

## BEACH & BLUFF BUZZ

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LUXURY PROPERTIES



Throughout “the Covid Years” this summary of the beach market has repeatedly celebrated the phenomenal appreciation along our coast. Here again, while analyzing the market in 2022, I do not intend to sound like a broken record, yet more records have certainly been broken. To wit:

■ **Blufftop:** The combined sale of the beautifully redone 5,217 sq.ft. Contemporary with detached guest suite at 1547 Shoreline Drive with its adjacent vacant parcel at 1553 Shoreline Drive for \$16,200,000 has shattered the previous record along Shoreline Drive set by 1631 Shoreline Drive in May 2021 at \$8,855,000. Prior to its extensive redo, 1547 Shoreline was acquired in March 2019 for \$6,275,000 (which itself was a record price at that time) and the vacant lot in March 2020 for \$3,000,000. While the gorgeous remodel was undoubtedly very expensive, the market appreciation contributed substantially to this record breaking result.


Also notable for the blufftop are the separate sales of 1921, 1919 and 1925 El Camino de la Luz to a single buyer for a combined \$6,665,000. That the 3 parcels (2 blufftop lots + the modest 1,384 sq.ft. street-side house behind them) were impacted by a landslide that destroyed a prior house on one of the properties makes the selling price all the more remarkable.

■ **Montecito thru Carpinteria:** With only 3 beachfront sales in 2022, there isn’t much to discuss here. Still, the \$29,948,000 sale of 3299 Padaro Lane, a dated but substantial 8,853 sq.ft. cottage style home, demonstrates a dramatic appreciation over the September 2020 sale of the newly redone 3333 Padaro Lane for \$23,750,000 5 doors down.

■ **Rincon:** Within the gated Seacliff Beach Colony, 5356 Rincon Beach Park Drive broke the record for that enclave twice in 2022: It sold in July 2022 for \$4,500,000 (breaking the previous high of \$4,350,000 set by 5368 Rincon Beach Park Drive in July 2020), then resold after a new exterior paint job in September for \$4,720,000.

■ **Beach Condos:** East Beach Townhouses has a new record selling price of \$1,900,000 thanks to the October 2022 sale of 671-B Del Parque, a roughly 6% increase over the previous \$1,795,000 high selling price of 669-C Del Parque in November 2021.

On the mountain side of the Bonnymede enclave, there were multiple record breaking prices in 2022: 1349 Plaza de Sonadores, a redone 1,624 sq.ft. 3/2.5 sold for \$3,185,000, breaking the previous \$2,450,000 mountain side record set in 2017. And 1315 Plaza de Sonadores set a new record for one bedroom units on the mountain side when it sold for \$1,850,000, which is the same price an oceanfront unit sold for as recently as 2020.

We shall see if more records will be broken in 2023! All the best, 



2023 certainly started with drama at the beach, as the huge storms combined with king tides to wreak havoc on all of our beaches. Some beaches lost all of their sand, creating seascapes not seen since the epic storm of 1983. I shot the above photo on January 6th at high tide when the Carpinteria Salt Marsh behind Sand Point Road was filled to the brim. Nature is ever changing!

## 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>
<b>SANTA BARBARA</b>						
3139 Cliff Drive	\$10,995,000	\$10,995,000	10/22	3/3	101'	Redone 3,045 sq.ft. 1940's Spanish adobe with open beam vaulted ceilings, tile floors, detached guest suite and shared beach access.
2215 Edgewater Way	4,500,000	3,950,000	8/22	1/1	n/a	Shingled 586 sq.ft. cottage with sleeping loft, stove fireplace and patio.
<b>MONTECITO</b>						
1556 Miramar Beach	9,995,000	9,995,000	12/22	2/3	20'	Redone 1,710 sq.ft. tri-level 2/3 Contemp. with accordion walls of glass, skylights and 3 seaside decks. There have been no changes since this sold in 4/21 for \$7,547,750. Redone since 11/11 sale for \$4,150,000.
<b>PADARO LANE &amp; BEACH CLUB ROAD</b>						
3345-7 Padaro Lane	26,500,000	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.
<b>RINCON</b>						
6673 Breakers Way	3,850,000	3,850,000	10/22	4/2.5	n/a	Redone 2,422 sq.ft. 1970's Cape Cod in Mussel Shoals with pano views, fireplace, open beam ceilings & wood walls and newer kitchen.

### NEW ESCROWS PENDING

None

### 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>
<b>SANTA BARBARA</b>							
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.
1919 El Camino de la Luz	4,050,000	3,695,000	3,695,000	8/22	1 wk.	n/a	Built in 1956, this 1,384 sq.ft. single level 3/2 ocean view home has open beam ceilings wood floors and a detached 2 car garage.
1517 Shoreline Dr.	3,575,000	n/a	n/a	9/22	n/a	n/a	Situated one house back from the bluff, this 1,558 sq.ft. 3/2 built in 1947 was recently remodeled. Sold 2/04 for \$1,475,000 and as a fixer in 9/20 for \$520,000.
1921 El Camino de la Luz	1,615,000	2,900,000	2,900,000	9/22	10 mo.	100'	0.82 acre flag lot on ocean side of 1919 El Camino de la Luz that has been successfully litigated re buildability (a previous home on the site was lost in a landslide.) Sold 4/05 for \$1,000,000.
1925 El Camino de la Luz	1,000,000	n/a	n/a	9/22	n/a	50'	Adjacent to 1921 El Camino del la Luz, this 0.41 acre lot sold to the same buyer as 1919 and 1921 El Camino de la Luz above. Affected by the landslide that destroyed the old house next door. Sold 2/06 for \$850,000.
<b>PADARO LANE &amp; BEACH CLUB ROAD</b>							
2781 Padaro Ln.	69,947,000	80,000,000	80,000,000	12/22	1¼ yrs.	722'	Compound of 2 parcels totaling 10 ac. with an 8,000 sq.ft. 5 brm stone Tuscan villa with wine cellar, theater, guest cottage, pool, cabana and beach access. The 7 ac. lot has been newly landscaped since its 2007 sale for \$25M. The 3 ac. with the villa sold in 2007 with 3 other parcels totaling 16 ac. for \$83,275,000.
3299 Padaro Lane	29,948,000	36,500,000	36,500,000	12/22	5 mo.	66'	Unique 8,853 sq.ft. 6/7.5 Barry Berkus cottage style with library, pub, elevator on 0.61 ac. on the knoll with easy beach access.

3517 Padaro Lane	14,500,000	16,500,000	16,500,000	10/22	1½ mo.	50'	Redone 991 sq.ft. 2/1 cottage on the sand, plus 2 extra guest spaces: a studio with bath and a 1/1 apt above the detached 2 car garage. Redone since sales in 5/15 for \$7,900,000, 10/08 for \$6,150,000, 4/04 sale for \$4.5M and 6/00 sale for \$3,150,000.
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SAND POINT ROAD							
607 Sand Point Rd.	23,000,000	23,000,000	23,000,000	8/22	3 mo.	99'	Redone 3,500 sq.ft. nautically inspired 4/3.5 Cape Cod with 360° ocean, mtn and bird sanctuary views, office and family room. Updated since 9/12 sale for \$6,000,000.

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.

RINCON							
2908 Solimar Bch	5,245,000	5,500,000	5,500,000	9/22	2 wks.	48'	Dated 1970's 2,250 sq.ft. 3/2 with sunken living room, vaulted ceilings and corner brick fireplace on a nice deep lot.
5356 Rincon Beach Park Drive	4,720,000	4,795,000	4,795,000	9/22	1 wk.	40'	Updated 1990 2,319 sq.ft. shingled 3/2.5 Contemp. home with slatted wood ceilings & 2 fireplaces behind the gates at Seaclyff. New exterior paint since 7/22 sale for \$4,500,000.
2992 Solimar Beach	4,000,000	3,150,000	3,150,000	12/22	1 mo.	40'	Modest 1,251 sq.ft. 3/2 cottage built in 1938 with single wall construction, brick fireplace and large deck.
3476 P.C.H.	3,660,000	3,900,000	4,195,000	9/22	4 mo.	39'	2 story 1,610 sq.ft. 3/2 built in 1932 and since expanded with an upstairs primary suite with deck and cone fireplace.
5508 Rincon Beach Park Drive	2,200,000	2,800,000	2,950,000	10/22	1 yr.	40'	Classic 1956 1,088 sq.ft. 2/1.5 beach cottage with pine walls, and a fire pit behind the gates at Seaclyff Beach Colony.
6711 Breakers Way	2,080,000	1,975,000	1,975,000	9/22	1 mo.	n/a	Tri-level 2,578 sq.ft. 4/3 Medit. set up as a duplex with ocean peeks, rooftop decks, laundry and garage.

## AVAILABLE BEACHFRONT PROPERTIES

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
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MONTECITO						
1556 Miramar Beach	\$9,995,000	\$9,995,000	12/22	2/3	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						
3345-7 Padaro Ln	26,500,000	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.
3599 Padaro Ln.	26,500,000	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.

RINCON						
3692 P.C.H.	8,700,000	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

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
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SANTA BARBARA						
3139 Cliff Drive	\$10,995,000	\$10,995,000	10/22	3/3	101'	Redone 3,045 sq.ft. 1940's Spanish adobe with open beam vaulted ceilings, tile floors, detached guest suite and shared beach access.

1409 Shoreline Dr.	9,345,000	10,775,000	5/22	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.
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<b>PADARO LANE &amp; BEACH CLUB ROAD</b>
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2777 Padaro Lane	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.
3165 Padaro Lane	55,000,000	65,000,000	4/22	7/8/3	175'	Appx. 10,000 sq.ft. 7/8/3 Georgian on 1.95 gated ac. with a private path to the beach, a 1/1 guest house with fireplace, mature trees and total privacy. Totally redone since 9/12 sale for \$16,981,000.

## 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>
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<b>HOPE RANCH</b>
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4347 Marina Dr.	\$21,500,000	\$21,500,000	7/22	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.
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<b>SANTA BARBARA</b>
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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.
1413 Shoreline Dr.	4,495,000	4,995,000	5/22	2/1	Redone 1,770 sq.ft. 1920's 2/1 cottage with partial ocean views, wood floors, fireplace on a 1/4 ac. Sold 1/16 for \$2,600,000 and 11/12 for \$1,300,000.

<b>RINCON</b>
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6673 Breakers Way	3,850,000	3,850,000	10/22	4/2.5	Redone 2,422 sq.ft. 1970's Cape Cod in Mussel Shoals with panoramic views, fireplace, open beam ceilings & wood walls, newer kitchen, 2 car tandem garage.
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## BEACHFRONT SALES IN 2022: COMPLETE

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON FRONT MARKET</u>	<u>FEET</u>	<u>COMMENTS</u>
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<b>PADARO LANE &amp; BEACH CLUB ROAD</b>
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3299 Padaro Lane	\$29,948,000	\$36,500,000	\$36,500,000	12/22	5 mo.	66'	Unique 8,853 sq.ft. 6/7.5 Barry Berkus cottage style with library, pub, elevator on 0.61 ac. on the knoll with easy beach access.
3517 Padaro Lane	14,500,000	16,500,000	16,500,000	10/22	1½ mo.	50'	Redone 991 sq.ft. 2/1 cottage on the sand, plus 2 extra guest spaces: a studio with bath and a 1/1 apt above the detached 2 car garage. Redone since sales in 5/15 for \$7,900,000, 10/08 for \$6,150,000, 4/04 sale for \$4.5M and 6/00 sale for \$3,150,000.

<b>SAND POINT ROAD</b>
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607 Sand Point Rd.	23,000,000	23,000,000	23,000,000	8/22	3 mo.	99'	Redone 3,500 sq.ft. nautically inspired 4/3.5 Cape Cod with 360° ocean, mtn and bird sanctuary views, office and family room. Updated since 9/12 sale for \$6M.
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<b>RINCON</b>
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2908 Solimar Beach	5,245,000	5,500,000	5,500,000	9/22	2 wks.	48'	Dated 1970's 2,250 sq.ft. 3/2 with sunken living room, vaulted ceilings and corner brick fireplace on a nice deep lot.
3540 P.C.H.	4,850,000	n/a	n/a	4/22	n/a	65'	2 story 1970's 2,570 sq.ft. 3/2/2 with open beam ceilings, 3 fireplaces and beach access stairs. Sold privately.
5356 Rincon Beach Park Drive	4,720,000	4,795,000	4,795,000	9/22	1 wk.	40'	Updated 1990 2,319 sq.ft. shingled 3/2.5 Contemp. home slatted wood ceilings & 2 fireplaces behind the gates at Seaciff. New exterior paint since 7/22 sale for \$4,500,000.
5356 Rincon Beach	4,500,000	4,895,000	4,995,000	7/22	2 mo.	40'	See immediately above



2992 Solimar Beach	4,000,000	3,150,000	3,150,000	12/22	1 mo.	40'	Modest 1,251 sq.ft. 3/2 cottage built in 1938 with single wall construction, brick fireplace and large deck.
3476 P.C.H.	3,660,000	3,900,000	4,195,000	9/22	4 mo.	39'	2 story 1,610 sq.ft. 3/2 built in 1932 and since expanded with an upstairs primary suite with deck and cone fireplace.
5508 Rincon Beach Park Drive	2,200,000	2,800,000	2,950,000	10/22	1 yr.	40'	Classic 1956 1,088 sq.ft. 2/1.5 beach cottage with pine walls, and a fire pit behind the gates at Seaciff Beach Colony.

## SALES ON THE BLUFF IN 2022: 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>
<b>SANTA BARBARA</b>							
3511 Sea Ledge	\$11,300,000	\$11,295,000	\$11,295,000	3/22	2 wks.	94'	Redone in 2006, this 3,538 sq.ft. 4/4.5 Medit. has open beam ceilings, pine floors and guest house on 1.12 ac. Sold 2/20 for \$8.3M & 2/15 for \$7.8M. Redone since 8/03 sale for \$2,850,000.
3233 Cliff Drive	11,000,000	9,995,000	9,995,000	3/22	1 wk.	103'	Gated 2,016 sq.ft. 4/2.5 Medit. built in 1973 on 1.24 ac. with center courtyard, vaulted ceilings, fireplace, and 2 car garage.
1921 El Camino de la Luz	1,615,000	2,900,000	2,900,000	9/22	10 mo.	100'	0.82 acre flag lot on ocean side of 1919 El Camino de la Luz that has been successfully litigated re buildability (a previous home on the site was lost in a landslide.) Sold 4/05 for \$1,000,000.
1925 El Camino de la Luz	1,000,000	n/a	n/a	9/22	n/a	50'	Adjacent to 1921 El Camino del la Luz, this 0.41 acre lot sold to the same buyer as 1919 and 1921 El Camino de la Luz above. Affected by the landslide that destroyed the old house next door. Sold 2/06 for \$850,000.

<b>PADARO LANE &amp; BEACH CLUB ROAD</b>							
2781 Padaro Ln.	69,947,000	80,000,000	80,000,000	12/22	1 1/4 yrs.	722'	Compound of 2 parcels totaling 10 ac. with an 8,000 sq.ft. 5 brm stone Tuscan villa with wine cellar, theater, guest cottage, pool, cabana and beach access. The 7 ac. lot has been newly landscaped since its 2007 sale for \$25M. The 3 ac. with the villa sold in 2007 with 3 other parcels totaling 16 ac. for \$83,275,000.

## SALES NEAR THE BEACH OR BLUFF IN 2022: 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>COMMENTS</u>
<b>SANTA BARBARA</b>						
1919 El Camino de la Luz	\$4,050,000	\$3,695,000	\$3,695,000	8/22	1 wk.	Built in 1956, this 1,384 sq.ft. single level 3/2 ocean view home has open beam ceilings wood floors and a detached 2 car garage.
1517 Shoreline Dr.	3,575,000	n/a	n/a	9/22	n/a	Situated one house back from the bluff, this 1,558 sq.ft. 3/2 built in 1947 was recently remodeled. Sold 2/04 for \$1,475,000 and as a fixer in 9/20 for \$520,000.

<b>MONTECITO</b>						
1086 Channel Dr.	16,800,000	19,500,000	19,950,000	3/22	10 1/4 yrs.	Gated and dated 1960's 2,746 sq.ft. 3/2.5 Mid-Century Modern on 0.49 ac with ocean views & access across street to Butterfly Beach.
1475 Bonnymede	7,700,000	7,950,000	8,750,000	7/22	5 mo.	Bright remodeled 4,280 sq.ft. 3/3.5 home with private yard, formal dining room, granite kitchen, office and family room. Sold 7/15 for \$4,050,000.

<b>RINCON</b>						
4285 Faria Road	3,200,000	3,195,000	3,195,000	2/22	1 wk.	Two story 80's 1,449 sq.ft. 2/2.5 adjacent to Faria Beach Park on view knoll with octagonal living room with fireplace, rooftop deck, hot tub & firepit. Redone since 10/05 sale for \$1,250,000.
6711 Breakers Way	2,080,000	1,975,000	1,975,000	9/22	1 mo.	Tri-level 2,578 sq.ft. 4/3 Medit. set up as a duplex with ocean peeks, rooftop decks, laundry and garage.

# 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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### **MONTECITO**

36 Seaview Drive	\$7,750,000	\$7,750,000	1/23	3/2.5 3 <sup>rd</sup>	2,999	Fab ocean views from redone southeast facing top floor with office & storage loft, marble fireplace, formal dining and kitchen with island. Redone since 10/08 sale for \$3,300,000.
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## NEW ESCROWS PENDING

None

## NEW CLOSED ESCROWS

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

671-B Del Parque	\$1,900,000	\$1,997,000	\$1,997,000	10/22	2 wks.	3/2.5	1,664	2-3	Ocean and mountain views from original condition East Beach Townhouse.
671-D Del Parque	1,850,000	1,745,000	1,745,000	1/23	1 wk.	2/2	1,350	2-3	Redone front row end unit with ocean view master, fireplace, wood flrs. Redone since 3/14 sale for \$1,000,000.
643-E Costa del Mar	1,650,000	1,595,000	1,595,000	9/22	1 wk.	2/1.5	1,374	2-3	Partly redone end unit East Beach Townhouse with fireplace, Saltillo tile and wood floors, patio and 2 car garage. Sold 3/20 for \$1,100,000 and 8/16 for \$860,000.
66 Barranca #6	1,100,000	999,999	999,999	10/22	1 wk.	2/2.5	1,188	2-3	West facing with fireplace, in unit laundry & radiant heat.

### **MONTECITO**

1300 Plaza Pacifica	5,000,000	5,195,000	5,495,000	10/22	1.5 mo.	3/3	2,136	1 <sup>st</sup>	Newly redone 3/3 single level with formal dining, fireplace, and 2 large patios. Redone since sales in 11/21 for \$4,300,000, 2/10 for \$3,000,000 and 3/08 for \$2,450,000.
79 Seaview Drive	3,275,000	3,275,000	3,275,000	11/22	1 wk.	2/2	1,599	2 <sup>nd</sup>	Redone in 2005 with a Hampton's feel given wainscoting, ceiling fans and shutters. Sold in a "short sale" in 7/09 for \$1,450,000, 9/06 for \$2,095,000 and prior to the redo, in 6/05 for \$1,700,000.
29 Seaview Drive	3,175,000	3,175,000	2,995,000	11/22	3 mo.	2/2	1,825	2 <sup>nd</sup>	Redone with formal dining room, stone fireplace, in-unit laundry and pretty views of trees and gardens.
1308 Pza Sonadores	1,830,000	1,860,000	1,860,000	8/22	5 days	1/1	806	1 <sup>st</sup>	Redone end unit with Oak & tile floors, granite counters. Sold as redone in 8/20 for \$1,259,000 and 12/17 for \$1,240,000. Redone since 9/05 sale for \$750,000.

### **CARPINTERIA**

4840 Sandyland	1,650,000	1,495,000	1,495,000	9/22	4 days	3/2.5	1,275	1-2	Redone end unit in 5 unit complex with ocean & mtn peaks, private patio off primary bedroom and balcony.
4880 Sandyland #61	1,075,000	1,195,000	1,195,000	11/22	2 wks.	2/1	780	2 <sup>nd</sup>	Redone upper level condo sold to family member. No changes since 7/17 sale for \$750,000. Prior to redo, sold 5/15 for \$600,000 in original condition.
4950 Sandyland #224	850,500	849,000	849,000	9/22	4 days	1/1	540	2 <sup>nd</sup>	Redone pool view unit with tile floors, shutters and open beam ceilings. Sold 8/20 for \$470,000.
4950 Sandyland #230	799,000	799,000	799,000	8/22	3 days	1/1	436	2 <sup>nd</sup>	Beachy Sunset Shores unit overlooking the pool. Redone since 4/18 sale for \$395,000.

## AVAILABLE BEACH AREA CONDOMINIUMS

3

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

36 Seaview Drive    \$7,750,000    \$7,750,000    1/23    3/2.5    3<sup>rd</sup>    2,999    Fab ocean views from redone southeast facing top floor with office & storage loft, marble fireplace, formal dining and kitchen with island. Redone since 10/08 sale for \$3,300,000.

### **CARPINTERIA**

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 2022

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

671-B Del Parque    \$1,900,000    \$1,997,000    \$1,997,000    10/22    2 wks.    3/2.5    1,664    1-2    Ocean and mountain views from original condition East Beach Townhouse.

643-E Costa del Mar    1,650,000    1,595,000    1,595,000    9/22    1 wk.    2/1.5    1,374    1-2    Partly redone end unit East Beach Townhouse with fireplace, Saltillo tile and wood floors, patio and 2 car garage. Sold 3/20 for \$1,100,000 and 8/16 for \$860,000

36 Barranca #1    1,549,000    1,549,000    1,800,000    3/22    2 mo.    2/2    1,239    1<sup>st</sup>    Ocean views over roofs from living room, primary bedroom suite and balcony, fireplace, parquet and carpet.

56 Barranca #10    1,300,000    n/a    n/a    3/22    n/a    2/2.5    1,188    2-3    Redone townhouse with newer kitchen, ocean peek from master. Sold 12/18 for \$721,500 and 7/14 for \$665,000. Redone since 7/03 sale for \$500,000.

66 Barranca #1    1,250,000    n/a    n/a    6/22    n/a    2/2    1,120    1<sup>st</sup>    Poolside unit redone in 2004 with granite counters and maple cabinets. Sold 8/14 for \$739,000 & 5/13 for \$745,000.

66 Barranca #6    1,100,000    999,999    999,999    10/22    1 wk.    2/2.5    1,188    2-3    West facing with fireplace, in unit laundry & radiant heat.

### **MONTECITO**

1300 Plaza Pacifica    5,000,000    5,195,000    5,495,000    10/22    1.5 mo.    3/3    2,136    1<sup>st</sup>    Newly redone 3/3 single level with formal dining, fireplace, and 2 large patios. Redone since sales in 11/21 for \$4,300,000, 2/10 for \$3,000,000 and 3/08 for \$2,450,000.

1371 Plaza Pacifica    4,000,000    3,600,000    3,600,000    7/22    1 wk.    2/2.5    1,674    1<sup>st</sup>    Big ocean views from single level with laundry, shutters and a private 2 car garage. Sold 6/04 for \$2,100,000.

3 Seaview Drive    3,870,000    3,995,000    4,800,000    2/22    1.5 yrs.    3/2.5    2,234    1<sup>st</sup>    Redone 3/2.5 with partial ocean views from enclosed balcony. Sold 9/16 for \$3,300,000. Redone in part since sales in 12/11 for \$2,300,000, 2/07 for \$2,250,000 and 7/03 for \$1,800,000.

51 Seaview Drive    3,700,000    n/a    n/a    3/22    n/a    2/2.5    1,993    3<sup>rd</sup>    Redone West facing with some ocean views, den, fireplace, high ceilings with skylights, forced air heat & A/C, custom doors & cabinets. Sold 9/20 for \$2,750,000 and 7/18 for \$2,485,000. Redone since 4/11 sale for \$930K.

1382 Plaza Pacifica    3,650,000    n/a    n/a    6/22    n/a    2/2.5    1,686    2-3    Redone townhome with Coral Casino tower views, ocean peeks & wide plank White Oak floors. Bought back in 11/21 for \$3,118,000 by regretful seller from 6/21 sale for \$2,718,000. Redone since sales in 12/17 for \$2M, 6/02 for \$965,000 and 1/00 for \$775,000.

86 Seaview Drive    3,311,000    2,800,000    2,800,000    6/22    1 wk.    2/2    1,599    3<sup>rd</sup>    Gorgeous ocean views over Sea Meadow are from south facing original condition and moldy top floor unit.

79 Seaview Drive	3,275,000	3,275,000	3,275,000	11/22	1 wk.	2/2	1,599	2 <sup>nd</sup>	Redone in 2005 with a Hampton's feel given wainscoting, ceiling fans and shutters. Sold in a "short sale" in 7/09 for \$1,450,000, 9/06 for \$2,095,000 and prior to the redo, in 6/05 for \$1,700,000.
29 Seaview Drive	3,175,000	3,175,000	2,995,000	11/22	3 mo.	2/2	1,825	2 <sup>nd</sup>	Redone with formal dining room, stone fireplace, in-unit laundry and pretty views of trees and gardens.
1349 Plaza Sonadores	3,185,000	3,200,000	3,200,000	3/22	4 days	3/2.5	1,624	2 <sup>nd</sup>	Redone single level with formal dining room, hardwood floors, travertine baths and private 2 car garage. Sold 11/14 for \$2,200,000.
1356-8 Plaza Pacifica	3,100,000	3,495,000	3,495,000	2/22	3 wks.	2/3.5	1,726	1 <sup>st</sup>	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.
1341 Plaza Sonadores	2,875,000	2,950,000	2,950,000	6/22	3 wks.	2/2.5	1,456	2-3	East facing townhome with new wide plank wood floors, new hardware, moldings and light fixtures. Private garage.
21 Seaview Drive	2,775,000	2,895,000	2,895,000	2/22	3 mo.	3/2.5	1,994	1 <sup>st</sup>	Updated 3/2.5 with ocean peeks, formal dining room, fireplace, in-unit laundry and open patios
49 Seaview Drive	2,405,000	n/a	n/a	7/22	n/a	2/2	1,868	3 <sup>rd</sup>	Partial ocean views from top floor unit with enclosed balconies but otherwise in nearly original condition.
1315 Plaza Sonadores	1,850,000	n/a	n/a	1/22	n/a	1/1	806	1 <sup>st</sup>	East facing end unit with updated bathroom and newer kitchen appliances. This sold privately.
1308 Plaza Sonadores	1,830,000	1,860,000	1,860,000	8/22	5 days	1/1	806	1 <sup>st</sup>	Redone end unit with Oak & tile floors, granite counters. Sold as redone in 8/20 for \$1,259,000 and 12/17 for \$1,240,000. Redone since 9/05 sale for \$750,000.

#### CARPINTERIA

4840 Sandyland	1,650,000	1,495,000	1,495,000	9/22	4 days	3/2.5	1,275	1-2	Redone end unit in 5 unit complex with ocean & mtn peeks, private patio off primary bedroom and balcony.
4880 Sandyland #61	1,075,000	1,195,000	1,195,000	11/22	2 wks.	2/1	780	2 <sup>nd</sup>	Redone upper level condo sold to family member. No changes since 7/17 sale for \$750,000. Prior to redo, sold 5/15 for \$600,000 in original condition.
4700 Sandyland #47	885,000	n/a	n/a	5/22	n/a	2/2	828	2-3	Upstairs Solimar Sands with mountain views.
4950 Sandyland #224	850,500	849,000	849,000	9/22	4 days	1/1	540	2 <sup>nd</sup>	Redone pool view unit with tile floors, shutters and open beam ceilings. Sold 8/20 for \$470,000.
4902 Sandyland #136	823,000	n/a	n/a	6/22	n/a	0/1	442	1 <sup>st</sup>	This redone studio sold in 12/04 for \$525,000, 7/04 for \$488,000 and 1/90 for \$135,000.
4950 Sandyland #230	799,000	799,000	799,000	8/22	3 days	1/1	436	2 <sup>nd</sup>	Beachy Sunset Shores unit overlooking the pool. Redone since 4/18 sale for \$395,000.
4902 Sandyland #134	769,000	769,000	769,000	7/22	2 mo.	1/1	462	1 <sup>st</sup>	Modest ground floor unit in Sunset Shores with patio.