

BEACH & BLUFF BUZZ

While this newsletter has been delayed longer than I hoped, it brings continued good news. Notably:

■ **Blufftop:** The \$46,892,500 sale of 3165 Padaro Lane, a beautifully redone appx. 10,000 sq.ft. Georgian style home on 1.95 acres with beach access, solidifies the blufftop market in the extreme upper end of beach pricing. It follows the \$69,947,000 2022 sale of 2781 Padaro Lane for 2 magnificently landscaped parcels totaling 9.97 acres improved with an 8,000 sq.ft. villa, guest house, pool and spa.

■ **Montecito thru Carpinteria:** With only 2 beachfront sales to date in 2023, it has been quiet in this stretch of paradise. Yet this year's sale of 1556 Miramar Beach at \$8,740,000 is almost \$1,200,000 higher than its \$7,547,500 sale in 2021 with no alterations in the meantime, showing prices are still rising.

■ **Rincon:** Values along the Rincon continue to soar, exemplified by 5368 Rincon Beach Park Drive selling this year for \$5,900,000, unchanged from its 2020 sale for \$4,350,000. With 2 Rincon escrows currently pending above \$8,500,000, look for continued record prices in that area.

■ **Beach condos:** The value of an ocean view has skyrocketed during 2023 in Montecito, with 2 especially notable sales. The Bonnymede beachfront townhouse 1385 Plaza Pacifica sold privately for \$6,300,000, not having been altered since its 2020 sale for \$3,450,000. And 25 Seaview Drive in Montecito Shores, a gorgeous redo of a 1,599 sq.ft. 2/2 with limited ocean views, sold overnight for \$4,350,000 even though, prior to the redo, it took almost 2 years for it to sell for \$1,625,000 in 2020. What a spectacular flip!

Despite the rise in interest rates and troubling world events, the beach market has continued its rise upward to date in 2023. All the best,



I just listed this cherished beachfront home:

3519 PADARO LANE ■ PADAROLANEHOME.COM

Right on the sand and oozing with charm, this 3 bedroom/3 bath home + 1 bedroom/1 bath guest house offer the indoor/outdoor beach lifestyle with privacy and wonderful views. Asking \$14,750,000.



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BERKSHIRE HATHAWAY
LUXURY COLLECTION



NEW SINCE THE LAST NEWSLETTER...HOMES

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>
HOPE RANCH						
4161 Creciente Dr.	\$8,500,000	\$9,450,000	7/23	3/3.5	100'	1980's 3,860 sq.ft. Contemp. with fireplace and vaulted ceilings, primary upstairs with fireplace and sitting room, 1/1 guest qtrs. on 1.22 acres.
SANTA BARBARA						
3213 Cliff Drive	14,900,000	14,900,000	8/23	3/2.5	200'	1970's 2,970 sq.ft. ranch style home on 2 parcels totaling 2.8 acres with pool, spa, separate dressing/exercise room and storage bldg.
1919-21-25 El Camino de la Luz	6,450,000	7,200,000	7/23	3/2	150'	3 parcels, 2 of which are oceanfront, totaling 1.4 ac. improved with a street-side 1,384 sq.ft. cottage, which sold in 8/22 for \$4,050,000. The 2 oceanfront lots, which had been damaged in a landslide) sold together in 9/22 for \$1,615,000. One of these 2 lotss sold in 4/05 for \$1,000,000.
MONTECITO						
1104 Channel Dr.	38,500,000	38,500,000	8/23	4/5.5	n/a	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 3/21 for \$31,250,000. Sold 2/07 for \$25M while under construction. Sold 12/00 as vacant lot with 1127 Channel Dr. for \$6,000,000.
PADARO LANE & BEACH CLUB ROAD						
2779 Padaro Lane	55,000,000	55,000,000	1/23	5/7/4	620'	10,662 sq.ft. 5/7/4 Mediterranean built in 2018 on 5.41 acres with beach access, pool, Cabana and bluff top sandy area. (Frontage approximated.)
2777 Padaro Lane	20,000,000	20,000,000	1/23	Lot	322'	Vacant 3.64 acres with private beach access. (Frontage approximated.)
2773 Padaro Lane	15,000,000	15,000,000	1/23	Lot	383'	3.02 acres with modular unit and shared beach access. (Frontage approx.)
3519 Padaro Lane	14,750,000	14,750,000	10/23	4/4	50'	Charming 1,912 sq.ft. 3/3 with open beam ceilings and fireplace, detached 1/1 guest house with fireplace on 0.39 ac. PadaroLaneHome.com
RINCON POINT						
8107 Buena Fortuna	4,950,000	4,950,000	9/23	4/2.5	n/a	Redone 4/2.5 Cape Cod with soaring ceilings, hardwood floors, family room and private garden. Redone since 7/03 sale for \$1,200,000.
RINCON						
5496 Rincon Bch Park Drive	7,500,000	7,500,000	10/23	3/4	40'	Gorgeous 4,466 sq.ft. built in 2018 with open floor plan, top quality finishes, elevator, wine closet, 2 laundry rooms and Brazilian hardwood deck with spa. Sold in a 9/12 short sale for \$1,425,000 as a tear down.
3884 P.C.H.	3,695,000	3,695,000	9/23	3/2	40'	Classic 1,252 sq.ft. 1960's cottage with stove fireplace.
3072 Solimar Bch	3,600,000	3,800,000	6/23	2/2	40'	Redone single level 1,272 sq.ft. cottage with fireplace built in 1948.
4223 Faria Road	3,224,000	3,580,000	8/23	3/2	n/a	Redone 1,632 sq.ft. 3/2 with grand room, office, quartz kitchen & primary brm with fireplace. Redone since 10/18 sale for \$1,899,000, some updates since 12/13 sale for \$1,430,000. Redone since 12/01 sale for \$630,000.

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>FRONT FEET</u>	<u>COMMENTS</u>
2916 Solimar Beach	\$8,900,000	\$8,900,000	9/23	4/3.5	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 9/19 sale for \$6,100,000 and 4/10 sale for \$5,350,000. Sold as a lot 10/01 for \$1,325,000.
3692 P.C.H.	8,700,000	8,900,000	7/21	5/6	43'	New (completed 3/23) 4,700 sq.ft. Cape Cod with media room, office, family room, wine tasting room and 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.

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>
SANTA BARBARA							
5205 Austin Road	\$9,750,000	n/a	n/a	6/23	n/a	265'	Adjacent to More Mesa on 2 legal parcels with 1.81 acres, a 3,856 sq.ft. 5/6 pool home with 3 fireplaces, formal dining rm, family room and 3 car garage with community beach access.
1553 Shoreline Dr.	5,500,000	n/a	n/a	2/23	n/a	85'	Vacant 0.52 acre blufftop lot with approved plans and permits. Sold together with home at 1547 Shoreline Dr. in 1/23 for \$16,200,000. Also sold in 3/20 for \$3M and 1/04 for \$1.6M.
1374 Shoreline Dr.	2,837,500	\$3,095,000	\$3,595,000	5/23	2 mo.	n/a	Redone 1,352 sq.ft. 3/3 across from Shoreline Park with nice yard. Redone and enlarged since 2/08 sale for \$1,295,000.
1837.5 El Camino de la Luz	1,125,000	1,395,000	1,875,000	8/23	1 yr.	172'	Vacant 0.55 acre flag lot not yet approved for a building permit, but it appears likely approval will be forthcoming.
MONTECITO							
1556 Miramar Bch	8,740,000	9,995,000	9,995,000	7/23	6 mo.	20'	Redone 1,710 sq.ft. tri-level 2/3 Contemp. with accordion walls of glass, skylights and 3 seaside decks. Sold 4/21 for \$7,547,750. Redone since 11/11 sale for \$4,150,000.
PADARO LANE & BEACH CLUB ROAD							
3165 Padaro Lane	46,892,500	n/a	n/a	9/23	n/a	175'	Appx. 10,000 sq.ft. 7/8/3 Georgian on 1.95 gated ac. with path to the beach, 1/1 guest house with fireplace, mature trees and privacy. Redone since 9/12 sale for \$16,981,000.
3281 Beach Club	8,650,000	n/a	n/a	3/23	n/a	n/a	Built in 1976, this updated 3,282 sq.ft. 4/3 on .25 ac has partial ocean views (especially from the upstairs primary suite), a private yard and close beach access.
RINCON POINT							
8133 Puesta del Sol	8,107,500	n/a	n/a	9/23	n/a	n/a	Redone 2,817 sq.ft. 60's 5/3.5 Contemp. close to beach access with 2 partial ocean view decks and bonus room. Redone since 8/14 sale for \$1,975,000.
RINCON							
5368 Rincon Bch Park Drive	5,900,000	6,750,000	6,750,000	9/23	2 mo.	40'	Gorgeous 3/4/2 2,935 sq.ft. 2 story redone with wide plank French Oak floors, skylit staircase, marble baths, fireplace wine cellar. Sold as redone in 7/20 for \$4,350,000. Complete redo since 10/08 sale for \$3,400,000.
6726 Breakers Way	3,475,000	3,500,000	3,500,000	3/23	3 wks.	40'	Dated 1970's 2,616 sq.ft. 3/2 on sandy side of Mussel Shoals with fireplace, large deck, seaside balcony and small back yard.
6673 Breakers Way	3,460,000	n/a	n/a	7/23	n/a	n/a	Redone 2,422 sq.ft. 1970's 4/2.5 Cape Cod in Mussel Shoals with pano views, fireplace, open beam ceilings & wood walls and newer kitchen.

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>
PADARO LANE & BEACH CLUB ROAD						
3599 Padaro Ln.	\$24,800,000	\$29,500,000	1/22	5/5.5	100'	Gracious 5,540 sq.ft. 4/4.5 Cape Cod built in 2007 with 625 sq.ft. guest house on a half ac. lot with walnut & mahogany flooring, firepit, hot tub.
3345-7 Padaro	23,700,000	26,500,000	9/22	6/5	83'	Two parcels totaling 0.67 ac on the Padaro's coveted knoll with a beach-front 2,797 sq.ft. 1960's 3/3 and a 2,287 sq.ft. 1980's 3/2 guesthouse.
3519 Padaro Ln.	14,750,000	14,750,000	10/23	4/4	50'	Charming 1,912 sq.ft. 3/3 with open beam ceilings and fireplace, detached 1/1 guest house with fireplace on 0.39 ac. PadaroLaneHome.com

RINCON

5496 Rincon Bch Park Drive	7,500,000	7,500,000	10/23	3/4	40'	Gorgeous 4,466 sq.ft. built in 2018 with open floor plan, top quality finishes, elevator, wine closet, 2 laundry rooms and Brazilian hardwood deck with spa. Sold in a 9/12 short sale for \$1,425,000 as a tear down.
3884 P.C.H.	3,695,000	3,695,000	9/23	3/2	40'	Classic 1,252 sq.ft. 1960's cottage with open beam ceilings & stove fireplace.
3072 Solimar Bch	3,600,000	3,800,000	6/23	2/2	40'	Redone single level 1,272 sq.ft. cottage with fireplace built in 1948.

AVAILABLE PROPERTIES ON THE BLUFF

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HOPE RANCH

4161 Creciente Dr.	\$8,500,000	\$9,450,000	7/23	3/3.5	100'	1980's 3,860 sq.ft. Contemp. with fireplace and vaulted ceilings, primary upstairs with fireplace and sitting room, 1/1 guest qtrs. on 1.22 acres.
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SANTA BARBARA

3213 Cliff Drive	14,900,000	14,900,000	8/23	3/2.5	200'	1970's 2,970 sq.ft. ranch style home on 2 parcels totaling 2.8 acres with pool, spa, separate dressing/exercise room and storage bldg.
3139 Cliff Drive	9,995,000	10,995,000	10/22	3/3	101'	Redone 3,045 sq.ft. 1940's Spanish adobe with tile floors, open beam vaulted ceilings, detached guest suite & shared beach access on 1.46 ac.
1409 Shoreline Dr.	8,995,000	8,995,000	6/23	4/3.5	190'	Redone 4,200 sq.ft. 4/3.5 Medit. on 0.77 ac. flag lot next to Shoreline Park with large frontage, vaulted wood ceilings, wood floors, master with fireplace and ocean view balcony. Redone since 8/14 sale for \$3,800,000.
1919-21-25 El Camino de la Luz	6,450,000	7,200,000	7/23	3/2	150'	3 parcels, 2 of which are oceanfront, totaling 1.4 ac. improved with a street-side 1,384 sq.ft. cottage, which sold in 8/22 for \$4,050,000. The 2 oceanfront lots, which had been damaged in a landslide) sold together in 9/22 for \$1,615,000. One of these 2 lots sold in 4/05 for \$1,000,000.

PADARO LANE & BEACH CLUB ROAD

2937 Padaro Lane	109,000,000	109,000,000	3/22	3/3.5	133'	Modern single level 2,514 sq.ft. home with 1,000 sq.ft. detached garage on a 4.2 ac. lot with beach access and room for 9 horses.
2779 Padaro Lane	55,000,000	55,000,000	1/23	5/7/4	620'	10,662 sq.ft. 5/7/4 Mediterranean built in 2018 on 5.41 acres with beach access, pool, Cabana and bluff top sandy area. (Frontage approximated.)
2777 Padaro Lane	20,000,000	20,000,000	1/23	Lot	322'	Vacant 3.64 acres with private beach access. (Frontage approximated.)
2773 Padaro Lane	15,000,000	15,000,000	1/23	Lot	383'	3.02 ac. with modular unit and shared beach access.

AVAILABLE PROPERTIES NEAR THE BEACH OR BLUFF

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HOPE RANCH

4347 Marina Dr.	\$21,500,000	\$21,500,000	7/22	5/6.5	Redone and expanded 1970 4/5.5 Contemp. with guest house, pool, spa, theater, wine cellar. Prior to redo, sold in 4/07 for \$7,500,000 and 8/05 for \$7,750,000.
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SANTA BARBARA

2215 Edgewater Way	4,500,000	3,950,000	8/22	1/1	Shingled 586 sq.ft. cottage with sleeping loft, stove fireplace and patio.
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MONTECITO

1104 Channel Dr.	38,500,000	38,500,000	8/23	4/5.5	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 3/21 for \$31,250,000. Sold 2/07 for \$25M while under construction. Sold 12/00 as vacant lot with 1127 Channel Dr. for \$6,000,000.
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RINCON POINT

8107 Buena Fortuna	4,950,000	4,950,000	9/23	4/2.5	Redone 4/2.5 Cape Cod with soaring ceilings, hardwood floors, lovely kitchen, family room and private garden. Redone since 7/03 sale for \$1,200,000.
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RINCON

4223 Faria Road	3,224,000	3,580,000	8/23	3/2	Redone 1,632 sq.ft. 3/2 with grand room, office, quartz kitchen & primary brm with fireplace. Redone since 10/18 sale for \$1,899,000, some updates since 12/13 sale for \$1,430,000. Redone since 12/01 sale for \$630,000.
6670 Old P.C.H.	2,995,000	2,995,000	8/23	5/3	Redone 1,910 sq.ft. ocean view duplex built in 2014 with rooftop deck, 2/1 down & 3/2 up. New paint and some updates since sold 3/21 for \$1,905,090. 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.

BEACHFRONT SALES IN 2023

<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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MONTECITO

1556 Miramar Bch	\$8,740,000	\$9,995,000	\$9,995,000	7/23	6 mo.	20'	Redone 1,710 sq.ft. tri-level 2/3 Contemp. with accordion walls of glass, skylights and 3 seaside decks. Sold 4/21 for \$7,547,750. Redone since 11/11 sale for \$4,150,000.
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SANDYLAND COVE

4595 Ave. del Mar	12,500,000	12,500,000	12,500,000	1/23	1 wk.	76'	360° views of ocean, mtns/bird sanctuary from 2,762 sq.ft. 5/3.5 Cape Cod with huge beams in living room with fireplace, open kitchen and rec room.
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RINCON

5368 Rincon Bch Park Drive	5,900,000	6,750,000	6,750,000	9/23	2 mo.	40'	Gorgeous 3/4/2 2,935 sq.ft. 2 story redone with wide plank French Oak floors, skylit staircase, marble baths, fireplace wine cellar. Sold as redone in 7/20 for \$4,350,000. Complete redo since 10/08 sale for \$3,400,000.
6726 Breakers Way	3,475,000	3,500,000	3,500,000	3/23	3 wks.	40'	Dated 1970's 2,616 sq.ft. 3/2 on sandy side of Mussel Shoals with fireplace, large deck, seaside balcony and small back yard.

SALES ON THE BLUFF IN 2023

<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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SANTA BARBARA

1547/53 Shoreline	\$16,200,000	\$18,900,000	\$18,900,000	1/23	9 mo.	160'	Fab redone 1990's 5,217 sq.ft. 4/6/2 Contemp. with folding doors to terraces, media room, office, wine room & detached 374 sq.ft. guest suite. Sold with adjacent 0.52 ac. lot with approved plans. Redone since sales in 3/19 for \$6,275,000 and 7/07 for \$4.5M. The lot sold in 3/20 for \$3M and 1/04 for \$1.6M.
5205 Austin Road	9,750,000	n/a	n/a	6/23	n/a	265'	Adjacent to More Mesa on 2 legal parcels with 1.81 acres, a 3,856 sq.ft. 5/6 pool home with 3 fireplaces, formal dining rm, family room and 3 car garage with community beach access.
1553 Shoreline Dr.	5,500,000	n/a	n/a	2/23	n/a	85'	Vacant 0.52 acre blufftop lot with approved plans and permits. Sold together with home at 1547 Shoreline Dr. in 1/23 for \$16,200,000. Also sold in 3/20 for \$3M and 1/04 for \$1.6 M.
1837.5 El Camino de la Luz	1,125,000	1,395,000	1,875,000	8/23	1 yr.	172'	Vacant 0.55 acre flag lot not yet approved for a building permit, but it appears likely approval will be forthcoming.

PADARO LANE & BEACH CLUB ROAD

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SALES NEAR THE BEACH OR BLUFF IN 2023

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SANTA BARBARA						
1374 Shoreline Dr.	\$2,837,500	\$3,095,000	\$3,595,000	5/23	2 mo.	Redone 1,352 sq.ft. 3/3 across from Shoreline Park with nice yard. Redone and enlarged since 2/08 sale for \$1,295,000.
PADARO LANE & BEACH CLUB ROAD						
3281 Beach Club	8,650,000	n/a	n/a	3/23	n/a	Built in 1976, this updated 3,282 sq.ft. 4/3 on .25 acres has partial ocean views (especially from the upstairs primary suite), a private yard and close beach access.
RINCON POINT						
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RINCON						
6673 Breakers Way	3,460,000	n/a	n/a	7/23	n/a	Redone 2,422 sq.ft. 1970's 4/2.5 Cape Cod in Mussel Shoals with nice views, fireplace, open beam ceilings, wood walls & newer kitchen.

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>
MONTECITO						
1340 Plz Sonadores	\$3,350,000	\$3,350,000	7/23	2/2	2 nd 1,665	Redone single level end unit with lovely high end finishes and garden views. Sold as redone in 2/19 for \$1,568,000.

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>
MONTECITO						
61 Seaview Drive	\$3,150,000	\$3,150,000	8/23	2/2	2 nd 1,767	Fabulous Contemporary remodel. Already redone when sold in 12/12 for \$1,200,000, 5/10 for \$1,400,000 and 10/04 for \$1,645,000.
CARPINTERIA						
4700 Sandyland #29	1,150,000	1,150,000	8/23	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 CLOSED ESCROWS

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>SQ. FEET</u>	<u>COMMENTS</u>
SANTA BARBARA								
40 Barranca #2	\$2,200,000	\$2,499,000	\$2,499,000	7/23	1 mo.	2/2	1,188	2 nd Pano ocean views from redone unit with no common walls. Sold in 8/16 for \$1,800,000 after redo, 6/16 for \$1,034,000 on spec. and 9/00 for \$510,000.
26 Barranca #4	2,200,000	2,000,000	2,000,000	5/23	1 mo.	2/2.5	1,232	2-3 Sweeping ocean & coastline views from redone front row end unit with fireplace and 2 seaside balconies.
647-C Por la Mar	1,929,000	1,929,000	1,929,000	10/23	1 wk.	3/2	1,568	1-2 Redone poolside south facing townhome. Redone since 7/13 sale for \$925,000.

50 Barranca #6	1,175,000	n/a	n/a	6/23	n/a	2/2	1,231	2 nd	Poolside unit sold privately. Sold in bank sale in 8/09 for \$395,000, 3/04 for unknown price & 8/02 for \$464,000.
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MONTECITO

1385 Plaza Pacifica	6,300,000	n/a	n/a	7/23	n/a	2/2.5	1,676	2-3	Redone Contemp. beachfront South-facing townhouse with 2 car enclosed garage. Sold 5/20 for \$3,450,000 and 1/16 for \$4,650,000. Prior to the redo, this sold for \$3,700,000 in 6/07.
1381 Plaza Pacifica	5,700,000	4,995,000	4,995,000	5/23	1 wk.	2/2.5	1,686	2-3	Beachfront original condition end unit with private 2 car garage. Sold overnight with multiple offers.
25 Seaview Drive	4,350,000	4,475,000	4,475,000	5/23	1 wk.	2/2	1,743	2 nd	Fabulous redo with nice partial ocean views and all new fine finishes. Redone since sales in 9/20 for \$1,625,000, 7/08 for \$1,800,000 and 5/06 for \$1,875,000.
1330 Plaza Pacifica	3,695,000	3,999,000	4,495,000	10/23	1 yr.	2/2.5	1,678	2-3	Redone south facing townhome with partial ocean views, riverstone fireplace, French oak floors, marble bathrooms and custom cabinets.
47 Seaview Drive	3,395,000	3,395,000	3,395,000	3/23	3 days	2/2	1,944	2 nd	Gorgeous Contemp. redo with exciting finishes, formal dining room and fireplace. Sold 4/21 for \$2,555,000. Redone since 10/09 sale for \$945K.
43 Seaview Drive	2,845,000	2,995,000	3,195,000	8/23	5 mo.	2/2	1,868	2 nd	Bright with ocean peeks, redone baths and kitchen. Upgraded since sales in 6/18 for \$1,675,000, 3/07 for \$1,750,000 and 2/04 for \$1,350,000.

CARPINTERIA

4923 Sandyland	8,100,000	8,100,000	8,100,000	2/23	2 wks	4/3	2,361	1-2	Newly redone free standing tri-level Craftsman on the sand with fireplace, Great Room, 2 decks. Redone since 12/12 sale for \$3,555,000 and 3/12 foreclosure sale for \$2,250,000.
4975 Sandyland #105	2,550,000	n/a	n/a	9/23	n/a	2/1	686	1 st	Beachfront in need of redo with 180° views and patio.
4980 Sandyland #104	950,000	n/a	n/a	5/23	n/a	2/1	748	1 st	Updated Sunset Shores with tile floors and an ocean peek from the bedrooms. Redone kitchen since 9/16 sale for \$680,000 and 11/07 sale for \$610,000.
4902 Sandyland #134	896,000	929,000	929,000	5/23	1 wk.	1/1	462	1 st	Newly redone ground floor Sunset Shores with patio. Redone nicely since 7/22 sale for \$769,000.
4880 Sandyland #4	810,000	829,000	829,000	8/23	1 wk.	0/1	432	1 st	La Cabana studio with patio and updated bathroom.
4950 Sandyland #226	600,000	n/a	n/a	4/23	n/a	1/1	514	2 nd	This upstairs Solimar Sands unit sold privately.

AVAILABLE BEACH AREA CONDOMINIUMS

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FLOOR	ASS'N FEE	COMMENTS
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MONTECITO

1340 Plz Sonadores	\$3,350,000	\$3,350,000	7/23	2/2	2 nd	1,665	Redone single level end unit with lovely high end finishes and garden views. Sold as redone in 2/19 for \$1,568,000.
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BEACH AREA CONDOMINIUM SALES IN 2023

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

40 Barranca #2	\$2,200,000	\$2,499,000	\$2,499,000	7/23	1 mo.	2/2	1,188	2 nd	Pano ocean views from redone unit with no common walls. Sold in 8/16 for \$1,800,000 after redo, 6/16 for \$1,034,000 on spec. and 9/00 for \$510,000.
26 Barranca #4	2,200,000	2,000,000	2,000,000	5/23	1 mo.	2/2.5	1,232	2-3	Sweeping ocean & coastline views from redone front row end unit with fireplace and 2 seaside balconies.

647-C Por la Mar	1,929,000	1,929,000	1,929,000	10/23	1 wk.	3/2	1,568	1-2	Redone poolside south facing townhome. Redone since 7/13 sale for \$925,000.
671-D Del Parque	1,850,000	1,745,000	1,745,000	1/23	1 wk.	2/2	1,350	1-2	Redone front row end unit with ocean view primary, fireplace & wood floors. Redone since 3/14 sale for \$1M.
50 Barranca #6	1,175,000	n/a	n/a	6/23	n/a	2/2	1,231	2 nd	Poolside unit sold privately. Sold in bank sale in 8/09 for \$395,000, 3/04 for unknown price & 8/02 for \$464,000.

MONTECITO

1385 Plaza Pacifica	6,300,000	n/a	n/a	7/23	n/a	2/2.5	1,676	2-3	Redone Contemp. beachfront South-facing townhouse with 2 car enclosed garage. Sold 5/20 for \$3,450,000 and 1/16 for \$4,650,000. Prior to the redo, this sold for \$3,700,000 in 6/07.
1381 Plaza Pacifica	5,700,000	4,995,000	4,995,000	5/23	1 wk.	2/2.5	1,686	2-3	Beachfront original condition end unit with private 2 car garage. Sold overnight with multiple offers.
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