

BEACH & BLUFF BUZZ

I consulted my trusty thesaurus for synonyms for the word “hot” so I could more accurately describe the current beach market. “Heated” doesn’t begin to describe it, but “blazing” and better yet “scorching” certainly do. Ask any real estate agent if they’ve ever seen anything like the current market and they will shake their head and answer a firm “No!” As a 33 year veteran of our beach market, I can unequivocally say there has never been a stronger beach market than this one and it is not even close.

Prices are rising so fast it is breathtaking. At the moment, the least expensive home on or near the beach in our area is asking \$19,500,000. From there, the next least expensive one is asking \$32,000,000. Yet these prices are still attracting interest; I am told the two available “compounds” on Padaro Lane that are each asking \$80,000,000 are shown frequently.

Here are some examples of sales demonstrating how prices rose throughout 2021:

■ **Blufftop:** In the last newsletter, I compared a June 2021 sale of a teardown at 4121 Creciente Drive on 2.48 acres with no beach access selling for \$12,625,000 to an August 2020 sale at \$10,475,000 for a redone compound with pool, tennis, and orchard on 3.3 acres with direct beach access. By October, a buyer amid multiple offers paid \$18,000,000 for 4335 Marina Drive, a 1940’s ranch style fixer on 2.57 acres with no beach access.

■ **Montecito thru Carpinteria:** In Montecito Sea Meadow, fierce competition among buyers has driven prices skyward, with the most recent sale at 1460 Bonnymede Drive in December at \$11,000,000 selling 50% higher than its \$7,315,000 selling price in November 2020. On Padaro Lane, the smallest house (a 646 sq.ft. 1/1 with a detached garage converted into another 1/1) on one of the smallest lots (a substandard lot with 41’ of beach frontage) closed at \$12,000,000, establishing the new entry level on that beach.

■ **Rincon:** In August 2021, 6698 Breakers Way, a newly built 3,820 sq.ft. 4/4.5 Contemporary with a 3 car garage sold for \$4,800,000. By October, the buyer of 6766 Breakers Way shelled out \$5,300,000 for a 1,818 sq.ft. 3/2 built in 1985 with a 2 car garage.

■ **Beach Condos:** Overall, this market has performed as well as the single family sector, with some equally amazing examples of appreciation. To wit:

■ Within Santa Barbara Shoreline Condos, a 1,188 sq.ft 2/2 penthouse at 30 Barranca #3 sold for a whopping \$2,750,000, while during 2020, the highest sale in the complex was \$1,630,000 for a more updated 1,232 sq.ft. 2/2.5 with equally exciting views.

■ In Bonnymede, the most recent sale (the November sale of 1319 Plaza Pacifica) sold at \$5,300,000, a price previously attainable only by beachfront units with panoramic ocean views, despite its having only an ocean peek from the patio.

■ On Sandyland Road, 4700 Sandyland #8 sold in December for \$790,000, having sold the previous December for \$649,000. But 4950 Sandyland #229 soared even higher: it sold in November for \$750,000, way above its \$450,000 selling price in September 2020. (Granted, it had been redone in the interim, but at 436 sq.ft., it couldn’t have cost all that much to redo!)

How long can this go on? With only a handful of beach homes available, and just as many beach condos for sale, I expect more of the same for at least this year. The demand is there, but the inventory is not. I expect I will have to consult my thesaurus for ever more extreme adjectives in the next newsletter!

All the best,

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BERKSHIRE HATHAWAY
LUXURY PROPERTIES



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

4653 Via Roblada	\$33,950,000	\$33,950,000	8/21	5/4.5	400'	5,120 sq.ft. 1960's 5/4.5 adobe home, guest facilities, pool and orchard on 13 ac. Sold with approved plans for a major estate. Sold 5/18 for \$10M.
4347 Marina Dr.	32,000,000	32,000,000	11/21	5/6.5	n/a	Remodeled and expanded 1970 4/5.5 Wallace Neff Contemp. with 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.

SANTA BARBARA

1921 El Camino de la Luz	2,900,000	2,900,000	9/21	Lot	100'	This 0.82 acre flag lot on the Mesa has great views. It has been subject to litigation regarding its buildability.
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PADARO LANE & BEACH CLUB ROAD

2777 Padaro Ln.	80,000,000	80,000,000	9/21	5/8/2	1,313'	Compound consisting of 3 parcels totaling 12.11 acres with beach access and a 10,645 sq.ft. 5/8/2 Mediterranean with pool, cabana & citrus grove.
2781 Padaro Ln.	80,000,000	80,000,000	8/21	6/7/2	722'	Compound consisting of 2 parcels totaling 9.97 acres with beach access and an 8,000 sq.ft. 5 brm Mediterranean with guest cottage, pool, cabana.
3280 Beach Club Rd.	6,500,000	6,500,000	10/21	Lot	n/a	Vacant appx. 0.30 ac. lot with sweeping views, deeded beach access and the capacity for a 5,000 sq.ft. single story home.

RINCON

3692 P.C.H.	8,900,000	8,900,000	7/21	4/5	43'	Now under construction. 4,700 sq.ft. Cape Cod with media room, office, 3 car garage. This is on 1 of the 2 lots from a lot split of an 86' parcel that sold in 8/10 for \$2,785,000.
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NEW ESCROWS PENDING

<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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RINCON

5508 Rincon Beach Park Drive	\$2,800,000	\$2,950,000	8/21	2/1.5	40'	Classic 1956 1,088 sq.ft. 2/1.5 beach cottage with pine walls, covered deck and a fire pit behind the gates at Seaclyff Beach Colony.
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NEW CLOSED ESCROWS

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

4335 Marina Dr.	\$18,000,000	\$15,950,000	\$15,950,000	10/21	1 wk.	143'	Dated 5,265 sq.ft. 4/4 2 story ranch home built in 1949 with den, dining room, office, gym and guest quarters, pool and koi pond on 2.57 acres.
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SANTA BARBARA

2011 Edgewater Way	\$3,850,000	n/a	n/a	9/21	n/a	70'	Charming 1,066 sq.ft. 2/1.5 with beamed ceilings and vinyl floors. Sold 3/19 for \$2,850,000. Redone since sales in 6/12 for \$1,300,000, 9/03 for \$1,549,000 & 5/03 for \$1,395,000.
1364 Shoreline Dr.	2,600,000	n/a	n/a	9/21	n/a	n/a	Shoreline Park-front 1,067 sq.ft. 3/1 ocean view cottage built in 1953 on 0.14 ac.

MONTECITO

1453 Bonnymede	26,500,000	\$28,000,000	\$25,000,000	12/21	1 yr.	~	Superb 7,150 sq.ft. 5/5.5 Sea Meadow home with stone floors, walnut paneled library, family room and basement. Sold 3/13 fully furnished, including art, for \$13,500,000.
1460 Bonnymede	11,000,000	n/a	n/a	12/21	n/a	n/a	Redone Sea Meadow 4,260 sq.ft. 4/4.5 with family room with fireplace & patio fireplace. Sold 11/20 for \$7,315,000. Redone since sales in 2/16 for \$5,465,000 and 10/03 for \$4,475,000.
36 Hammond Dr.	10,000,000	8,450,000	8,450,000	10/21	1 day	n/a	Newly redone 5,202 sq.ft. Sea Meadow 5/6 with open beam ceilings, formal dining, office and slate patios. Redone since 1/17 sale for \$4,500,000.
1550 Miramar Beach	9,000,000	8,750,000	8,750,000	10/21	3 wks	43'	Built in 2006, this 2,020 sq.ft. 2/2 with entry, primary suite with balcony, laundry and powder upstairs and living area, guest bedroom and second powder room downstairs.
1811 Fernald Point	8,850,000	9,250,000	9,975,000	7/21	2 yrs.	50'	Private appx. 3,200 sq.ft. tri-level 4/3.5 Contemp. built in 1966 on gated lane with fireplace, wood floors, large seaside deck & 2 1-car garages.
1473 Bonnymede Dr.	6,400,000	n/a	n/a	8/21	n/a	n/a	Redone south facing 4/3 Sea Meadow with wood floors, formal dining, office/4 th brm, 2 fireplaces and private terrace. Redone since 2/16 sale for \$3,625,000.
1479 Bonnymede Dr.	5,250,000	n/a	n/a	8/21	n/a	n/a	Redone Sea Meadow 2/2.5 3,194 sq.ft. with slate roof, open beam ceilings, upstairs sunroom, brick patios. Redone since 5/19 sale for \$3,250,000, which was redone since sales in 8/17 for \$3,740,000 and 11/07 for \$4,000,023.

SUMMERLAND

2325 Finney St.	10,000,000	7,500,000	7,500,000	8/21	1 wk.	60'	Private 2,292 sq.ft. 2/2 Cape Cod with family/media room with fireplace, detached 1/1 over the 2 car garage and a separate RV garage.
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PADARO LANE & BEACH CLUB ROAD

3557 Padaro Lane	14,000,000	12,950,000	12,950,000	7/21	2 wks.	50'	Duplex with 2/2 beachside cottage with sunroom, open beam ceilings and nice deck and a street-side 1/1 apartment.
3543 Padaro Lane	12,000,000	11,895,000	11,895,000	9/21	1 mo.	41'	Charming 1920's 1/1 646 sq.ft. cottage with detached 1/1 (a converted garage) on 0.20 acres.
3271 Beach Club Rd.	7,750,000	6,950,000	6,950,000	10/21	1 wk.	n/a	Redone Contemp. 2/2 built in 1999 with telescoping walls of glass, expert woodwork, Mexican pebble floors & direct beach access. Updated since sales in 1/13 for \$3,260,000, 6/05 for \$3,410,000 and 9/03 for \$2,190,000.

RINCON

6766 Breakers Way	5,300,000	4,995,000	4,995,000	10/21	1 mo.	40'	Contemporary 2 story 1,818 sq.ft. 3/2 built in 1985 with fireplace, tile floors, 2 decks, firepit, two car garage.
6698 Breakers Way	4,800,000	n/a	n/a	8/21	n/a	42'	Newly built 3,820 sq.ft. 4/4.5 Contemporary with walls of glass, granite kitchen, A/C, fireplace, 3 car garage
3120 Solimar Beach	4,351,000	4,500,000	4,500,000	12/21	1 wk.	60'	In orig. 1969 condition, this 3,325 sq.ft. 2 story 4/4 has 2 great rooms each with fireplace and wet bar, large balcony off primary and gated courtyard.
5518 Rincon Beach Park Drive	3,700,000	3,900,000	3,900,000	8/21	5 mo.	40'	2 story 3,066 sq.ft. 3/3.5 Cape Cod built in 2007 with 10' ceilings, hickory floors and a fabulous kitchen. Sold 9/07 for \$3,650,000. The lot sold in 5/05 for \$925,000.

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>
RINCON						
3692 P.C.H.	\$8,900,000	\$8,900,000	7/21	4/5	43'	Now under construction. 4,700 sq.ft. Cape Cod with media room, office, 3 car garage. This is on 1 of the 2 lots from a lot split of an 86' parcel that sold in 8/10 for \$2,785,000.

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>
HOPE RANCH						
4653 Via Roblada	\$33,950,000	\$33,950,000	8/21	5/4.5	400'	5,120 sq.ft. 1960's 5/4.5 adobe home, guest facilities, pool and orchard on 13 ac. Sold with approved plans for a major estate. Sold 5/18 for \$10M.
SANTA BARBARA						
1921 El Camino de la Luz	2,900,000	2,900,000	9/21	Lot	100'	This 0.82 acre flag lot on the Mesa has great views. It has been subject to litigation regarding its buildability.
PADARO LANE & BEACH CLUB ROAD						
2773-81 Padaro	160,000,000	160,000,000	2/21	~	2,035'	Compound consisting of 5 parcels totaling 22 acres with beach access and 2 dramatic houses with 3 buildable lots.
2777 Padaro Ln.	80,000,000	80,000,000	9/21	5/8/2	1,313'	Compound consisting of 3 parcels totaling 12.11 acres with beach access and a 10,645 sq.ft. 5/8/2 Mediterranean with pool, cabana & citrus grove.
2781 Padaro Ln.	80,000,000	80,000,000	8/21	6/7/2	722'	Compound consisting of 2 parcels totaling 9.97 acres with beach access and an 8,000 sq.ft. 5 brm Mediterranean with guest cottage, pool, cabana.

AVAILABLE PROPERTIES NEAR THE BEACH OR BLUFF

<u>ADDRESS</u>	<u>CURRENT LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>	<u>BRM/ BATH</u>	<u>COMMENTS</u>
HOPE RANCH					
4347 Marina Dr.	\$32,000,000	\$32,000,000	11/21	5/6.5	Remodeled and expanded 1970 4/5.5 Wallace Neff Contemporary with 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					
1086 Channel Dr.	19,500,000	19,950,000	11/11	3/2.5	Mid-Century Modern on a gated and beautifully landscaped 0.49 acre lot with great ocean views and easy access across the street to Butterfly Beach.
PADARO LANE & BEACH CLUB ROAD					
3280 Beach Club Rd.	6,500,000	6,500,000	10/21	Lot	Vacant appx. 0.30 ac. lot with sweeping views, deeded beach access and the capacity for a 5,000 sq.ft. single story home.

BEACHFRONT SALES IN 2021: COMPLETE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	FRONT FEET	COMMENTS
MONTECITO							
1655 Fernald Pt.	\$45,000,000	n/a	n/a	3/21	n/a	130'	Gorgeous 8,000 sq.ft. 3/5.5 Cape Cod with 2 offices, formal dining room, family room, 5 fireplaces, home theater, gym, 2/2 guest house and studio apt. on 1.13 ac. Sold privately.
1453 Bonnymede	26,500,000	\$28,000,000	\$25,000,000	12/21	1 yr.	~	Sea Meadow 7,150 sq.ft. 5/5.5 with walnut library, stone floors, steel & glass doors, family room and full basement. Sold 3/13 fully furnished, including art, for \$13,500,000.
1583 S. Jameson	16,000,000	17,900,000	17,900,000	4/21	1 yr.	110'	Fixer 2 story 7/6 mid-century w/attached 1/1 guest house & detached studio on 0.38 ac. accessed through the Miramar.
1550 Miramar Bch	9,000,000	8,750,000	8,750,000	10/21	3 wks	43'	Built in 2006, this 2,020 sq.ft. 2/2 with entry, primary suite with balcony, laundry and powder room upstairs and living area, guest bedroom and second powder room downstairs.
1811 Fernald Point	8,850,000	9,250,000	9,975,000	7/21	2 yrs.	50'	Private appx. 3,200 sq.ft. tri-level 4/3.5 Contemp. built in 1966 on gated lane with fireplace, wood floors, large seaside deck and 2 1-car garages.
1556 Miramar Bch	7,547,750	7,950,000	8,400,000	4/21	1½ yrs	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.
1506 Miramar Bch	5,900,000	6,300,000	6,900,000	5/21	4 mo.	25'	Redone 1950's 1,197 sq.ft. 2/2 with open beam and wood plank ceilings, wood floors, Franklin stove and 2 decks.
SUMMERLAND							
2325 Finney St.	10,000,000	7,500,000	7,500,000	8/21	1 wk.	60'	Private 2,292 sq.ft. 2/2 Cape Cod with family/media room with fireplace, detached 1/1 over the 2 car garage and a separate RV garage.
PADARO LANE & BEACH CLUB ROAD							
3557 Padaro Lane	14,000,000	12,950,000	12,950,000	7/21	2 wks.	50'	Duplex with 2/2 beachside cottage with sunroom, open beam ceilings and nice deck and a street-side 1/1 apartment.
3543 Padaro Lane	12,000,000	11,895,000	11,895,000	9/21	1 mo.	41'	Charming 1920's 1/1 646 sq.ft. cottage with detached 1/1 (a converted garage) on 0.20 acres.
SAND POINT ROAD							
821 Sand Point	23,000,000	24,500,000	24,500,000	3/21	8 mo.	131'	Lovely 6,141 sq.ft. 4/4/2 Nantucket built in 2004 with Great room, library, theater, gym, wine room, breakfast room, 4 car garage and guest apt. Sold 10/15 for \$15,455,000.
849 Sand Point	12,750,000	13,200,000	10,800,000	2/21	7.5 yrs	241'	Beautiful 3,365 sq.ft. 4/4.5 Cape Cod west of Casa Blanca. Sold in 2/13 for \$8.3M and as a tear down in 4/04 for \$3.5M.
RINCON							
6768 Breakers Way	5,450,000	4,995,000	4,995,000	3/21	1 wk.	40'	Exciting 2,450 sq.ft. 2 story LEED certified 3/4 Contemp. with nano glass doors, polished concrete floors, smart home capabilities. Sold with a tear down in 7/07 for \$2,500,000.
6766 Breakers Way	5,300,000	4,995,000	4,995,000	10/21	1 mo.	40'	Contemporary 2 story 1,818 sq.ft. 3/2 built in 1985 with fireplace, tile floors, 2 decks, firepit, two car garage.
3772 P.C.H.	5,225,000	5,250,000	5,250,000	7/21	3 days	64'	Two story 1970's 3,200 sq.ft. 3/4 wood and glass Contemp. with soaring ceilings, walls of glass, patio and 3 car garage. Sold 8/17 for \$4,100,000.
3996 P.C.H.	5,125,000	n/a	n/a	2/21	n/a	54'	Contemp. 2 story 3,670 sq.ft. 3/4 built in 1983 with 2 fireplaces, stone floors and Corian counters. 2 car garage.
6698 Breakers Way	4,800,000	n/a	n/a	8/21	n/a	42'	Newly built 3,820 sq.ft. 4/4.5 Contemporary with walls of glass, granite kitchen, A/C, fireplace, 3 car garage

3124 Solimar Beach	4,750,000	n/a	n/a	2/21	n/a	60'	This 2 story 3,281 sq.ft. 4/3 built in 1970 with tile floors and open beam ceilings sold without coming on the market.
3988 P.C.H.	4,445,000	4,295,000	4,295,000	5/21	1 wk.	29'	Redone 1920's 3/3.5 1,632 sq.ft. cottage with laminate floors and a fireplace. Redone since 4/15 sale for \$1,800,000.
3120 Solimar Beach	4,351,000	4,500,000	4,500,000	12/21	1 wk.	60'	Dated 1960's 3,325 sq.ft. 2 story 4/4 with gated courtyard and 2 great rooms, each with fireplace and wet bar.
3716 P.C.H.	3,865,000	3,995,000	4,195,000	5/21	7 mo.	67'	At Mondo's Cove surf break, this 3,167 sq.ft. 80's 4/3 Cape Cod has an attached guest suite, 2 car garage & beach stairs.
3864 P.C.H.	3,800,000	3,350,000	3,350,000	1/21	1 wk.	50'	Sharp 2,061 sq.ft. 3/2 Contemp. with fireplace, high wood plank ceilings, upstairs master with balcony, 3 car garage.
5518 Rincon Beach Park Drive	3,700,000	3,900,000	3,900,000	8/21	5 mo.	40'	2 story 3,066 sq.ft. 3/3.5 Cape Cod built in 2007 with 10' ceilings, hickory floors and a fab kitchen. Sold 9/07 for \$3,650,000. The lot sold in 5/05 for \$925,000.
4240 Faria Road	3,500,000	3,395,000	3,395,000	4/21	1 wk.	50'	Behind the gates at Faria Beach, this 1,470 sq.ft. 2/2 built in 1970 has a brick fireplace, vaulted ceilings and large deck.
4062 Faria Road	3,300,000	3,250,000	3,250,000	4/21	3 days	52'	Redone 1,188 sq.ft. single story 2/1 with gated courtyard, open beam ceilings, fireplace & 2-car garage. Sold 10/19 for \$2,425,000. Redone since 8/01 sale for \$1,150,000.
3428 P.C.H.	2,575,000	2,695,000	2,895,000	4/21	4 mo.	40'	Redone 795 sq.ft. 3/1.5 cottage with fireplace and beautiful new deck with spa.

SALES ON THE BLUFF IN 2021: 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 MARKET</u>	<u>FRONT FEET</u>	<u>COMMENTS</u>
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HOPE RANCH

4305 Marina Dr.	\$25,373,227	\$27,500,000	\$28,500,000	1/21	4 mo.	200'	Fab. 10,143 sq.ft. 4/6.5 Contemp. with smart home tech, office, family room, 3 built-in fish tanks, home theater, guest house pool, spa, tennis & beach access on 3.7 ac. Some redo since 10/17 sale for \$17,500,000.
4335 Marina Dr.	18,000,000	15,950,000	15,950,000	10/21	1 wk.	143'	Dated 5,265 sq.ft. 4/4 2 story ranch home built in 1949 with den, dining room, office, gym and guest quarters, pool and koi pond on 2.57 acres.
4015 Bajada Lane	17,150,000	16,900,000	16,900,000	5/21	6 mo.	231'	5,851 sq.ft. 6/5.5 Spanish Colonial Revival built in 2000 on gated private road with easy beach access, seaside pool/spa wet bar, office, 3 fireplaces.
4121 Creciente Dr.	12,625,000	11,000,000	11,000,000	6/21	2 wks.	170'	Single level 1940's 3,222 sq.ft. 3/4 fixer with 1,176 sq.ft. 2/2 guest house and 354 sq.ft. studio on private 2.48 acre parcel.

SANTA BARBARA

101 Mesa Lane	10,375,000	10,955,000	14,950,000	6/21	1.5 yrs	213'	Sale of a 5/7 tenant in common interest of a compound of 5 modest cottages on 2.52 acres with exclusive rights to use 4 of them. Previously owned by Mike Love of the Beach Boys and adjacent to the Mesa Steps to the beach.
1631 Shoreline Dr.	8,855,000	8,855,000	8,855,000	5/21	1 wk.	94'	Brand new fab 3,604 sq.ft. 4/4.5 with multiple bi-fold doors, open floorplan, high-end finishes, multiple balconies. Sold 10/18 with tear down for \$3,950,000, 6/15 for \$1,950,000 (bankruptcy) and 6/07 for \$2,650,000.
2339 Edgewater	6,300,000	6,500,000	6,500,000	6/21	11 mo.	37'	Modest 2,150 sq.ft. 1940's 4/2 on 1 ac. with long driveway and detached garage. Sold 4/18 for \$3,395,000.
1509 Shoreline Dr.	5,500,000	n/a	n/a	5/21	n/a	99'	Single story 3,222 sq.ft. 4/5 built in 1960 on 2/3 ac. lot with pool, spa, and detached gym/playroom with roof top deck.
2315 Edgewater	4,745,500	4,295,000	4,295,000	2/21	1 wk.	60'	Modest 2 story 3,043 sq.ft. 4/3 Mediterranean style with 2 fireplaces set back nearly 110' from the bluff, leaving ample yard. Attached 2 car garage.

2011 Edgewater	3,850,000	n/a	n/a	9/21	n/a	70'	Charming 1,066 sq.ft. 2/1.5 with beamed ceilings and vinyl floors. Sold 3/19 for \$2,850,000. Redone since sales in 6/12 for \$1,300,000, 9/03 for \$1,549,000 & 5/03 for \$1,395,000.
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SALES NEAR THE BEACH OR BLUFF IN 2021: COMPLETE

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SANTA BARBARA

3357 Cliff Dr.	\$5,500,000	\$5,600,000	\$5,600,000	6/21	1 mo.	Single level 3/3 fixer built in 1954 on .73 ac. with formal dining, family room, enclosed sun room and unpermitted guest house.
1384 Shoreline Dr.	2,850,000	2,800,000	2,800,000	3/21	1 wk.	Updated ocean view 1950's 3/2 cottage with family room, oak floors and attached garage across the street from Shoreline Park.
1218 Shoreline Dr.	2,850,000	2,400,000	2,400,000	3/21	1 day	Shoreline Park-front 836 sq.ft. 2/1 Mesa home built in 1951 with ocean views and 1 car garage. Multiple offers.
1364 Shoreline Dr.	2,600,000	n/a	n/a	9/21	n/a	Shoreline Park-front 1,067 sq.ft. 3/1 ocean view cottage built in 1953 on 0.14 ac.

MONTECITO

1104 Channel Dr.	31,250,000	32,000,000	37,500,000	3/21	5 yrs.	Built in 2008, this is a 6,497 sq.ft. 4/5.5 Contemp. with pool, spa, 746 sq.ft. pool cabana with fireplace, 640 sq.ft. gym & 3 car garage on 1.13 acres. Sold 2/07 for \$25M while under construction. Sold 12/00 as vacant lot with 1127 Channel Dr. for \$6,000,000.
1150 Channel Dr.	22,995,000	23,800,000	25,000,000	5/21	4 mo.	Dazzling redone 3,813 sq.ft. 3/4 Contemp. with nano wall to an infinity edge pool, terraces, heated loggia & rooftop deck on .6 ac.
1460 Bonnymede	11,000,000	n/a	n/a	12/21	n/a	Redone Sea Meadow 4,260 sq.ft. 4/4.5 with family room with fireplace and outdoor fireplace. Sold 11/20 for \$7,315,000. Redone since sales in 2/16 for \$5,465,000 and 10/03 for \$4,475,000.
1147 Hill Road	10,621,500	10,950,000	12,500,000	5/21	2¾ yrs	Built in 2011, 3,500 sq.ft. 4/5 Modern with cabana, pool, spa and Brazilian hardwood decks with limited and unprotected views. Sold 11/13 for \$8,900,000. A tear down sold 2/08 for \$4,900,000.
36 Hammond Dr.	10,000,000	8,450,000	8,450,000	10/21	1 day	Newly redone 5,202 sq.ft. Sea Meadow 5/6 with office, formal dining area, breakfast room, open beam ceilings and slate patios. Redone since 1/17 sale for \$4,500,000.
1143 Hill Road	7,295,000	7,295,000	7,295,000	5/21	1 mo.	Redone 2,166 sq.ft. 1950's 2/3.5 one house back from beach with deeded access. Sold 5/18 for \$6,495,000, 6/14 for \$4,850,000, 10/03 for \$2,200,000 and 5/01 for \$1,450,000.
1473 Bonnymede Dr.	6,400,000	n/a	n/a	8/21	n/a	Redone south facing 4/3 Sea Meadow with wood floors, formal dining, office/4 th brm, 2 fireplaces and private terrace. Redone since 2/16 sale for \$3,625,000.
1479 Bonnymede Dr.	5,250,000	n/a	n/a	8/21	n/a	Redone Sea Meadow 2/2.5 3,194 sq.ft. with slate roof, open beam ceilings, upstairs sunroom, brick patios. Redone since 5/19 sale for \$3,250,000, which was redone since sales in 8/17 for \$3,740,000 and 11/07 for \$4,000,023.
1491 Bonnymede Dr.	5,225,000	5,495,000	5,495,000	1/21	1 mo.	Newly redone 3/3 Sea Meadow 3,517 sq.ft. with sunken living room, 2 upstairs ocean view brms with balconies. Redone since sales in 7/19 for \$3,273,529 and 6/02 for \$2,700,000.
1463 Vincenti Place	4,200,000	4,200,000	4,200,000	3/21	7 mo.	Bright 3,632 sq.ft. 2/2.5 Sea Meadow with patios, office landing, custom kitchen with built-in office cabinetry and sunken living room with fireplace.

PADARO LANE & BEACH CLUB ROAD

3271 Beach Club Rd.	7,750,000	6,950,000	6,950,000	10/21	1 wk.	Redone Contemp. 2/2 blt in 1999 with telescoping walls of glass, expert woodwork, Mexican pebble floors & direct beach access. Updated since sales in 1/13 for \$3,260,000, 6/05 for \$3,410,000 and 9/03 for \$2,190,000.
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RINCON

6670 Old P.C.H. 1,905,090 1,799,000 1,799,000 3/21 2 wks. Redone 1,910 sq.ft. ocean view duplex built in 2014 with rooftop deck, 2/1 down & 3/2 up. Sold in foreclosure in 2/20 to one of the note holders. Sold 8/15 for \$1,850,000. Sold for lot value in 7/13 for \$900,000 and 11/02 for \$700,100.

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>SQ. FLOOR FEET</u>	<u>COMMENTS</u>
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SANTA BARBARA

36 Barranca #1 \$1,625,000 \$1,800,000 12/21 2/2 1st 1,239 Ocean views over rooftops from updated single level with fireplace.

MONTECITO

1356-8 Plaza Pacifica 3,495,000 3,495,000 1/22 2/3.5 1st 1,726 Elegant single level unit created from combining 2 1-brm condos, with den, marble baths, 2 laundry rooms and 600 sq.ft. west facing terrace.

CARPINTERIA

4815-A Sandyland 4,200,000 4,200,000 8/21 4/4 1st 2,196 Beachside Contemporary townhouse built in 2009 with mtn views and ocean peeks, fireplace, barrel ceilings in primary suite and den.
4700 Sandyland #29 1,150,000 1,195,000 9/21 2/2 2-3 828 Upstairs Solimar Sands townhouse with peeks of the ocean, bird refuge and mountains, ceiling fan and balcony. Sold 7/21 for \$875,000.

NEW ESCROWS PENDING

<u>ADDRESS</u>	<u>CURRENT LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>	<u>BRM/BATH</u>	<u>SQ. FLOOR FEET</u>	<u>COMMENTS</u>
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MONTECITO

21 Seaview Drive \$2,895,000 \$2,895,000 9/21 3/2.5 1st 1,994 Updated 3/2.5 with ocean peeks, formal dining room, fireplace, in-unit laundry and open patios

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. FLOOR FEET</u>	<u>COMMENTS</u>
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SANTA BARBARA

30 Barranca #3 \$2,750,000 \$1,845,000 \$1,845,000 10/21 1 wk. 2/2 1,188 3rd Pano ocean, coastline & city views from partly redone single level penthouse with fireplace and no common walls. First resale of this unit since complex built in 1973.
669-C Del Parque 1,795,000 1,795,000 1,795,000 11/21 1 wk. 3/2 1,568 1-2 On the greenbelt with ocean peeks from 1 brm, granite and stainless kitchen. Sold 8/04 for \$1,365,000 and 4/04 for \$1,006,000.
641-D Por la Mar 1,695,000 1,695,000 1,695,000 12/21 1 wk. 3/2 1,374 1-2 Redone south facing poolside unit with fireplace, ceramic tile floors, granite kitchen and large tiled patio. Redone since 9/07 sale for \$1,100,000
669-D Del Parque 1,663,000 1,625,000 1,625,000 10/21 1 wk. 2/2 1,374 1-2 Redone end unit with ocean & mtn peeks, wide plank floors, and new kitchen and baths. Redone since 4/12 sale for \$690,000.
66 Barranca #3 975,000 899,000 899,000 8/21 1 wk. 2/2 1,155 2nd Pool view unit with updated kitchen and baths. Already redone at sales in 12/13 for \$680K and 7/04 for \$710K.
56 Barranca #9 825,000 n/a n/a 10/21 n/a 2/2.5 1,188 2-3 Townhome with ocean view from master, fireplace and upgraded kitchen and baths. Sold 8/21 for \$725,000 and 1/04 for \$521,000.

56 Barranca #9	725,000	n/a	n/a	8/21	n/a	2/2.5	1,188	2-3	Later resold for \$825,000 as shown immediately above.
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MONTECITO

1319 Plaza Pacifica	5,300,000	5,395,000	5,750,000	11/21	2 wks.	3/3	2,055	1 st	Redone single story with partial ocean views from patio, fireplace, and luxury finishes. Redone since sales in 7/17 for \$4,650,000, 11/15 for \$2,902,500, 5/06 for \$2,755,000 and 3/00 for \$960,000.
1300 Plaza Pacifica	4,300,000	3,995,000	3,900,000	11/21	3 wks.	3/3	2,136	1 st	Redone rare 3/3 single level with formal dining, fireplace, and 2 large patios. Sold furnished in 2/10 for \$3,000,000. Prior to the redo, this sold in 3/08 for \$2,450,000.
60 Seaview Drive	3,550,000	3,500,000	3,500,000	11/21	2 wks.	2/2	1,743	1 st	Redone ocean & garden view south facing with French Oak floors, fireplace, formal dining room & large private terraces. Fully redone since sales in 9/17 for \$2,040,000 and 2/10 for \$1,075,000.
1382 Plaza Pacifica	3,118,000	n/a	n/a	11/21	n/a	2/2.5	1,686	2-3	Redone townhouse with Coral Casino tower views, ocean peeks & wide plank White Oak floors. Bought back by regretful seller from 6/21 sale for \$2,718,000. Redone since sales in 12/17 for \$2,000,000, 6/02 for \$965,000 & 1/00 for \$775,000.
75 Seaview Drive	2,795,000	2,825,000	2,825,000	8/21	1 wk.	2/2.5	1,979	1 st	Redone NW facing with French Oak wide plank floors, fireplace, formal dining/den, dining terrace. Sold 12/12 for \$1,375,000. Prior to the redo, this was an updated "short sale" in 11/09 for \$900K. Prior to either redo, this sold 3/05 for \$1,350,000.
1333 Plaza Pacifica	2,700,000	3,250,000	3,250,000	10/21	3 wks.	2/2.5	1,740	2-3	Great ocean views from East facing townhome with damaged floors and in need of total redo.
73 Seaview Drive	2,100,000	n/a	n/a	8/21	n/a	2/2	1,863	1 st	Redone with built in office, heated hardwood floors and crown molding. This sold in 10/10 for \$1,000,000, 11/06 for \$1,950,000 and prior to the redo, in 3/05 for \$1,533,500, 1/02 for \$860,000 and 4/00 for \$735,000.
1370 Plaza Sonadores	1,800,000	n/a	n/a	12/21	n/a	2/2.5	1,476	2-3	This south facing townhouse sold privately.
1309 Plaza Sonadores	1,700,000	2,350,000	2,350,000	10/21	3 wks.	1/1	788	1 st	Fab Cape Cod redo with wide plank clear pine flooring, open kitchen and 1/2 of a private garage. Redone since sale in 7/05 for \$985,000.

CARPINTERIA

8 Rincon Point Ln	6,300,000	6,395,000	6,395,000	9/21	1 wk.	3/3	2,822	1-2	Beachfront townhouse built in 1987 with 2 fireplaces, tile floors, cathedral ceilings, deck with spa and built in BBQ.
4975 Sandyland #107	2,135,000	n/a	n/a	10/21	n/a	2/1	683	1 st	Oceanfront Carpinteria Shores unit with 180° views.
4755 Sandyland #7	1,150,000	n/a	n/a	8/21	n/a	2/1	875	1 st	Los Meganos unit with no views in dated condition.
4700 Sandyland #29	875,000	n/a	n/a	7/21	n/a	2/2	828	2-3	Upstairs Solimar Sands with mountain views.
4950 Sandyland #120	860,000	n/a	n/a	8/21	n/a	2/2	744	1 st	South facing ground floor end unit in Sunset Shores overlooking the BBQ area and the pool.
4700 Sandyland #8	790,000	n/a	n/a	12/21	n/a	1/1	558	1 st	Corner Solimar Sands with patio and ocean peeks. Sold 12/20 for \$649,000 and 9/02 for \$415,000.
4950 Sandyland #229	750,000	699,000	699,000	11/21	2 days	1/1	436	2 nd	Newly redone Sunset Shores pool view with open beam ceilings. Redone since 9/20 sale for \$450,000.
4880 Sandyland #27	730,000	725,000	725,000	9/21	1 wk.	1/1	660	1 st	La Cabana with newly redone kitchen and bath. Sold 10/15 for \$543,000 and 7/14 for \$395,000.
4950 Sandyland #223	720,000	759,000	779,000	11/21	1 mo.	1/1	574	2 nd	Furnished Sunset Shores with newer bath, ceiling fans.
4880 Sandyland #53	649,000	649,000	649,000	7/21	2 wks.	1/1	604	2 nd	La Cabana with dual paned windows and ceiling fans.

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>ASS'N FLOOR</u>	<u>ASS'N FEE</u>	<u>COMMENTS</u>
SANTA BARBARA							
36 Barranca #1	\$1,625,000	\$1,800,000	12/21	2/2	1 st	1,239	Ocean views over rooftops from updated single level with fireplace.
MONTECITO							
3 Seaview Drive	3,995,000	4,800,000	7/20	3/2.5	1 st	2,234	Redone with ocean views from enclosed patio, fireplace, formal dining, open kitchen with center island, wood floors with radiant heat. Sold 9/16 for \$3,300,000. Partly redone since sales in 12/11 for \$2,300,000, 2/07 for \$2,250,000 and 7/03 for \$1,800,000.
1356-8 Plaza Pacifica	3,495,000	3,495,000	1/22	2/3.5	1 st	1,726	Elegant single level unit created from combining 2 1-brm condos, with den, marble baths, 2 laundry rooms and 600 sq.ft. west facing terrace.
CARPINTERIA							
4815-A Sandyland	4,200,000	4,200,000	8/21	4/4	1 st	2,196	Beachside Contemporary townhouse built in 2009 with mtn views and ocean peeks, fireplace, barrel ceilings in primary suite and den.
4700 Sandyland #29	1,150,000	1,195,000	9/21	2/2	2-3	828	Upstairs Solimar Sands townhouse with peeks of the ocean, bird refuge and mountains, ceiling fan and balcony. Sold 7/21 for \$875,000.

BEACH AREA CONDOMINIUM SALES IN 2021

<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>
SANTA BARBARA									
30 Barranca #3	\$2,750,000	\$1,845,000	\$1,845,000	10/21	1 wk.	2/2	1,188	3 rd	Pano ocean, coastline & city views from partly redone single level penthouse with fireplace and no common walls. First resale of this unit since complex built in 1973.
669-C Del Parque	1,795,000	1,795,000	1,795,000	11/21	1 wk.	3/2	1,568	1-2	On the greenbelt with ocean peeks from 1 brm, granite and stainless kitchen. Sold 8/04 for \$1,365,000 and 4/04 for \$1,006,000.
671-C Del Parque	1,747,000	1,749,000	1,749,000	4/21	1 wk.	3/2	1,568	1-2	Remodeled with good ocean views overlooking creek. Flipped from a 2/21 sale for \$1,450,000 (see below). Sold in 7/03 for \$1,050,000.
641-D Por la Mar	1,695,000	1,695,000	1,695,000	12/21	1 wk.	3/2	1,374	1-2	Redone south facing poolside unit with fireplace, ceramic tile floors, granite kitchen and large tiled patio. Redone since 9/07 sale for \$1,100,000.
669-D Del Parque	1,663,000	1,625,000	1,625,000	10/21	1 wk.	2/2	1,374	1-2	Redone end unit with ocean & mtn peeks, wide plank floors, and new kitchen and baths. Redone since 4/12 sale for \$690,000.
647-D Por la Mar	1,495,000	n/a	n/a	1/21	n/a	3/2	1,568	1-2	Poolside south facing unit with fireplace and large tiled patio. Sold 12/16 for \$1,300,000, 9/07 for \$1,100,000 and 1/01 for \$680,000.
671-C Del Parque	1,450,000	1,449,900	1,649,900	2/21	4 mo.	3/2	1,568	1-2	Exercise of a lease option entered 12/19 with \$75,000 paid for the option. Later resold for \$1,747,000 as shown above. Sold in 7/03 for \$1,050,000.
651-C Verde Mar	1,250,000	1,348,000	1,470,000	1/21	1 1/4 yrs.	3/3	1,664	1-2	Wood and travertine floors, fireplace, A/C. New kitchen counters and cabinets since 5/13 sale for \$1,015,000.
66 Barranca #3	975,000	899,000	899,000	8/21	1 wk.	2/2	1,155	2 nd	Pool view unit with updated kitchen and baths. Already redone at sales in 12/13 for \$680K and 7/04 for \$710K.
56 Barranca #1	959,000	985,000	985,000	4/21	6 mo.	2/2	1,263	1 st	End unit with front patios and patio off the dining room, updated kitchen with stainless appliances, fireplace and in unit laundry. Sold 3/04 for \$648,000.
50 Barranca #10	930,000	n/a	n/a	4/21	n/a	2/2	1,231	3 rd	Corner unit with high ceilings, skylights, fireplace and wood flooring. Sold 9/15 for \$750K & 8/08 for \$595K.

56 Barranca #9	825,000	n/a	n/a	10/21	n/a	2/2.5	1,188	2-3	Townhome with ocean view from master, fireplace and upgraded kitchen and baths. Sold 8/21 for \$725,000 and 1/04 for \$521,000.
56 Barranca #9	725,000	n/a	n/a	8/21	n/a	2/2.5	1,188	2-3	Later resold for \$825,000 as shown immediately above.
MONTECITO									
1319 Plaza Pacifica	5,300,000	5,395,000	5,750,000	11/21	2 wks.	3/3	2,055	1 st	Redone single story with partial ocean views from patio, fireplace, and luxury finishes. Redone since sales in 7/17 for \$4,650,000, 11/15 for \$2,902,500, 5/06 for \$2,755,000 and 3/00 for \$960,000.
1351 Plaza Pacifica	4,770,000	4,995,000	4,995,000	4/21	2 mo.	3/3	2,157	1 st	Beachfront single level with wide plank floors, fireplace, formal dining, large terrace and private 2 car garage.
1300 Plaza Pacifica	4,300,000	3,995,000	3,900,000	11/21	3 wks.	3/3	2,136	1 st	Redone rare 3/3 single level with formal dining, fireplace, and 2 large patios. Sold furnished in 2/10 for \$3,000,000. Prior to the redo, this sold in 3/08 for \$2,450,000.
1398 Plaza Pacifica	3,895,000	3,995,000	3,995,000	4/21	2 mo.	3/3.5	2,491	2 nd	Contemp. redo of single level with some ocean views, A/C, solid White Oak floors, zinc encased fireplace, Italian cabinets. Prior to redo, sold 1/16 for \$2,350,000.
1399 Plaza Pacifica	3,600,000	3,595,000	3,595,000	2/21	4 mo.	2/2.5	1,674	2 nd	Great whitewater ocean and coastline views from redone east facing single level with wide plank oak floors, travertine fireplace and private 2 car garage.
60 Seaview Drive	3,550,000	3,500,000	3,500,000	11/21	2 wks.	2/2	1,743	1 st	Redone ocean & garden view South facing with French Oak floors, fireplace, formal dining room & large private terraces. Fully redone since sales in 9/17 for \$2,040,000 and 2/10 for \$1,075,000.
1315 Plaza Pacifica	3,200,000	n/a	n/a	6/21	n/a	1/1.5	924	1 st	Partial ocean views from redone and furnished unit with patio, custom cabinets, plantation shutters. Sold privately.
54 Seaview Drive	3,125,000	n/a	n/a	5/21	n/a	2/2	2,043	3 rd	Redone 2/2 with sweeping ocean and mtn views across Sea Meadow, formal dining, fireplace and permitted loft accessed from spiral stairs with office and storage space. Sold 4/21 for \$2,850,000, then flipped for \$3,125,000.
1382 Plaza Pacifica	3,118,000	n/a	n/a	11/21	n/a	2/2.5	1,686	2-3	Redone townhouse with Coral Casino tower views, ocean peeks & wide plank White Oak floors. Bought back by regretful seller from 6/21 sale for \$2,718,000. Redone since sales in 12/17 for \$2,000,000, 6/02 for \$965,000 & 1/00 for \$775,000.
54 Seaview Drive	2,850,000	2,749,000	2,749,000	4/21	1 wk.	2/2	2,043	3 rd	Later resold for \$3,125,000 as shown above.
75 Seaview Drive	2,795,000	2,825,000	2,825,000	8/21	1 wk.	2/2.5	1,979	1 st	Redone NW facing with French Oak wide plank floors, fireplace, formal dining/den, dining terrace. Sold 12/12 for \$1,375,000. Prior to the redo, this was an updated "short sale" in 11/09 for \$900K. Prior to either redo, this sold 3/05 for \$1,350,000.
1382 Plaza Pacifica	2,718,000	2,795,000	3,195,000	6/21	6 mo.	2/2.5	1,686	2-3	Later resold for \$3,118,000 as shown above.
1333 Plaza Pacifica	2,700,000	3,250,000	3,250,000	10/21	3 wks.	2/2.5	1,740	2-3	Great ocean views from east facing townhome with damaged floors and in need of total redo.
47 Seaview Drive	2,555,000	n/a	n/a	4/21	n/a	2/2	1,944	2 nd	Gorgeous redo with warm Contemp. finishes including wood floors, exciting fixtures & cabinetry. Formal dining room & fireplace. Redone since 10/09 sale for \$945K.
87 Seaview Drive	2,450,000	2,500,000	2,650,000	3/21	1 yr.	2/2	1,769	3 rd	Fab redo with tennis ct. view, formal dining & fireplace. Redone since 10/17 sale for \$1,762,250. New A/C, heat and paint since 1/15 sale for \$1,550,000. Redone since 1/10 sale for \$1,050,000 and 4/02 for \$975,000.
73 Seaview Drive	2,100,000	n/a	n/a	8/21	n/a	2/2	1,863	1 st	Redone with built in office, heated hardwood floors and crown molding. This sold in 10/10 for \$1,000,000, 11/06 for \$1,950,000 and prior to the redo, in 3/05 for \$1,533,500, 1/02 for \$860,000 and 4/00 for \$735,000.
19 Seaview Drive	2,000,000	n/a	n/a	3/21	n/a	2/2	1,599	1 st	Redone south facing with partial ocean views from living rm, kitchen & master. Sold 9/14 for \$1,925,000. Redone since 6/05 sale for 1,650,000.

1329 Plaza Pacifica	1,999,000	1,999,000	1,999,000	5/21	1 mo.	0/1	626	2 nd	Whitewater ocean views from single level studio at beach.
83 Seaview Drive	1,875,000	1,925,000	1,995,000	4/21	5 mo.	2/2	1,731	2 nd	Remodeled north facing unit with dining room and fireplace. Upgraded since 5/12 sale for \$1,200,000. Redone since 12/05 sale for \$1,525,000.
1370 Plaza Sonadores	1,800,000	n/a	n/a	12/21	n/a	2/2.5	1,476	2-3	This south facing townhouse sold privately.
1309 Plaza Sonadores	1,700,000	2,350,000	2,350,000	10/21	3 wks.	1/1	788	1 st	Fab Cape Cod redo with wide plank clear pine flooring, open kitchen and 1/2 of a private garage. Redone since sale in 7/05 for \$985,000.
1300 Plaza Sonadores	1,515,000	1,650,000	1,650,000	3/21	1 wk.	2/2	1,368	1 st	Redone single level end unit with fireplace, Oak floors, crown moldings, windows on 4 sides. Sold in a 11/06 bankruptcy sale for \$1,450,000.

CARPINTERIA

8 Rincon Point Ln	6,300,000	6,395,000	6,395,000	9/21	1 wk.	3/3	2,822	1-2	Beachfront townhouse built in 1987 with 2 fireplaces, tile floors, cathedral ceilings, deck with spa and built in BBQ.
4975 Sandyland #107	2,135,000	n/a	n/a	10/21	n/a	2/1	683	1 st	Oceanfront Carpinteria Shores unit with 180° views.
4709 Sandyland #4	1,650,000	1,549,000	1,549,000	4/21	1 wk.	1/1	612	2 nd	Charming south facing with great ocean & mtn views.
4975 Sandyland #206	1,350,000	1,350,000	1,350,000	6/21	1 yr.	2/1	686	2 nd	Oceanfront unit with 180° views and tile floors.
4975 Sandyland #302	1,190,000	n/a	n/a	5/21	n/a	2/1	686	3 rd	Ocean view top floor side unit. Sold 12/04 for \$565,000.
4755 Sandyland #7	1,150,000	n/a	n/a	8/21	n/a	2/1	875	1 st	Los Meganos unit with no views in dated condition.
4700 Sandyland #29	875,000	n/a	n/a	7/21	n/a	2/2	828	2-3	Upstairs Solimar Sands with mountain views.
4700 Sandyland #48	875,000	845,000	845,000	2/21	3 days	2/2	828	2-3	Redone with mtn views. Redo since 5/15 sale for \$810K.
4950 Sandyland #120	860,000	n/a	n/a	8/21	n/a	2/2	744	1 st	South facing end unit in Sunset Shores overlooking pool.
4950 Sandyland #220	850,000	850,000	850,000	6/21	2 wks.	2/1	744	2 nd	This updated Sunset Shores end unit overlooking pool.
4700 Sandyland #8	790,000	n/a	n/a	12/21	n/a	1/1	558	1 st	Corner unit. Sold 12/20 for \$649K and 9/02 for \$415K.
4700 Sandyland #52	790,000	n/a	n/a	1/21	n/a	2/2	828	2-3	This Solimar Sands sold without coming on the market.
4950 Sandyland #229	750,000	699,000	699,000	11/21	2 days	1/1	436	2 nd	Newly redone Sunset Shores pool view with open beam ceilings. Redone since 9/20 sale for \$450,000.
4880 Sandyland #27	730,000	725,000	725,000	9/21	1 wk.	1/1	660	1 st	Redone unit sold 10/15 for \$543K and 7/14 for \$395K.
4950 Sandyland #223	720,000	759,000	779,000	11/21	1 mo.	1/1	574	2 nd	Furnished Sunset Shores with newer bath, ceiling fans.
4880 Sandyland #53	649,000	649,000	649,000	7/21	2 wks.	1/1	604	2 nd	La Cabana with dual paned windows and ceiling fans.

