, 2019

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

1491 Edgecliff Ln.	\$17,888,000	\$18,950,000	\$25,000,000	10/19	1.5 yrs.	100'	Island style compound with 3,531 sq.ft. 3/3.5 main home, 3 add'l cottages, verandas & tropical landscaping on a .65 ac. corner lot. A tear down sold in 5/05 for \$9,000,000.
1803 Fernald Pt.	13,979,903	17,500,000	17,500,000	6/19	3 mo.	101'	Elegant 6,865 sq.ft. gated 5/6/2 Medit. with inlaid marble and maple floors, family room, library, gym, sauna, 3 fireplaces and 3 car garage. MontecitoBeachVilla.com
1631 Posilipo Ln.	12,230,000	n/a	n/a	4/19	n/a	75'	Redone 1900's 2 story 5/5.5 4,187 sq.ft. Medit. on a gated 1/2 acre. Updated since 5/09 sale for \$8,300,000. Prior to the redo, this sold privately for \$10,000,000 in 7/07.

PADARO LANE & BEACH CLUB ROAD

3393 Padaro Lane	28,000,000	n/a	n/a	11/19	n/a	77'	Unique compound of modest, mostly unpermitted cottages on tropical 2.02 ac. lot. Sold privately to next door neighbor.
3443 Padaro Lane	23,000,000	24,000,000	24,000,000	7/19	4 days	79'	Fab gated 6,862 sq.ft. 4/6.5 Contemp. on 1.13 ac. with 790 sq.ft. guesthouse and lighted tennis court. Improved since 10/17 sale for \$18,600,000. Foreclosed 8/17 for an unknown sum. Over \$4M remodel since 2/06 sale for \$20,750,000.
3365 Padaro Ln.	17,200,000	18,950,000	19,950,000	6/19	5 mo.	100'	Nice 3,891 sq.ft. 4/4.5 Contemp. with pool, spa, 2/2 guest home & fab. grounds on apx. 1 ac. ParadiseOnPadaro.com
3447 Padaro Lane	15,050,000	15,350,000	15,350,000	9/19	1 mo.	75'	Newly redone & enlarged 2,699 sq.ft. 3/3.5 main home with 830 sq.ft. 2/1 guest house. Prior to the total redo, this sold in 3/09 for \$6,350,000. 3447PadaroLane.com
3525 Padaro Lane	6,000,000	6,595,000	7,775,000	9/19	1 yr.	50'	Modest 1950's 1/1 above 1 car garage with detached 1/1 cabana on the sand.
3493 Padaro Lane	5,300,000	7,595,000	8,850,000	2/19	1 1/4 yrs.	62'	Modest 40's 1,749 sq.ft. 3/2 redwood Board n' Batten with open beam ceilings & wood floors, large deck with spa.

SAND POINT ROAD

571 Sand Point Rd.	24,250,000	26,500,000	26,500,000	6/19	1 yr.	126'	Redone 1990's 4,963 sq.ft. Cape Cod 3/3/2 main house + an extra 3,000 sq.ft. lower level, a 1/1 guest house, deck, spa and lap pool. Prior to redo, sold 10/10 for \$10,700,000.
791 Sand Point Rd.	9,725,000	9,750,000	9,750,000	2/19	2 mo.	109'	1950's 3/2.5 2,300 sq.ft. cottage & detached bunk house on a lovely lot with fab. 360° views. SandPointSanctuary.com

SANDYLAND COVE

4525 Ave. del Mar	9,900,000	n/a	n/a	11/19	n/a	76'	Partially redone 1928 sq.ft. 1950's Contemp. 3/2 main house with 1/1 guest house. Sold with approved plans for demo and rebuild. Sold without plans in 2/15 for \$8,500,000.
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RINCON POINT

8050 Puesta del Sol	2,768,000	3,000,000	4,400,000	10/19	1.5 yrs.	51'	1970's 2/2 1,481 sq.ft. cwith stone fireplace, large deck and views. Next to the public beach access to famous Rincon Pt. surf. Sold 10/10 for \$1,800,000.
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RINCON

3128 Solimar Beach	9,400,000	9,950,000	9,950,000	2/19	3 mo.	80'	Gorgeous new 6,230 sq.ft. 5/6.5 Hamptons 2 story with sea-side pool/spa, deck with firepit, guest home, theater, formal dining, 4-car gar. A tear down sold in 9/13 for \$2,300,000.
2916 Solimar Beach	6,100,000	6,669,000	6,669,000	9/19	2 mo.	40'	Built in 2004, this 3,955 sq.ft. 4/3.5 Contemp. has exquisite finishes, high ceilings, travertine floors and detailing in onyx, granite and cherry wood. Redone since 4/10 sale for \$5,350,000. Sold as a lot 10/01 for \$1,325,000.

2972 Solimar Beach	4,650,000	4,950,000	4,950,000	10/19	2 mo.	47'	This 3,772 sq.ft. 4/4.5 tri-level home has a separate owner's suite with parlor, office & balcony and there is extra space on the 3 rd floor to add 600 sq.ft.
3020 Solimar Beach	4,400,000	4,650,000	5,125,000	9/19	1 yr.	40'	Redone 40's 2,543 sq.ft. 2 story 3/2.5 with 8" plank walnut floors, wine room, 2 fireplaces. Sold 12/05 for \$4,000,000.
3398 P.C.H.	4,250,000	4,495,000	4,495,000	10/19	3 mo.	101'	Fab. 3,008 sq.ft. 2001 4/4 Cape Cod with bamboo floors, open beam ceilings, 2 masters with seaside balcony. Redone since sales in 5/13 for \$3,033,000 and 4/04 for \$3,150,000.
2904 Solimar Beach	3,752,500	n/a	n/a	2/19	n/a	48'	Darling redone appx. 1,300 sq.ft. 1939's 3/2 cottage. Sold 5/01 as a redo for \$1,260,000.
3040 Solimar Beach	3,500,000	4,100,000	4,500,000	11/19	1 mo.	39'	Modest 2,660 sq.ft. 4/4.5 partial 2 story Cape Cod with open beam ceilings, brick fireplace, and brick courtyard.
4062 Faria Road	2,425,000	2,995,000	2,995,000	10/19	6 mo.	52'	Behind Faria gates, redone 1,188 sq.ft. single story 2/1 with gated front courtyard, open beam ceilings, fireplace & 2-car garage. Redone since 8/01 sale for \$1,150,000.

SALES ON THE BLUFF IN 2019

AS OF DECEMBER 5, 2019

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL SALE PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>ACRES/ FRONTAGE</u>	<u>COMMENTS</u>
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SANTA BARBARA

1547 Shoreline Dr.	\$6,275,000	\$6,995,000	\$7,995,000	3/19	8 mo.	82'	Updated 1990's 5,100 sq.ft. 4/6/2 Contemp. with mahogany accents, detached structure with patios & hot tub on 1/2 ac. Updated since 7/07 sale for \$4.5M.
3429 Sea Ledge Ln.	5,800,000	5,950,000	7,500,000	9/19	1 1/4 yrs.	135'	Charming 3,027 sq.ft. 3/3.5 cottage with flagstone floors, open beam ceilings, 3 fireplaces & lovely yard .9 ac. Prior to redo, this sold in 3/00 for \$2M.
3239 Cliff Drive	5,700,000	6,500,000	6,500,000	11/19	2 wks	100'	Modest 1,441 sq.ft. 5/2 redwood & glass Contemp. with open beam ceilings & cork floors built in 1955 on 1.39 ac. 3239CliffDrive.com
1661 Shoreline Dr.	4,670,915	4,950,000	5,350,000	5/19	3 mo.	82'	Redone 2,636 sq.ft. 4/2.5 with family room, office, enclosed patio, lap pool & newly landscaped yard. Redone more since 7/12 sale for \$2,940,000. Redone and a new artist's studio built since its 8/02 sale for \$2,375,000.
5 Santa Cruz Blvd.	3,200,000	3,300,000	3,300,000	12/19	1 wk.	50'	Redone 1,400 sq.ft. 2/2 home on a flag lot with walls of glass and close beach access. Redone since 5/17 sale for \$2,275,000. 5SantaCruz.com
2011 Edgewater	2,850,000	2,995,000	3,250,000	3/19	3 mo.	70'	Charming 1,066 sq.ft. 2/1 Mesa home with beamed ceilings. Redone since sales in 6/12 for \$1,300,000, 9/03 for \$1,549,000 and 5/03 for \$1,395,000.

PADARO LANE & BEACH CLUB ROAD

3055 Padaro Ln.	18,125,000	22,000,000	22,000,000	2/19	2 mo.	350'	Gated 6,866 sq.ft. 1980's 4/4/3 French Country set on 2 lots totaling 4.37 ac. Guest suite over the 3 car garage. Majestic trees. Improved since 6/04 sale for \$19,000,000.
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SALES NEAR THE BEACH OR BLUFF IN 2019

AS OF DECEMBER 9, 2019

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL SALE PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>COMMENTS</u>
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SANTA BARBARA

1322 Shoreline Dr.	\$2,200,000	\$2,600,000	\$2,600,000	1/19	1 mo.	1950's 1,095 sq.ft. 3/1 Shoreline Park front cottage with ocean and park views on a 0.15 ac. parcel.
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MONTECITO							
1127 Hill Road	13,000,000	13,000,000	13,000,000	8/19	1 wk.		Redone island style 4,604 sq.ft. 4/4.5 with 878 sq.ft. 1/1 guest house, pool and 820 sq.ft. 1/1 pool house. Updated since 3/17 sale for \$12,500,000. Sold 9/09 for \$11M & 1/07 for 12.8M. Sold with vacant lot at 1104 Channel Dr. in 12/00 for \$6M.
1483 Bonnymede	3,350,000	3,489,000	4,850,000	4/19	1 yr.		Within guarded & gated Sea Meadow, this 4,000 sq.ft. 3/3 has open beam ceilings, French doors & windows, formal dining, 2 fireplaces, 2 ocean view balconies and a private yard with fountain.
1491 Bonnymede	3,273,529	3,395,000	3,475,000	7/19	2 mo.		Sea Meadow 3,517 sq.ft. 3/3 with open beam ceilings, 2 upstairs ocean view brms with balconies and many French doors onto brick patios. Sold 6/02 for \$2,700,000.
1479 Bonnymede	3,250,000	3,250,000	3,495,000	5/19	3 mo.		Redone Sea Meadow 2/2.5 3,194 sq.ft. with slate roof, open beam ceilings, brick patios and upstairs sunroom. Redone since sales in 8/17 for \$3,740,000 and 11/07 for \$4,000,023.

RINCON POINT							
8110 Buena Fortuna	2,000,000	2,275,000	2,995,000	8/19	2 yrs.		Two story 2,199 sq.ft. 3/2.5 Contemporary with large walled yard, high ceilings, marble floors, and deeded beach access on the Ventura side of gated Rincon Point.

RINCON							
4231 Faria Road	2,031,000	2,031,000	2,031,000	3/19	2 wks.		Built in 1981, 2 story 2,149 sq.ft. 3/2.5 home with ocean views.

NEW SINCE THE LAST NEWSLETTER...CONDOMINIUMS

NEW LISTINGS

See Available Beach Area Condominiums below...

NEW ESCROWS PENDING

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/BATH	FLOOR	ASS'N FEE	COMMENTS
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MONTECITO							
1334 Plaza Pacifica	\$2,350,000	\$2,350,000	10/18	2/2.5	2-3	1,255	Nice ocean views are enjoyed from this bright South facing townhome with redone kitchen close to the beach. BonnymedeTownhome.com
1363 Plaza Pacifica	2,050,000	2,250,000	7/19	1/1.5	1 st	789	Beachfront with 180° ocean & island views & large seaside patio.

CARPINTERIA							
4980 Sandyland #208	550,000	550,000	11/19	1/1	2 nd	408	Sunset Shores 396 sq.ft. condo with ocean view balcony. Sold 8/15 for \$540,000, 8/04 for \$565,000 and 12/03 for \$440,000.
4880 Sandyland #15	499,000	499,000	9/19	0/1	2 nd	290	Updated La Cabana 432 sq.ft. West facing studio.

NEW CLOSED ESCROWS

See Beach Area Condominium Sales in 2019 below...

AVAILABLE BEACH AREA CONDOMINIUMS

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/BATH	FLOOR	ASS'N FEE	COMMENTS
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SANTA BARBARA							
661-D Del Parque	\$1,695,000	\$1,695,000	11/19	2/2	1-2	535	Redone front row 1,350 sq.ft. end unit East Beach Townhome with ocean views and fireplace. Redone since sales in 8/10 for \$1,180,000 and 3/07 for \$1,625,000.

651-C Verde Mar	1,470,000	1,470,000	8/19	3/3	1-2	535	1,664 sq.ft. East Beach Townhome with wood & travertine floors, fireplace, A/C, loft and newly updated kitchen. Sold 5/13 for \$1,015,000.
671-C Del Parque	1,449,900	1,449,900	7/19	3/2	1-2	535	Front row ocean view 1,985 sq.ft. East Beach Townhome redone with tile and wood floors, fireplace, skylights in loft, brick patio, and 2 car garage. Sold 7/03 for \$1,050,000.
20 Barranca #3	1,195,000	1,195,000	12/19	2/2.5	2-3	700	Front row with panoramic beach & ocean views, 2 seaside balconies, in unit laundry, bedrooms with vaulted ceilings, 2 parking spaces.
643-E Costa del Mar	1,125,000	1,200,000	8/19	2/2.5	1-2	535	Redone 1,374 sq.ft. end unit East Beach Townhouse with fireplace, new kitchen and upstairs wood floors, private patio and 2 car garage. Partly redone since 8/16 sale for \$860,000.
56 Barranca #12	775,000	849,000	6/19	2/2	3 rd	700	Newly redone top floor 1,188 sq.ft. single level with new paint, flooring, appliances & counters. Formal dining, fireplace, radiant heat & laundry.

MONTECITO

6 Seaview Drive	5,895,000	6,150,000	1/19	3/2.5	1 st	1,342	Beachfront redone 2,263 sq.ft. S.E. facing with gorgeous ocean views & patio. Prior to the redo, this sold privately in 1/16 for \$4,125,000.
78 Seaview Drive	4,595,000	4,595,000	12/19	3/2.5	1 st	1,411	Redone 2,336 sq.ft. South facing with lovely ocean views, fireplace, bamboo heated floors, paneled office, formal DR. Sold 4/18 for \$4,000,000. Some updates since 6/11 sale for \$2,650,000. Prior to redo, sold for \$2,400,000 in 9/05.
1389 Plaza Pacifica	4,385,000	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.
1385 Plaza Pacifica	3,900,000	5,100,000	6/18	2/2.5	2-3	1,471	Redone 1,676 sq.ft. Contemp. beachfront South-facing townhouse with whitewater views and a 2 car enclosed garage. Sold 1/16 for \$4,650,000. Prior to the redo, this sold for \$3,700,000 in 6/07.
1350 Plaza Pacifica	2,995,000	3,150,000	7/18	2/2	1 st	1,295	Gorgeous Contemp. redo of a 1,694 sq.ft. South-facing end unit with ocean peeks, fireplace, laundry & terrace. Sold 3/18 for \$2,100,000 and 11/13 for \$2,600,000. Prior to redo, sold in 4/07 for \$1,800,000.
1382 Plaza Pacifica	2,695,000	3,195,000	4/19	2/2.5	2-3	1,127	Beautifully redone townhouse with Coral Casino tower views and ocean peeks, wide plank White Oak floors. Redone since sales in 12/17 for \$2,000,000, 6/02 for \$965,000 and 1/00 for \$775,000.
39 Seaview Drive	2,250,000	2,250,000	7/19	2/2	1 st	1,169	Redone 1,798 sq.ft. with ocean peeks, White Oak floors, new doors and windows, fireplace, formal dining and two patios. Sold 9/16 for \$1,850,000. Redone since 1/16 sale for \$1,330,875.
1348 Plaza Pacifica	2,250,000	3,100,000	8/18	3/2.5	2 nd	1,255	Lovely single level 1,880 sq.ft. unit built in 2011 with radiant floor heat, 2 gas fireplaces, top appliances and finishes. BonnymedeCondo.com
31 Seaview Drive	2,200,000	2,495,000	3/19	2/2	3 rd	1,169	Southeast facing 1,855 sq.ft. with pretty ocean views, soaring angled living room ceiling and many bedroom built-ins with Murphy bed.
1375 Plaza Sonadores	2,150,000	2,375,000	6/19	2/2.5	2-3	1,037	Redone 1,540 sq.ft. South facing townhome end unit with new baths, Fr. Oak floors. Sold 12/17 for \$2,450,000. Redone since 8/15 sale for \$1,550,000.
1344 Plaza Sonadores	1,995,000	2,195,000	5/19	2/2	2 nd	1,037	Fab remodel single level 1,781 sq.ft. with walnut floors, teak wood walls and fireplace. Sold 8/11 for \$1,600,000. Prior to redo, this sold 11/03 for \$1,050,000.
76 Seaview Drive	1,950,000	1,950,000	10/19	2/2	1 st	1,169	Redone 1,731 sq.ft. with ocean peeks, formal dining, fireplace, wood Bought for a spec redo in 3/10 for \$1,100,000. 76SeaviewDrive.com
74 Seaview Drive	1,895,000	1,895,000	10/19	2/2	1 st	1,169	Redone 1,599 sq.ft. South facing with ocean peek. Sold 7/17 for \$1,820,000 and 10/15 for \$1,800,000. Redone since sales in 10/07 for \$1,825,000 and 4/04 for \$1,325,000. 74SeaviewDrive.com
25 Seaview Drive	1,780,000	1,900,000	10/18	2/2	2 nd	1,169	Southeast facing 1,599 sq.ft. unit with nice partial ocean views. This sold in 7/08 for \$1,800,000 and 5/06 for \$1,875,000.
52 Seaview Drive	1,550,000	1,725,000	9/19	2/2	3 rd	1,169	Redone 1,731 sq.ft. mtn view penthouse with open balconies, formal dining room & fireplace. Sold 5/08 for \$2,000,000. Prior to the redo, this sold in 5/03 for \$1,100,000 and in 4/98 for \$570,750.
1308 Plaza Sonadores	1,350,000	1,248,000	8/18	1/1	1 st	538	Redone 806 sq.ft. end unit with Oak & tile floors, granite counters. Sold 12/17 for \$1,240,000. 6/05 for \$1,000,000 and 9/05 for \$750,000.

CARPINTERIA

4975 Sandyland #206 1,350,000 1,549,900 11/18 2/1 2nd 465 Beachfront 683 sq.ft. fully furnished Carpinteria Shores unit with panoramic ocean and island views.

BEACH AREA CONDOMINIUM SALES IN 2019

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

667-A Del Parque	\$1,601,000	\$1,550,000	\$1,550,000	2/19	2 wks.	2/2	1,350	1-2		Front row ocean view redone townhome with porcelain tile floors, quartz kitchen counters and private ocean view master balcony. EastBeachTownhome.com
36 Barranca #3	1,310,000	1,275,000	1,275,000	5/19	4 days	2/2	1,188	2 nd		Redone single level with fab ocean, island & coastline views. Sold amid multiple offers.
653-C Verde Mar	1,150,000	n/a	n/a	2/19	n/a	2/2.5	1,076	1-2		Redone East Beach Townhome with 2 masters, fireplace, and 2 car garage. Sold 1/09 for \$850,000.
20 Barranca #2	1,100,000	1,195,000	1,195,000	11/19	3 wks	2/2	1,391	1 st		Front row. Redone with cherry floors, quartz kitchen, fireplace and wet bar. Redone since 3/18 sale for \$980K, at that time redone since 9/03 sale for \$785K.
50 Barranca #3	830,000	n/a	n/a	1/19	n/a	3/2	1,395	1 st		Remodeled kitchen and baths and resurfaced ceilings. Sold 2/04 for \$675,000.
30 Barranca #1	815,000	815,000	815,000	1/19	3 wks.	2/2	1,155	1 st		Partial ocean and beach views from living room, master and balcony from redone single level with tile floors.

MONTECITO

8 Seaview Drive	\$4,350,000	n/a	n/a	5/19	n/a	2/2.5	2,106	2 nd		Beachfront unit with sweeping ocean views and a fireplace. Sold privately. Sold in 2/07 for \$3,500,000.
12 Seaview Drive	4,290,000	4,490,000	4,950,000	11/19	3 mo.	3/3	2,222	2 nd		Beachfront 2,222 sq.ft. S.E. facing with fantastic ocean views. Multiple offers. Sold 9/00 for \$2,751,000.
26 Seaview Drive	3,100,000	\$3,320,000	\$3,500,000	7/19	4 mo.	2/2	1,788	2 nd		Fab ocean views from redone 2/2 with hardwood floors and beautiful finishes. Sold 4/17 for \$3,100,000. Redone since 11/06 sale for \$2,100,000 and 2/05 for 1,650,000.
1349 Plaza Pacifica	2,450,000	2,695,000	4,750,000	10/19	2 yrs.	3/3	2,287	2 nd		Sleek top floor single level 3/3 with nice ocean views. Sold as redone in 5/12 for \$2,250,000. Sold in original condition in 3/01 for \$1,672,000.
1355 Plaza Pacifica	1,850,000	2,195,000	2,195,000	12/19	2 mo.	1/1.5	909	1 st		Redone beachfront single level with 180° ocean views, seaside patio, wood-tile flooring and Contemp. finishes.
35 Seaview Drive	1,575,000	1,575,000	1,575,000	6/19	2 days	2/2	1,731	3 rd		Penthouse 1,731 sq.ft. with formal dining, fireplace and mtn views in original condition. Sold 7/10 for \$975,000.
1340 Pl. Sonadores	1,568,000	1,568,000	1,568,000	2/19	1 wk.	2/2	1,665	2 nd		Redone single level end unit with high end finishes and garden views.
41 Seaview Drive	1,515,000	1,595,000	1,850,000	3/19	5 mo.	2/2.5	1,731	1 st		Spacious 2/2.5 with fireplace, formal dining & huge patio with views of majestic trees.
1355 Pl. Sonadores	1,322,500	1,450,000	1,450,000	10/19	1 mo.	1/1	717	1 st		Redone South facing with ocean peeks, patio, marble counters and new appliances. Redone since 4/18 sale for \$985,000. Sold 3/12 for \$660,000.
1394 Plaza Pacifica	740,000	799,900	995,000	11/19	9 mo.	0/1	685	2 nd		Redone studio with partial ocean views, wood floors and newer kitchen. Sold 8/18 for \$744,699 privately in a Trustee's Sale. Also sold 9/03 for \$570,000 and 3/00 for \$385,000. BonnymedeStudio.com

CARPINTERIA

3 Rincon Point Ln.	2,100,000	2,195,000	2,365,000	9/19	4 mo.	3/2.5	2,742	1-2		Redone townhome in gated Rincon Point with ocean peeks, vaulted ceilings, wood floors, Great Room, master fireplace. Redone since sale in 4/10 for \$1,750,000.
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4854 Sandyland Rd.	1,900,000	n/a	n/a	6/19	n/a	5/4	1,840	1-2	Legal duplex with ocean peeks & mountain views with 3/2 upstairs and 2/2 downstairs and small yard.
4975 Sandyland #202	875,000	998,775	1,149,900	7/19	4 mo.	2/1	683	2 nd	Carpinteria Shores side unit with partial ocean views.
4700 Sandyland #12	775,000	799,900	799,900	9/19	1 wk.	2/1	700	1 st	Redone Solimar Sands with stainless appliances, custom cabinets, quartz counters, new floors and lighting.
4700 Sandyland #31	775,000	n/a	n/a	8/19	n/a	2/1	828	1-2	Mountain view Solimar Sands townhome. Sold privately.
4700 Sandyland #28	668,500	695,000	735,000	6/19	2 mo.	2/2	1,246	1-2	Mtn view Solimar Sands townhome with new paint and flooring. Gated parking, 2 pools, spa and on site mgr.
4880 Sandyland #16	550,000	n/a	n/a	5/19	n/a	0/1	499	1 st	Redone South facing end unit in La Cabana with shutters and Murphy bed. Sold in 4/17 for \$550,000, 11/06 for \$440,000, 6/01 for \$255,000 and 11/00 for \$200,000.



WINTER
at the beach
 1170 COAST VILLAGE ROAD ■ MONTECITO 93108