

SANTA BARBARA BEACH MARKET SALES

AS OF JULY 2026

SALES ON THE BEACH IN 2026

<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

1465 Edgecliff \$29,995,000 \$29,995,000 \$29,995,000 6/26 3 wks. 174' Fixer 1940's single level 4,983 sq.ft. 4/3 ranch style, 807 sq.ft. guest house, a 599 sq.ft. guest cottage and a 183 sq.ft. guest studio on one acre.

PADARO LANE & BEACH CLUB ROAD

3443 Padaro Ln. 29,000,000 34,940,000 41,950,000 3/26 2 yrs. 79' Fab gated 6,862 sq.ft. 4/6.5 Contemp. on 1.13 ac. with 883 sq.ft. GH & lighted tennis ct. Sold 7/19 for \$23M. Improved since 10/17 bank sale for \$18.6M after 8/17 foreclosure. \$4M remodel since 2/06 sale for \$20,750,000.

SANDYLAND COVE

4535 Ave. del Mar 11,212,500 n/a n/a 4/26 n/a 76' Mid-Century 2,760 sq.ft. 5/4 built in 1947 lower than current seawall with open beam ceilings in need of updating.

RINCON

3832 P.C.H. 3,250,000 3,600,000 3,800,000 5/25 1 mo. 32' Modest 1,659 sq.ft. "upside down" 3/2 2 story with primary on the ground floor, elevator and updated kitchen.

SALES ON THE BLUFF IN 2026

<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

1429 Shoreline Dr. \$3,800,000 \$4,950,000 \$6,000,000 3/26 8 mo. 80' Modest 1,280 sq.ft. 1970's 2/2 circular home on a 0.32 ac. flag lot next to the "Thousand Steps" beach access stairway.

PADARO LANE & BEACH CLUB ROAD

3191 Padaro Ln 33,333,333 42,000,000 42,000,000 6/26 2 mo. 335' Gated 7,544 sq.ft. 1920's 5/6.5 fixer on 2 lots totaling 5.47 ac. with tennis court, guest house, water well and beach access.

SALES NEAR THE BEACH OR BLUFF IN 2026

<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>
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MONTECITO

1455 Vincenti Pl. \$7,900,000 \$7,950,000 \$7,950,000 6/26 1 mo. Montecito Sea Meadow south facing 3,770 sq.ft. 4/3.5 townhome with formal dining, fireplace, sauna and brick patios with BBQ.

RINCON POINT

8105 Buena Fortuna 3,450,000 3,450,000 4,695,000 3/26 8 mo. Updated 2,221 sq.ft. 4/2.5 Contemp. with high ceilings, sunken living room with fireplace, and private garden. Some upgrades since 1/25 sale for \$3,100,000.

5 Rincon Point Ln. 2,930,000 2,995,000 2,995,000 3/26 1 wk. Dated 2,436 sq.ft. 2/2 townhouse behind the gates at Rincon Point with ocean peeks, 2 fireplaces, small yard and close beach access.

SALES ON THE BEACH IN 2025: COMPLETE

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

MONTECITO

1803 Fernald Pt.	\$23,760,000	\$28,750,000	\$34,500,000	6/25	6 mo.	101'	Redone 5,917 sq.ft. gated 5/6/2 Provencal style with formal dining, 3 fp's and 3 car garage. Major redo since 6/19 sale for \$13,979,903, at which time it was Mediterranean style.
1603 Posilipo Ln.	22,000,000	n/a	n/a	3/25	n/a	106'	2-story 3,650 sq.ft. 80's 3/4.5 English Country with 3 fireplaces, den, office, guest house & detached garage on 0.40 ac.
1623 Posilipo Ln.	11,950,000	12,500,000	12,500,000	11/25	1 mo.	39'	Modest 920 sq.ft. 2/2 redwood cottage with fireplace built in 1919 with detached 1/1 guest house on 0.19 acre.

SAND POINT ROAD

871 Sand Point	11,650,000	n/a	n/a	12/25	n/a	100'	5,390 sq.ft. 4/3/2 Casa Blanca with floating staircase, 2 story LR, formal DR, master with fireplace, sitting room & gym, & guest quarters with own entrance. Sold 5/00 for \$3,550,000.
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RINCON

3778 P.C.H.	5,000,000	5,495,000	5,495,000	3/25	1 mo.	65'	2 story 2,662 sq.ft. 1970's 3/2 Contemp. with vaulted ceilings, fireplace, deck, unusually wide beach frontage and 2 car garage.
3974 P.C.H.	4,350,000	4,795,000	5,695,000	6/25	1 yr.	49'	2 story 2,113 sq.ft. 3/3 Contemp. built in 1980 updated with quartz kitchen, fireplace, and large deck with sunken firepit and built-in hot tub.
3968 P.C.H.	3,200,000	3,295,000	4,200,000	7/25	1 yr.	34'	Redone 1920's 1,086 sq.ft. 2/2 cottage with an open floorplan, skylights and a brick fireplace in the great room. Sold 6/18 for \$2,175,000. Prior to redo, sold 1/16 for \$1,790,000.
3884 P.C.H.	2,450,000	2,650,000	3,695,000	1/25	11 mo	40'	Classic 1,252 sq.ft. 3/2 1960's cottage with open beam ceilings, stove fireplace and plank vinyl floors.

SALES ON THE BLUFF IN 2025: COMPLETE

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

HOPE RANCH

4347 Marina Dr.	\$10,750,000	\$15,995,000	\$15,995,000	12/25	4 mo.	n/a	Redone and enlarged 1970 4/5.5 Wallace Neff Contemp. with guest house, pool, new theater, wine cellar and spa. Prior to redo, this sold in 4/07 for \$7,500,000 and 8/05 for \$7,750,000.
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SANTA BARBARA

3213 Cliff Drive	10,850,000	9,995,000	9,995,000	11/25	1 wk.	200'	1970's 2,970 sq.ft. 3/2.5 ranch style on 2 lots totaling 2.8 ac. with pool, spa, separate dressing/gym room and storage bldg.
2101 Edgewater	5,570,000	5,995,000	5,995,000	7/25	3 wks.	123'	Private 1,826 sq.ft. 4/2 cottage on corner lot with patio. This has been upgraded since 1/06 sale for \$1,974,000.

SALES NEAR THE BEACH OR BLUFF IN 2025: COMPLETE

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

SANTA BARBARA

1413 Shoreline Dr.	3,400,000	3,395,000	3,749,000	1/25	2 mo.		Updated 1,770 sq.ft. 1920's 2/2.5 cottage with partial ocean views, wood floors, fireplace on a 1/4 ac. Some updates since sales in 1/16 for \$2,600,000 and 11/12 for \$1,300,000.
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1212 Shoreline Dr.	3,265,000	3,500,000	3,500,000	7/25	3 wks.	Modest 1,544 sq.ft. 3/1 cottage with partial ocean views, fireplace and one car garage.
1204 Shoreline Dr.	3,000,055	3,695,000	4,795,000	3/25	6 mo.	Modest 1,327 sq.ft. 50's 3/2 cottage across from Shoreline Park.

MONTECITO

1479 Bonnymede	7,525,000	7,750,000	7,750,000	6/25	3 wks.	Redone Sea Meadow 2/2.5 3,194 sq.ft. with brick patio with fireplace & BBQ. Upgraded since 8/21 sale for \$5,250,000. 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.
1473 Bonnymede	7,080,000	7,295,000	8,695,000	1/25	5 mo.	Redone south facing 3/3 3,159 sq.ft. Sea Meadow townhouse with wood floors, formal dining, office, 2 fireplaces and private terrace. Sold 8/21 for \$6,400,000. Redone since 2/16 sale for \$3,625,000.

PADARO LANE & BEACH CLUB ROAD

3211 Beach Club	3,400,000	3,950,000	5,500,000	4/25	6 mo.	2,214 sq.ft. 1970's Contemp. 3/2.5 with partial ocean views from 2 nd story with 2 car garage. It is outside the gates of Beach Club Road, but has beach access.
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RINCON POINT

8105 Buena Fortuna	3,100,000	n/a	n/a	1/25	n/a	Built in 1978, this 2,221 sq.ft. 4/2.5 Contemp. with fireplace has high ceilings, a private yard and nearby beach access.
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RINCON

4201 Faria Road	2,875,000	3,100,000	3,295,000	12/25	4 mo.	Redone 1970's 1,260 sq.ft. 3/2 home with exotic woods such as teak and mahogany. Sold 8/00 for \$625,000.
4223 Faria Road	2,500,000	2,598,000	3,580,000	5 /25	1.5 yrs.	Redone 1,632 sq.ft. 3/2 with grand room and office. Redone since sales in 10/18 for \$1,899,000, 12/13 for \$1,430,000 and 12/01 for \$630,000.

BEACHFRONT SALES SINCE 2020

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.
1465 Edgecliff Ln.	29,995,000	\$29,995,000	\$29,995,000	6/26	3 wks.	174'	Fixer 40's 4,983 sq.ft. 4/3 ranch style, 807 sq.ft. guest house, 599 sq.ft. guest cottage and 183 sq.ft. guest studio on 1 acre.
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 walnut paneled library, stone floors, steel & glass doors, family room and full basement. Sold 3/13 fully furnished, including art, for \$13,500,000.
1803 Fernald Pt.	23,760,000	28,750,000	34,500,000	6/25	6 mo.	101'	Redone 5,917 sq.ft. gated 5/6/2 Provencal style with formal dining, 3 fp's and 3 car garage. Major redo since 6/19 sale for \$13,979,903, at which time it was Mediterranean style.
1603 Posilipo Ln.	22,000,000	n/a	n/a	3/25	n/a	106'	2-story 3,650 sq.ft. 80's 3/4.5 English Country with 3 fireplaces, den, office, guest house & detached gar. on 0.40 ac.
1581 S. Jameson	21,010,000	n/a	n/a	4/24	n/a	50'	2 story 2,791 sq.ft. 4/3.5 wood & glass Contemp. with den/tv room, office, fireplace on deck off primary brm. The detached garage was converted into a 430 sq.ft. guest house with laundry. Accessed through Miramar Resort parking lot.
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.
1623 Posilipo Ln.	11,950,000	12,500,000	12,500,000	11/25	1 mo.	39'	Modest 920 sq.ft. 2/2 redwood cottage with fireplace built in 1919 with detached 1/1 guest house on 0.19 acre.
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.
1639 Fernald Point	9,000,000	9,900,000	9,900,000	6/20	2 mo.	20'	70's Contemp. 2 story 4,043 sq.ft 5/5.5 with attached guest quarters set back from the sand overlooking the creek to the ocean beyond. Sold following multiple offers.
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	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.
1536 Miramar Bch	7,850,000	8,350,000	8,350,000	7/20	1 mo.	45'	Charming 2 story 3/2.5 3,484 sq.ft. Cape Cod with beam ceilings, wood floors and master with fireplace, on one of Miramar Beach's widest lots with 5 private parking spaces.
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							
3299 Padaro Lane	29,948,000	36,500,000	36,500,000	12/22	5 mo.	66'	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.

3443 Padaro Lane	29,000,000	34,940,000	41,950,000	3/26	2 yrs.	79'	Fab gated 6,862 sq.ft. 4/6.5 Contemp. on 1.13 ac. with 883 sq.ft. GH & lighted tennis ct. Sold 7/19 for \$23M. Improved since 10/17 bank sale for \$18.6M after 8/17 foreclosure. \$4M remodel since 2/06 sale for \$20,750,000.
3333 Padaro Lane	23,750,000	n/a	n/a	9/20	n/a	62'	Striking 6,700 sq.ft. 4/4.5 Cape Cod blt in 2001 on the knoll with wine cellar, library, office & den. Guest apt. over a 3 car garage. Partly redone since sales in 3/15 for \$19,000,000 and 11/03 for \$11,750,000.
3345-7 Padaro Ln	21,500,000	23,700,000	26,500,000	5/24	1.5 yrs.	83'	Two parcels totaling 0.67 ac on Padaro's knoll with a beachfront 2,797 sq.ft. 60's 3/3 & 2,287 sq.ft. 80's 3/2 guesthouse.
3281 Padaro Lane	19,500,000	19,500,000	19,500,000	9/24	2 days	47'	Newer 4,013 sq.ft. 5/5.5 Contemp. with herringbone teak floors, den and 2 nd floor beachfront primary with fireplace & balcony. Rebuilt & expanded since 6/11 sale for \$6,600,000.
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 guest areas: 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 for \$4,500,000 & 6/00 for \$3,150,000.
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.
3579 Padaro Lane	11,000,000	11,750,000	11,750,000	12/20	2 mo.	50'	Pristine redone 2,267 sq.ft. 4/3 Cape Cod built in the 70's. Unchanged since it sold in 1/15 for \$8,250,000 and 11/12 for \$7,750,000. It was redone after its \$7,600,000 sale in 1/05, and \$4,200,000 in 12/02.
3519 Padaro Lane	10,000,000	11,750,000	14,750,000	9/24	8 mo.	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.

SAND POINT ROAD

607 Sand Point	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.
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.
871 Sand Point	11,650,000	n/a	n/a	12/25	n/a	100'	5,390 sq.ft. 4/3/2 Casa Blanca with floating staircase, 2 story LR, formal DR, master with fireplace, sitting room & gym, & guest quarters with own entrance. Sold 5/00 for \$3,550,000.

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.
4535 Ave. del Mar	11,212,500	n/a	n/a	4/26	n/a	76'	Mid-Century 2,760 sq.ft. 5/4 built in 1947 lower than current seawall with open beam ceilings in need of updating.
4315 Ave. del Mar	8,000,000	11,500,000	12,500,000	11/24	2 mo.	38'	Modest 1,922 sq.ft. 2/2 beachfront cottage with family rm, dining room and office + 1,334 sq.ft. 3/2 guest house in guarded and gated Sandyland Cove on 0.30 ac.
4581 Ave. del Mar	6,400,000	6,850,000	6,850,000	1/20	2 mo.	38'	360° views of the ocean, islands, mtns & bird sanctuary from dated 2-story 4/4 Contemporary.

RINCON

2916 Solimar Beach	8,900,000	n/a	n/a	11/23	n/a	40'	Built in 2004, this 3,955 sq.ft. 4/3.5 Contemp. has fine finishes 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.
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3692 P.C.H.	7,900,000	8,700,000	8,900,000	12/23	1 yr.	43'	New (completed 3/23) 4,700 sq.ft. 5/6 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.
5474 Rincon Beach Park Drive	6,800,000	n/a	n/a	5/22	n/a	40'	Newer 2 story 4,431 sq.ft. 5/4.5 Cape Cod built in 2016. Sold with tear down in 5/07 for \$2,500,000.
5368 Rincon Beach 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.
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.
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 rm, vaulted ceilings and corner brick fireplace on a nice deep lot.
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.
3778 P.C.H.	5,000,000	5,495,000	5,495,000	3/25	1 mo.	65'	2 story 2,662 sq.ft. 70's 3/2 Contemp. with vaulted ceilings, fireplace, deck, unusually wide beach frontage & 2 car garage.
3078 Solimar Beach	5,000,000	5,500,000	5,500,000	11/20	1 mo.	40'	Striking redone 3,220 sq.ft. 3/3.5 Contemp. with quartz fireplace, dramatic skylights, office, media room and den.
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.
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.
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 at Seacliff. New exterior paint since 7/22 sale for \$4,500,000.
5356 Rincon Beach Park Drive	4,500,000	4,895,000	4,995,000	7/22	2 mo.	40'	See immediately above
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.
3974 P.C.H.	4,350,000	4,795,000	5,695,000	6/25	1 yr.	49'	2 story 2,113 sq.ft. 3/3 Contemp. built in 1980 updated with quartz kitchen, fireplace, and large deck with sunken firepit and built-in hot tub.
5368 Rincon Beach Park Drive	4,350,000	4,500,000	5,550,000	7/20	2 yrs.	40'	Gorgeous 3/4/2 2,935 sq.ft. 2 story rebuilt with wide plank French Oak floors, skylit staircase, marble baths, fireplace floors, wine cellar, gourmet kitchen and marble fireplace. Complete redo since 10/08 sale for \$3,400,000.
5348 Rincon Beach Park Drive	4,175,000	4,450,000	4,900,000	10/20	1.5 yrs	50'	Redone tri-level 3,971 sq.ft. 4/4/2 Contemp. blt in 1991 with kitchen, elevator, master with fireplace and shutters, and large patio with firepit. Redone since 9/09 sale for \$3,175,000.
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.
4014 P.C.H.	3,900,000	4,150,000	4,650,000	8/20	2 yrs.	40'	80's 3,159 sq.ft. 3/3 Contemp. with floating aluminum staircase, travertine floors, 2 fireplaces and large deck.

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.
2944 Solimar Beach	3,855,000	4,550,000	4,850,000	3/20	7 mo.	43'	1970's 4,181 sq.ft. 4/3.5 Contemp. has an elevator, formal dining, walk-in bar, firepit and rooftop deck.
3936 P.C.H.	3,840,000	3,975,000	3,975,000	7/24	3 wks.	40'	2 story 1,190 sq.ft. 3/2.5 built in '79 with orig. finishes, fireplace, large deck, balcony off primary brm and a 2 car garage.
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.
5478 Rincon Beach Park Drive	3,700,000	3,995,000	4,550,000	3/20	10 mo.	40'	Redone 2 story 2,422 sq.ft. 4/4 with beam ceilings, master fireplace, spa. Redone since 12/14 sale for \$2,788,800.
5490 Rincon Beach Park Drive	3,695,000	n/a	n/a	12/23	n/a	40'	Redone 1,386 sq.ft. 3/2 single level built in 1956 with 3 car garage, laundry room and nice seaside deck with firepit.
3532 P.C.H.	3,680,000	3,950,000	3,950,000	12/20	3 mo.	60'	Redone 70's 2,637 sq.ft. 3/3 Contemp. with walls of glass in 2 story living room with fireplace. Sold 12/17 for \$3,025,000 and 11/07 for \$3,000,000.
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.
3750 P.C.H.	3,580,000	3,850,000	3,850,000	6/20	3 mo.	41'	Craftsman style 2,340 sq.ft. 3/2 built in 1988 with high open beam ceilings, tile floors and master suite with office and balcony. Sold 3/01 for \$1,520,000.
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.
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, view balcony and small back yard.
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.
3832 P.C.H.	3,250,000	3,600,000	3,800,000	5/25	1 mo.	32'	Modest 1,659 sq.ft. "upside down" 3/2 2 story with primary on the ground floor, elevator and updated kitchen.
3968 P.C.H.	3,200,000	3,295,000	4,200,000	7/25	1 yr.	34'	Redone 1920's 1,086 sq.ft. 2/2 cottage with an open floor-plan, skylights and a brick fireplace in the great room. Sold 6/18 for \$2,175,000. Prior to redo, sold 1/16 for \$1,790,000.
3682 P.C.H.	3,100,000	3,350,000	3,700,000	10/20	1 yr.	54'	1980's 2,290 sq.ft. 2 story 3/3.5 Contemp. w/rock fireplace, bonus room with fireplace & wet bar, detached bath.
3072 Solimar Beach	3,016,875	3,125,000	3,800,000	10/24	1¼ yrs.	40'	Redone 1,272 sq.ft. 2/2 cottage in Solimar Beach Colony.
3726 P.C.H.	2,685,000	2,700,000	3,350,000	12/20	5 mo.	39'	Built in 1963, this 1,454 sq.ft. single level 3/2.5 has a fireplace and 2 car garage. Sold 9/17 for \$2,175,000.
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.
3884 P.C.H.	2,450,000	2,650,000	3,695,000	1/25	11 mo	40'	Classic 1,252 sq.ft. 3/2 1960's cottage with open beam ceilings, stove fireplace and plank vinyl floors.
5514 Rincon Beach Park Drive	2,300,000	2,495,000	2,450,000	8/20	5 mo.	40'	Redone 868 sq.ft. 2/1 built in 1940 with fireplace and deck. Sold 6/18 for \$2,000,000. Redone since sales in 9/11 for \$990,000 and 5/07 for \$2,160,000.
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 Seacliff Beach Colony.
5440 Rincon Beach Park Drive	2,200,000	2,249,000	2,450,000	11/20	1.5 yrs.	40'	Cute 1,281 sq.ft. 2/1.5 cottage built in 1961 with plans for a new custom 3,408 sq.ft. 4/3.5 home with elevator & rooftop deck. Sold 7/11 for \$1,065,000.
6645 Breakers Way	1,725,000	1,795,000	1,795,000	9/20	1 day	40'	Built in 1978, this modest 2,050 sq.ft. 2-story 3/3 in Mussel Shoals has a fireplace, large rec room and 2 nd floor deck.

SALES ON THE BLUFF SINCE 2020

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL SALE PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>FRONTAGE</u>	<u>COMMENTS</u>
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 on 1.69 acres.
4343 Marina Dr.	13,250,000	15,995,000	15,995,000	7/24	2 mo.	146'	2.42 ac. lot with conceptual plan approval for 8,000 sq.ft. Medit. with seaside pool. Plans created since tear down sold 9/20 for \$7,675,000.
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.
4347 Marina Dr.	10,750,000	15,995,000	15,995,000	12/25	4 mo.	n/a	Redone and enlarged 1970 4/5.5 Wallace Neff Contemp. with guest house, pool, 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. Not actually oceanfront, but looks that way.
4295 Marina Dr.	10,475,000	11,500,000	11,500,000	8/20	1.1 yrs.	195'	Redone 1950's 3,380 sq.ft. adobe 4/4/3 main home with 1/1 guest house, game room, pool, tennis court & orchard on 3.3 acres with direct beach access.
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 rm & 3 car garage with community beach access.
4045 Bajada Lane	9,250,000	11,750,000	17,700,000	7/20	2 yrs.	147'	Built in 1998, 5,580 sq.ft. 4/4.5 Medit. with 3 story curved iron staircase, antique accents, tower room/art studio, office, elevator and pool on 1.84 ac.
4343 Marina Dr.	7,675,000	7,950,000	7,950,000	9/20	1 wk.	146'	Orig. condition 50's single level ranch style home on 2.42 acres with lovely mature trees.
4161 Creciente Dr.	7,500,700	7,495,000	9,450,000	1/24	6 mo.	100'	1980's 3/3.5 3,860 sq.ft. Contemp. with fireplace, vaulted ceilings, primary upstairs with fireplace and sitting room, 1/1 guest qtrs. on 1.22 acres.
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 outside terraces, media/bonus room, office, wine room & detached 374 sq.ft. guest suite on 0.52 ac. 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.
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 \$8,300,000 and 2/15 for \$7,800,000. 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. Amidst multiple offers, it sold to the next door neighbor.
3213 Cliff Drive	10,850,000	9,995,000	9,995,000	11/25	1 wk.	200'	1970's 2,970 sq.ft. 3/2.5 ranch style on 2 lots totaling 2.8 ac. with pool, spa, dressing/gym room and storage bldg.

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.
1409 Shoreline Dr.	9,903,000	9,995,000	9,995,000	11/24	1 wk.	190'	Redone 4,200 sq.ft. Medit. on 0.77 ac. flag lot next to Shoreline Park with vaulted wood ceilings, primary with fireplace. Sold 11/23 for \$8.5M. Redone since 8/14 sale for \$3.8M.
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 rm & 3 car garage with community beach access.
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 on 0.46 ac. Sold 10/18 with tear down for \$3,950,000, 6/15 for \$1,950,000 (bankruptcy) and 6/07 for \$2,650,000.
3139 Cliff Drive	8,750,000	9,995,000	10,995,000	1/24	1¼ yrs	101'	Redone 3,045 sq.ft. 40's 3/3 Spanish adobe with open beam ceilings, detached guest suite & shared beach access. 1.46 ac.
1409 Shoreline Dr.	8,500,000	8,995,000	8,995,000	11/23	3 mo.	190'	Redone 4,200 sq.ft. 4/3.5 Medit. on 0.77 ac. flag lot next to Shoreline Park with vaulted wood ceilings, primary with fireplace & view balcony. Redone since 8/14 sale for \$3,800,000.
3511 Sea Ledge	8,300,000	8,750,000	10,500,000	2/20	4 mo.	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 2/15 for \$7,800,000. Redone since 8/03 sale for \$2,850,000.
3105 Las Gaviotas	8,750,000	8,750,000	8,750,000	12/23	1 wk.	90'	This 80's 3,707 sq.ft. split level 3/2.5 has high open beam ceilings, Saltillo tile floors, large lawn with seaside patio.
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.
5325 Dorwin Ln.	5,750,000	5,750,000	6,450,000	10/21	3 mo.	100'	Dated 4,203 sq.ft. 2 story 5/4.5 Mid-Century on 0.64 ac. with 2 fireplaces, upper and lower decks and 180° ocean views.
2101 Edgewater	5,570,000	5,995,000	5,995,000	7/25	3 wks.	123'	Private 1,826 sq.ft. 4/2 cottage on corner lot with patio. This has been upgraded since 1/06 sale for \$1,974,000.
1553 Shoreline Dr.	5,500,000	n/a	n/a	2/23	n/a	85'	Vacant 0.52 acre blufftop lot with approved plans & 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.
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 0.67 ac. lot with pool, spa, and detached gym/playroom with roof top deck.
1707 Shoreline Dr.	4,995,000	5,295,000	5,295,000	12/20	2 mo.	40'	2 story 2,964 sq.ft. 3/2.5 1960's with seaside pool, family rm, open beam ceilings, stove fireplace, and office on 0.26 ac.
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. 0.52 acres.
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.
1429 Shoreline Dr.	3,800,000	4,950,000	6,000,000	3/26	8 mo.	80'	Modest 1,280 sq.ft. 1970's 2/2 circular home on a 0.32 ac. flag lot next to the "Thousand Steps" beach access stairway.
2215 Edgewater	3,800,000	3,800,000	3,950,000	9/24	1¾ yrs.	122'	Shingled 586 sq.ft. 1/1 cottage with sleeping loft & stove fireplace and seaside patios.
1553 Shoreline Dr.	3,000,000	3,200,000	3,495,000	3/20	9 mo.	85'	Vacant 0.52 acre blufftop lot bought by next door neighbor. Sold 1/04 for \$1,600,000.
5297 Austin Rd.	2,120,000	5,250,000	5,250,000	10/24	3 wks.	189'	Major erosion impacted the price of this fab 4,146 sq.ft. 4/3.5 built in 2009. Sold with prior tear down in 5/05 for \$2.6, 5/04 for \$1.5M, 2/00 for \$740K and 11/96 for \$525K.
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 was lost in a landslide.) Sold 4/05 for \$1,000,000.
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 bldg permit.

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 & 1921 El Camino de la Luz. Affected by the slide that destroyed the old house next door.
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PADARO LANE & BEACH CLUB ROAD

2781 Padaro Ln.	96,000,000*	n/a	n/a	6/24	n/a	722'	Compound of 2 parcels totaling 10 ac. with an 8,000 sq.ft. 5 brm stone Tuscan villa with pool, cabana, guest cottage, wine cellar, theater and beach access. Some updates since 12/22 sale for \$69,947,000. The 7 ac. vacant lot has been landscaped since it sold in 2007 for \$25M. The 3 ac. with the villa sold in 2007 along with 3 other parcels totaling 16 ac. for \$83,275,000.
2781 Padaro Ln.	69,947,000	80,000,000	80,000,000	12/22	1¼ yrs.	722'	See immediately above.
2773-9 Padaro Ln.	65,000,000	75,000,000	75,000,000	11/24	1¼ yrs.	1,313'	10,662 sq.ft. 5/7/4 Medit. built in 2018 on 3 lots totaling 12.07 ac. with beach access, pool, cabana & blufftop sand.
3165 Padaro Ln.	49,598,500	n/a	n/a	7/24	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. Sold 9/23 for \$46,892,500. Redone since 9/12 sale for \$16,981,000.
3165 Padaro Ln.	46,892,500*	n/a	n/a	9/23	n/a	175'	See immediately above.
3191 Padaro Ln.	33,333,333	42,000,000	42,000,000	6/26	2 mo.	335'	Gated 7,544 sq.ft. 20's 5/6.5 fixer on 2 lots totaling 5.47 ac. with tennis court, guest house, water well and beach access.

SALES NEAR THE BEACH OR BLUFF SINCE 2020

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

2321 Edgewater	\$8,920,000	n/a	n/a	10/24	n/a	Gorgeous 3,650 sq.ft. 5/4 Cape Cod built in 2019 with top quality finishes. Sold as is in 10/20 for \$6,000,000. Sold with teardown in 10/17 for \$1,900,000, 2/14 for \$1,325,000 and 3/00 for \$750,000.
2321 Edgewater	6,000,000	\$6,495,000	\$6,495,000	10/20	4 mo.	See immediately above.
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.
1129 Luneta Plaza	4,150,000	n/a	n/a	5/24	n/a	Big views from 1,407 sq.ft. 2/2 across Shoreline Dr. from the sea.
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.
1244 Shoreline Dr.	3,800,000	n/a	n/a	1/24	n/a	1,116 sq.ft. 2/2 blt in '51 with fireplace, rooftop deck & ocean views across from Shoreline Park. Bought by next door neighbor.
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.
1835 El Camino de la Luz	3,500,000	3,500,000	3,500,000	8/24	2 wks.	Contemp. 2,416 sq.ft. 3/3 built in 1948 on a 0.19 ac. flag lot one house back from the ocean with beach access and multiple patios.
1413 Shoreline Dr.	3,400,000	3,395,000	3,749,000	1/25	2 mo.	Updated 1,770 sq.ft. 1920's 2/2.5 cottage with partial ocean views, wood floors, fireplace on a 1/4 ac. Some updates since sales in 1/16 for \$2,600,000 and 11/12 for \$1,300,000.
1212 Shoreline Dr.	3,265,000	3,500,000	3,500,000	7/25	3 wks.	Modest 1,544 sq.ft. 3/1 cottage with partial ocean views, fireplace and one car garage.
1204 Shoreline Dr.	3,000,055	3,695,000	4,795,000	3/25	6 mo.	Modest 1,327 sq.ft. 50's 3/2 cottage across from Shoreline Park.
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.

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.
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.
1104 Channel Dr.	30,250,000	33,000,000	38,500,000	6/24	7 mo.	See immediately above
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.
1210 Channel Dr.	17,450,000	18,500,000	18,500,000	9/20	2 wks.	Newly built 3 story 6/2/2 Contemp. next to the Biltmore with guest house & 2 pools. Demo & new build since sales in 11/10 for \$6,400,000, 7/10 for \$6,000,000 and 3/03 for \$2,500,000.
1086 Channel Dr.	16,800,000	19,500,000	19,950,000	3/22	10.25 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.
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.
1455 Vincenti Pl.	7,900,000	7,950,000	7,950,000	6/26	1 mo.	Montecito Sea Meadow south facing 3,770 sq.ft. 4/3.5 townhome with formal dining, fireplace, sauna and brick patios with BBQ.
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.
1479 Bonnymede	7,525,000	7,750,000	7,750,000	6/25	3 wks.	Redone Sea Meadow 2/2.5 3,194 sq.ft. with brick patio with fireplace & BBQ. Upgraded since 8/21 sale for \$5,250,000. 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.
1460 Bonnymede	7,315,000	7,595,000	7,950,000	11/20	2 mo.	Redone Sea Meadow 4,260 sq.ft. 4/4.5 with 2 story atrium, family room with stone fireplace and outdoor fireplace. Redone since sales in 2/16 for \$5,465,000 and 10/03 for \$4,475,000.
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	7,080,000	7,295,000	8,695,000	1/25	5 mo.	Redone south facing 3/3 3,159 sq.ft. Sea Meadow townhouse with wood floors, formal dining, office, 2 fireplaces and private terrace. Sold 8/21 for \$6,400,000. Redone since 2/16 sale for \$3,625,000.
1473 Bonnymede	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	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	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.
40 Hammond Dr.	4,800,000	4,995,000	5,195,000	11/20	7 mo.	South facing 4,606 sq.ft. 4/3 Sea Meadow with ocean peeks, formal dining, family rm & office/4 th brm. Minor upgrades since 2/16 sale for \$4,650,000.

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.
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PADARO LANE & BEACH CLUB ROAD

3281 Beach Club Rd.	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.
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.
3211 Beach Club	3,400,000	3,950,000	5,500,000	4/25	6 mo.	2,214 sq.ft. 1970's Contemp. 3/2.5 with partial ocean views from 2 nd story with 2 car garage. It is outside the gates of Beach Club Road, but has beach access.

RINCON POINT

8133 Puesta del Sol	8,107,500	n/a	n/a	9/23	n/a	Redone 2,817 sq.ft. 60's 5/3.5 Contemporary close to beach access with 2 partial ocean view decks. Totally redone since 8/14 sale for \$1,975,000.
8109 Puesta del Sol	4,000,000	n/a	n/a	1/24	n/a	Built in 1978, this 2,680 sq.ft. 4/2.5 Contemp. with fireplace has beach access nearby.
8105 Buena Fortuna	3,450,000	3,450,000	4,695,000	3/26	8 mo.	Updated 2,221 sq.ft. 4/2.5 Contemp. with high ceilings, sunken living room with fireplace, and private garden. Some upgrades since 1/25 sale for \$3,100,000.
8105 Buena Fortuna	3,100,000	n/a	n/a	1/25	n/a	Built in 1978, this 2,221 sq.ft. 4/2.5 Contemp. with fireplace has high ceilings, a private yard and nearby beach access.
5 Rincon Point Ln.	2,930,000	2,995,000	2,995,000	3/26	1 wk.	Dated 2,436 sq.ft. 2/2 townhome behind the gates at Rincon Pt. with ocean peeks, 2 fireplaces, small yard and close beach access.

RINCON

6673 Breakers Way	3,460,000	n/a	n/a	7/23	n/a	Redone 2,422 sq.ft. 70's 4/2.5 Cape Cod in Mussel Shoals with pano views, fireplace, open beam ceilings and newer kitchen.
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 next 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.
4201 Faria Road	2,875,000	3,100,000	3,295,000	12/25	4 mo.	Redone 1970's 1,260 sq.ft. 3/2 home with exotic woods such as teak and mahogany. Sold 8/00 for \$625,000.
4223 Faria Road	2,500,000	2,598,000	3,580,000	5/25	1.5 yrs.	Redone 1,632 sq.ft. 3/2 with grand room and office. Redone since sales in 10/18 for \$1,899,000, 12/13 for \$1,430,000 and 12/01 for \$630,000.
3706 P.C.H.	2,450,000	2,499,000	2,499,000	7/20	1 wk.	Redone ocean view 2 story 1970's 2,123 sq.ft. 3/3 with quartz counters, tiled floors, bonus room with fireplace, spa.
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.
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.
6709 Breakers Way	600,000	649,900	895,000	2/20	10 mo.	Modest 352 sq.ft. 1/1 cottage with detached 2 car garage.

BEACHFRONT SALES IN THE 2010's: THE COMPLETE DECADE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	FRONT FEET	COMMENTS
MONTECITO							
1685 Fernald Pt.	\$20,000,000	\$24,000,000	\$28,000,000	7/14	2 yrs.	244'	Built in 1920, this is a very dated 7,300 sq.ft. 5/6 home, guest house and beach cabana upon an unparalleled land holding consisting of 3 flat usable South facing acres on 2 legal lots with majestic mature trees & plantings.
1745-55 Fernald	19,870,000	28,000,000	28,000,000	4/14	2 mo.	304'	Two tandem lots totaling 3.55 acres including active plans for a 12,000 sq.ft. Medit. home for which the foundation, a 3,000 sq.ft. guest house and tennis court are in place. This sold in 2/01 for \$17,000,000.
1491 Edgecliff	17,888,000	18,950,000	25,000,000	10/19	1.5 yrs.	100'	Island style compound with 3,531 sq.ft. 3/3.5 main home, 3 add'l cottages, verandas & tropical landscaping on a .65 ac. corner lot. A tear down sold in 5/05 for \$9,000,000.
1801 Fernald Pt.	15,500,000	26,500,000	29,950,000	1/10	1.2 yrs.	99'	Striking 9,179 sq.ft. tri-level 4/6/2 Contemporary with exotic woods, an inner courtyard, pool, spa and outdoor terraces. This was bought along with 1795 Fernald Pt. for \$4,350,000.
1803 Fernald Pt.	13,979,903	17,500,000	17,500,000	6/19	3 mo.	101'	Elegant 6,865 sq.ft. gated 5/6/2 Medit. with inlaid marble and maple floors, family room, library, gym, sauna, 3 fireplaces and 3 car garage.
1453 Bonnymede	13,500,000	14,900,000	29,650,000	3/13	3.75 yrs.	~~	Superb 7,150 sq.ft. 5/5.5 Sea Meadow home on the sand of exceptional quality with a Walnut library, stone floors, steel & glass doors, family room and full basement. Sold fully furnished, including furnishings and art.
1631 Posilipo Ln.	12,230,000	n/a	n/a	4/19	n/a	75'	Redone 1900's 2 story 5/5.5 4,187 sq.ft. Medit. on a gated 1/2 acre. Updated since 5/09 sale for \$8,300,000. Prior to the redo, this sold privately for \$10,000,000 in 7/07.
1473 Edgecliff Ln.	10,750,000	n/a	n/a	8/11	n/a	129'	Tropically landscaped and very private South facing half acre lot with darling 1 brm cottage, detached studio and pool. Bought by the seller of 1130 Channel Dr. in a private sale.
1661 Fernald Point	8,250,000	n/a	n/a	11/11	n/a	73'	Charming but dated 1950's 3,438 sq.ft. 3/3 Cape Cod on a half acre. Purchased by the adjacent neighbor to tear down.
1787 Fernald Point	8,000,000*	11,100,000	11,100,000	5/15	7 mo.	115'	"Villa Pelican," a dated 1930's 6,067 sq.ft. 8/9/2 Monterey Colonial on 0.62 ac. with guest house, beach-side cabana & 3 car garage. *This sold in a bankruptcy/short sale and the buyer paid amounts not reflected in the recorded price.
1508 Miramar Beach	5,225,000	n/a	n/a	1/16	n/a	31'	Legal duplex with 800 sq.ft. 2/2 top level and 750 sq.ft. 2/2 lower level, each with fireplace, granite kitchen, tile floors in unit laundry on a 1,700 sq.ft. lot. This sold privately.
1813 Fernald Pt.	5,100,000	6,800,000	10,750,000	7/10	1.8 yrs.	50'	Built in 1977, this 3 level 3/3.5 Contemporary has walls of glass, a darkroom, wine cellar and spa. The lowest level serves as a separate guest apt.
1795 Fernald Pt.	4,350,000	6,350,000	9,000,000	1/10	3 yrs.	31'	Vacant 1/3 ac. lot with pool in place including building plans This sold out of bankruptcy to the buyer of 1801 Fernald Pt.
1556 Miramar Beach	4,150,000	4,650,000	4,650,000	11/11	2 mo.	20'	Tri-level 2/3 built in 1980 with top floor master with round skylight and 11' ceilings. In need of updating throughout.
1821 Fernald Pt.	4,125,000	4,950,000	6,850,000	1/14	2 1/4 yrs.	100'	Dated 1970's East facing 3/3 3,240 sq.ft. tri-level with spiral staircases, large deck with spa and 4 car garage.
1548 Miramar Beach	3,850,000	n/a	n/a	5/17	n/a	27'	Redone 801 sq.ft. studio built in 1912 with downstairs storage room with a sofa bed and unpermitted bath.
1558 Miramar Beach	3,500,000	n/a	n/a	3/11	n/a	11'	See immediately below.
1558 Miramar Beach	3,350,000	3,695,000	4,500,000	1/14	8 mo.	11'	Beautifully built narrow 1,186 sq.ft. 3 story 3/2 Contemp. duplex built in 1996 with exotic woodwork and efficient design. 871 sq.ft. lot. This sold for \$3,500,000 in 3/11.

1512 Miramar Beach	2,850,000	3,250,000	3,450,000	5/13	6 mo.	20'	Unique, artistic and superbly crafted 2 story ½ cottage with Venetian plaster walls, exotic woods, copper, brass & stone.
1502 Miramar Beach	2,575,000	n/a	n/a	10/16	n/a	35'	Short sale of a 1920's 954 sq.ft. 2 story 2/2 Cape Cod next to the public access stairs. Redone since 3/99 sale for \$875,000.
1542-B Miramar Bch	2,160,000	2,475,000	2,850,000	5/11	1 yr.	14'	Charming 616 sq.ft. 2 story Board n' Batten 1/1.5 built in 1912 with 2 beach decks.

SUMMERLAND

15-A Lookout Park	1,850,000	3,500,000	4,500,000	10/18	2¼ yrs.	~	Redone, private & furnished 1,743 sq.ft. 2/2.5 townhome on the sand. 1 of 2 units. Redone since 11/00 sale for \$2.5M.
15-B Lookout Park	1,625,000	2,475,000	2,475,000	9/18	2 mo.	~	Big Sur wood & glass 2/1.5 with sunken living room with fireplace, 2 seaside decks & privacy in rare 2 unit building.

PADARO LANE & BEACH CLUB ROAD

3393 Padaro Lane	28,000,000	n/a	n/a	11/19	n/a	77'	Unique compound of modest, mostly unpermitted cottages on tropical 2.02 ac. lot. Sold privately to next door neighbor.
3443 Padaro Lane	23,000,000	24,000,000	24,000,000	7/19	4 days	79'	Fabulous gated 6,862 sq.ft. 4/6.5 Contemp. on 1.13 ac. with 790 sq.ft. guesthouse and lighted tennis court. Improved since 10/17 sale for \$18,600,000. Foreclosed 8/17 for an unknown sum. Over \$4M remodel since 2/06 sale for \$20,750,000.
3271 Padaro Lane	21,750,000	24,900,000	33,500,000	12/17	1.5 yrs	105'	Stunning 2008 7,287 sq.ft. 6/6.5 Cape Cod on the knoll with private sandy play area, beachside deck & lovely landscaping on 3 lots. This home has 2 master suites & an attached guest apt. Sold new in 12/09 for \$17,500,000.
3389 Padaro Ln.	19,500,000	24,950,000	37,500,000	12/10	2.8 yrs	162'	Contemp. 4/3 home on the largest (1.7 ac.) and widest lot on the sand of Padaro Lane with guest house and lap pool. This has all new landscaping since it sold in 8/06 for \$27,000,000.
3333 Padaro Lane	19,000,000	22,500,000	22,500,000	3/15	3 mo.	62'	Gorgeous 13 yr. old 6,700 sq.ft. Cape Cod on the knoll. The main home has 4/4.5 with wine cellar, library, office & den. Guest apt. over a 3 car garage. Sold 11/03 for \$11,750,000.
3443 Padaro Lane	18,600,000	18,750,000	18,750,000	10/17	1 wk.	79'	Fabulous gated 6,862 sq.ft. 4/6.5 Contemp. on 1.13 ac. with 790 sq.ft. guesthouse, lighted tennis court and plunge pool. Foreclosed 8/17 for unknown sum. Over \$4M remodel since 2/06 sale for \$20,750,000.
3365 Padaro Ln.	17,200,000	18,950,000	19,950,000	6/19	5 mo.	100'	Nice 3,891 sq.ft. 4/4.5 Contemp. with pool, spa, 2/2 guest home & fab. grounds on apx. 1 ac. ParadiseOnPadaro.com
3447 Padaro Lane	15,050,000	15,350,000	15,350,000	9/19	1 mo.	75'	Newly done & enlarged 2 homes on a half ac. lot including a 2,699 sq.ft. 3/3.5 main home and a detached 830 sq.ft. 2/1 guest house. Prior to the total redo, this sold in 3/09 for \$6,350,000.
3319 Padaro Lane	13,000,000	14,900,000	14,900,000	9/15	1 mo.	84'	See immediately below.
3319 Padaro Lane	12,750,000	13,500,000	13,500,000	3/17	8 mo.	84'	Redone 3/3.5 on the knoll on 0.64 ac. with 84' of frontage & panoramic views of the entire cove. Sold 9/15 for \$13M.
3339 Padaro Lane	12,500,000	13,900,000	15,600,000	10/14	7 mo.	75'	Compound on the knoll with 2/2 main home, 1/1 adobe, 1/1 cottage facing a courtyard and a studio with bath. The adobe is of historic merit and must be preserved.
3351 Padaro Lane	12,000,000	14,500,000	14,500,000	6/14	5 mo.	83'	Lovely 2/2 main house with detached guest studio, guest suite and office on the knoll. Sold 4/00 for \$4,400,000.
3485 Padaro Lane	10,100,000	12,500,000	12,900,000	6/17	4 yrs.	87'	Unique situation of 2 homes on 2 lots next to the slough: a newer 2 story 2/2 2,472 sq.ft. non-beachfront home with 1/1 guest suite and a darling 100 yr old 859 sq.ft. 2/2 cottage on the sand. The beachfront house was bought for \$4M in 12/12 and the back house for \$5.1M in 12/09.
3531 Padaro Lane	9,300,000	n/a	n/a	11/15	n/a	53'	Pristine redone 2,082 sq.ft. 3/3 home with sand blasted open beam ceilings, hickory floors, a covered porch for beachside dining, and 2 car garage.

3353 Padaro Lane	8,500,000	n/a	n/a	11/18	n/a	76'	Redone 1960's 2,238 sq.ft. 3/2 with den, wood ceilings & huge deck on a 0.37 ac. elevated lot. Sold privately subject to litigation. Enlarged & redone since 2/00 sale for \$2,450,000.
3449 Padaro Lane	8,355,000	11,795,000	13,250,000	2/15	11 mo.	50'	1990's 2 story 3,577 sq.ft. 3/3.5 Cape Cod accessed from a shared driveway on 2 tandem lots totaling 0.51 acres.
3250 Beach Club	8,290,000	9,850,000	9,850,000	12/13	5 mo.	75'	This 3,455 sq.ft. 2 story 1993 4/3 Cape Cod has extensive woodwork, dining area and living room with fireplace.
3579 Padaro Lane	8,250,000	n/a	n/a	1/15	n/a	50'	Pristine redone 2,400 sq.ft. 4/3 Cape Cod built in the 70's. The property is unchanged since it sold in 11/12 for \$7,750,000. It was redone after its \$7,600,000 sale in 1/05, \$4,200,000 in 12/02 and \$2,850,000 in 8/99.
3517 Padaro Lane	7,900,000	7,950,000	7,950,000	5/15	2 wks.	50'	Redone 836 sq.ft. 2/1 cottage on the sand, plus 2 extra guest spaces: a studio with bath and a 1/1 apartment above the detached 2 car garage. This last sold in 10/08 for \$6,150,000 and has been redone since its 4/04 sale for \$4,500,000 and 6/00 sale for \$3,150,000.
3579 Padaro Lane	7,750,000	7,950,000	8,450,000	11/12	1.3 yrs	50'	Fab remodeled 2,400 sq.ft. 4/3 Cape Cod built in the 70's. This was redone since it sold for \$7,600,000 in 1/05, \$4,200,000 in 12/02 and \$2,850,000 in 8/99.
3246 Beach Club	7,505,000	7,995,000	15,900,000	12/16	1¼ yrs	103'	Modest 3,000 sq.ft. 2 story 4/4 home built in 1959 with 2 fireplaces and koi pond. Short sale from reverse mortgage.
3284 Beach Club	7,300,000	7,950,000	8,250,000	11/16	4 mo.	68'	Built in 1970, this 1,701 sq.ft. 2/2 Contemp. has a 451 sq.ft. loft over the garage. Sold 4/09 for \$6,100,000.
3281 Padaro Lane	6,600,000	7,450,000	8,750,000	6/11	1 yr.	47'	Atop Padaro's coveted knoll with panoramic views, total privacy and easy beach access, this 3/3 home has open beam ceilings, a large family room and a large beachside terrace.
3555-1/2 Padaro Ln.	6,500,000	6,750,000	6,750,000	1/15	1 wk.	25'	Redone 2 story 2,467 sq.ft. 3/3 Cape Cod with 2 fireplaces and a den/bedroom on a half lot. Sold 10/11 for \$5,900,000 and redone since 6/04 sale for \$5,050,000.
3551 Padaro Lane	6,367,500	7,450,000	7,450,000	9/16	3 mo.	50'	This 1950's 2,916 sq.ft. home has 2/2 upstairs, a 2/1 apt. & studio apt. down. Improved since 10/13 sale for \$4,850,000.
3477 Padaro Lane	6,150,000	6,650,000	6,650,000	9/13	11 mo.	50'	Rebuilt in 2005, this 1,809 sq.ft. 3/3 Cape Cod uses bamboo, teak, palm and granite. Down a shared driveway with homes behind it. Prior to rebuild, this sold for \$2,200,000 in 2/00.
3525 Padaro Lane	6,000,000	6,595,000	7,775,000	9/19	1 yr.	50'	Modest 1950's 1/1 above 1 car garage with detached 1/1 cabana on the sand.
3555-1/2 Padaro Ln.	5,900,000	7,150,000	8,400,000	10/11	2.5 yrs.	25'	Lovely newer 2 story 2,467 sq.ft. 3/3 Cape Cod with 2 fireplaces and a den/bedroom on a half lot ±19' wide. Sold fully furnished. Totally redone since 6/04 sale for \$5,050,000.
3479 Padaro Lane	5,750,000	5,750,000	6,750,000	6/12	n/a	75'	This 1970's 3/2 1,808 sq.ft. cottage has open beam ceilings, a 1 st floor beachfront master and a wide 75' of beach frontage.
3553 Padaro Lane	5,400,000	5,950,000	5,950,000	6/16	9 mo.	50'	Charming 1,240 sq.ft. 1950's 1/2 cottage with wood ceilings, fireplace and bonus room and bath off the garage.
3493 Padaro Lane	5,300,000	7,595,000	8,850,000	2/19	1¼ yrs.	62'	Modest 40's 1,749 sq.ft. 3/2 redwood Board n' Batten with open beam ceilings & wood floors, large deck with spa.
3567 Padaro Lane	4,968,000	n/a	n/a	10/10	n/a	50'	Two story 2,118 sq.ft. 4/3 Contemporary built in 1971 in need of updating throughout. This sold privately.
3551 Padaro Lane	4,850,000	5,195,000	5,950,000	10/13	1½ yrs	50'	Built in 1950, this spacious but dated 2,916 sq.ft. home has 3/2 upstairs, a 2/1 apt. & studio apt. down below grade.
3485-1/2 Padaro Ln.	4,000,000	4,800,000	6,250,000	12/12	3.5 yrs	87'	Tiny darling 100 yr old 859 sq.ft. 2/2 cottage on the slough. Bought by the neighbor in the back non-beachfront home.

SAND POINT ROAD

571 Sand Point	24,250,000	26,500,000	26,500,000	6/19	1 yr.	126'	Gorgeous redone 1990's 4,963 sq.ft. Cape Cod with 3/3/2 in the main house plus an extra 3,000 sq.ft. lower level, a 1/1 guest house, deck, spa and lap pool. Prior to redo, sold 10/10 for \$10,700,000.
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591 Sand Point	16,250,000	21,500,000	32,500,000	4/10	2 yrs.	193'	Spectacular appx. 7,043 sq.ft. 5/4/2 Contemporary Cape Cod designed by Andy Neumann with Great room, family room, media room and detached guest house all impeccably detailed on one of Sand Point's widest lots.
821 Sand Point	15,455,000	16,850,000	16,850,000	10/15	5 mo.	131'	Built in 2004, this lovely 6,141 sq.ft. 4/4/2 Nantucket has a Great room, library, theater, gym, wine room, breakfast room, master suite with sitting room and 4 car garage.
845 Sand Point	12,000,000	n/a	n/a	10/17	n/a	106'	Redone 3,800 sq.ft. 4/6 Cape Cod with pool, theater, and 3 fireplaces. Prior to redo, sold 1/00 for \$2,250,000.
571 Sand Point	10,700,000	13,800,000	15,900,000	10/10	1.4 yrs.	126'	Built in 1992, this 4,963 sq.ft. Cape Cod has 2/2.5 in the main house plus a 1/1 guest house, vast deck and lap pool.
791 Sand Point Rd.	9,725,000	9,750,000	9,750,000	2/19	2 mo.	109'	1950's 3/2.5 2,300 sq.ft. cottage & detached bunk house on a lovely lot with fabulous 360° views.
645 Sand Point Rd.	9,100,000	9,000,000	9,000,000	3/15	1 mo.	124'	Redone 1960's 2,358 sq.ft. 3/3 Contemp. views, open beam ceilings & walls of glass. Sold in 7/04 for \$7,150,000.
869 Sand Point Rd.	8,650,000	8,650,000	10,900,000	4/14	2¾ yrs.	100'	At 5,742 sq.ft., this is Casa Blanca's largest home with 3 bedrooms, 2 offices plus a separate 1/1 guest apartment.
849 Sand Point Rd.	8,300,000	8,800,000	8,800,000	2/13	3 mo.	241'	Beautiful new 3,365 sq.ft. 4/4.5 Cape Cod down a long drive way just West of Casa Blanca. Adjacent to railroad tracks. Sold as a tear down in 4/04 for \$3,500,000.
711 Sand Point Rd.	7,100,000	n/a	n/a	4/14	n/a	193'	Modest 2,634 sq.ft. 4/3 cottage built in 1952. Sold privately.
607 Sand Point Rd.	6,000,000	6,450,000	10,850,000	9/12	3.4 yrs.	99'	Redone 3,500 sq.ft. 4/3.5 nautically inspired Cape Cod with ocean, mtn and bird sanctuary views, office and family room.
735 Sand Point Rd.	5,850,000	n/a	n/a	3/14	n/a	100'	Built in 1956, this modest 3,044 sq.ft. 3/4 has a detached 1/1 guest suite. This sold without coming on the market.
815 Sand Point Rd.	5,500,000	6,290,000	7,600,000	4/12	9 mo.	120'	Redone 3/2 2,198 sq.ft. 1970's Contemp. with hexagonal rooms. Sold in 12/06 for \$7,350,000 and, prior to redo, in 8/00 for \$4,352,500.
841 Sand Point Rd.	5,225,000	5,950,000	6,400,000	5/12	8 mo.	100'	Bright 2,395 sq.ft. 1973 Contemp. with high ceilings, wood floors and walls of glass to large deck. The main house has 2/2, and there are 2 guest suites with separate entrances.
755 Sand Point Rd.	5,000,000	n/a	n/a	4/11	n/a	150'	Tear down 1,774 2/2.5 home built in 1945 with some wet-land setback issues. This sold privately.
875 Sand Point Rd.	3,475,000	3,550,000	3,995,000	8/13	2 yrs.	75'	One of the Moroccan style homes in Casa Blanca, this 4/4 home offers a modern interior with archways. Sold in 4/06 for \$4,950,000 and 1/01 for \$3,300,000.
745 Sand Point Rd.	3,415,000	4,300,000	4,795,000	10/11	6 mo.	82'	Modest partial 2 story 2,200 sq.ft. 3/3 1940's cottage. The first floor sits too low to see much over the seawall.
501 Sand Point Rd.	2,800,000	3,250,000	3,000,000	9/18	4 yrs.	500'	Vacant lot with sewer & water meter & unparalleled views of the ocean, coastline, sanctuary & mtns, but development will be arduous to accomplish.

SANDYLAND COVE

4257 Ave. del Mar	14,000,000	14,975,000	22,500,000	2/13	1.75 yrs.	80'	Redone 1940's compound with 6 brm main home, 1/1 guest home, tennis court, pool & spa on appx. 1 acre with ocean views only from the 2 nd story.
4525 Ave. del Mar	9,900,000	n/a	n/a	11/19	n/a	76'	Partially redone 1928 sq.ft. 1950's Contemp. 3/2 main house with 1/1 guest house. Sold with approved plans for demo and rebuild. Sold without plans in 2/15 for \$8,500,000.
4555 Ave. del Mar	8,700,000	8,995,000	8,995,000	6/17	3 wks	76'	Modest 1,531 sq.ft. 3/2 cottage and 1/1 guest house on a double lot with a big Cypress tree. Sold 7/06 for \$5,675,000.
4525 Ave. del Mar	8,500,000	n/a	n/a	2/15	n/a	76'	Partially redone 1928 sq.ft. 1950's Contemp. 3/2 main house with 1/1 guest house on a "double lot" with 76' of frontage.

RINCON POINT

176 Rincon Point	7,300,000	7,800,000	9,750,000	12/12	1 yr.	94'	5,212 sq.ft. redwood 5/4.5 Andy Neumann with slate floors, copper roof, black granite fireplace & separate guest apt.
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8096 Puesta del Sol	5,700,000	7,500,000	8,995,000	8/10	2 mo.	121'	Newer 4/2.5 Cape Cod with coastline & surfline views, open beam ceilings, French doors, library and formal dining. Off the large beachside patio with fireplace is an oceanside spa.
8120 Puesta del Sol	5,235,000	n/a	n/a	1/17	n/a	60'	Original condition 1950's 1,908 sq.ft. 4/3 cottage on 0.2 ac. on the Ventura Cty side of gated Rincon Pt. Sold privately.
8050 Puesta del Sol	2,768,000	3,000,000	4,400,000	10/19	1.5 yrs.	51'	1970's 2/2 1,481 sq.ft. cwith stone fireplace, large deck and views. Next to the public beach access to famous Rincon Pt. surf. Sold 10/10 for \$1,800,000.
8082 Puesta del Sol	2,250,000	3,495,000	4,600,000	12/10	1.4 yrs.	64'	Built in 1950, this 2,241 sq.ft. 2/2 cottage has an ocean view lanai and two 1/1 guest suites over the detached 2 car garage.
8050 Puesta del Sol	1,800,000	2,750,000	3,985,000	10/10	1.9 yrs.	51'	1970's 2/2 cottage with stone fireplace, large deck and views. Next to the public beach access to famous Rincon Pt. surf.

RINCON

3128 Solimar Beach	9,400,000	9,950,000	9,950,000	2/19	3 mo.	80'	Gorgeous new 6,230 sq.ft. 5/6.5 Hamptons 2 story with sea-side pool/spa, deck with firepit, guest home, theater, formal dining, 4-car gar. A tear down sold in 9/13 for \$2,300,000.
3102 Solimar Beach	7,000,000	n/a	n/a	8/18	n/a	80'	Redone 5,742 sq.ft. 5/6.5 Contemp. Medit. with family rm, office and 3 car garage. Last sold 3/08 for \$6,725,000.
6746 Breakers Way	6,300,000	n/a	n/a	5/13	n/a	80'	Fab. 2004 Neumann Contemp. with a 3,155 sq.ft. 4/4.5 main house & 1,453 sq.ft. 2/3.5 guest house on 2 legal lots.
2916 Solimar Beach	6,100,000	6,669,000	6,669,000	9/19	2 mo.	40'	Built in 2004, this 3,955 sq.ft. 4/3.5 Contemp. has exquisite finishes, high ceilings, travertine floors and detailing in onyx, granite and cherry wood. Redone since 4/10 sale for \$5,350,000. Sold as a lot 10/01 for \$1,325,000.
2916 Solimar Beach	5,350,000	5,600,000	6,850,000	4/10	1.6 yrs.	40'	Built in 2004, this 3,955 sq.ft. 4/3.5 Contemporary has high ceilings, travertine floors and detailing in onyx, granite and cherry wood. The lot was purchased in 10/01 for \$1,325,000.
3144 Solimar Beach	5,100,000	n/a	n/a	1/16	n/a	75'	Built in 1990, this 3/3.5 3,378 sq.ft. Contemp. with white-washed floors, a glass enclosed spa & 3 car garage. This has been upgraded since its 7/14 sale for \$4,400,000.
3060 Solimar Beach	5,000,000	5,398,000	7,750,000	12/10	3.2 yrs.	47'	Striking 2 story 3,954 sq.ft. 4/4 Contemp. with top quality finishes throughout. Redone since 10/04 sale for \$4,025,000.
2956 Solimar Beach	4,750,000	5,195,000	5,950,000	7/14	4 yrs.	40'	Gorgeous 4,316 sq.ft. 4/4 Medit. built in 2008 with hand-carved woodwork, limestone floors, gourmet granite kitchen, 2 fireplaces, a rooftop deck & 4 car subterranean parking. The lot sold in 5/02 for \$1,276,000.
2972 Solimar Beach	4,650,000	4,950,000	4,950,000	10/19	2 mo.	47'	This 3,772 sq.ft. 4/4.5 tri-level home has a separate owner's suite with parlor, office & balcony and there is extra space on the 3 rd floor to add 600 sq.ft.
3108 Solimar Beach	4,450,000	4,800,000	4,800,000	6/18	3 wks	60'	Modest 2,434 sq.ft. 3/3 built in 1967 on a large lot with spa.
3020 Solimar Beach	4,400,000	4,650,000	5,125,000	9/19	1 yr.	40'	Redone 40's 2,543 sq.ft. 2 story 3/2.5 with 8" plank walnut floors, wine room, 2 fireplaces. Sold 12/05 for \$4,000,000.
3144 Solimar Beach	4,400,000	4,750,000	4,750,000	7/14	1 1/4 yrs.	75'	Built in 1990, this 3/3.5 3,378 sq.ft. Contemp. with white-washed floors, large master with sitting area and balcony, a glass enclosed spa and 3 car garage.
3398 P.C.H.	4,250,000	4,495,000	4,495,000	10/19	3 mo.	101'	Fab. 3,008 sq.ft. 2001 4/4 Cape Cod with bamboo floors, open beam ceilings, 2 masters with seaside balcony. Redone since sales in 5/13 for \$3,033,000 and 4/04 for \$3,150,000.
3772 P.C.H.	4,100,000	4,320,000	4,995,000	8/17	1 yr.	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.
3032 Solimar Beach	3,950,000	n/a	n/a	11/13	n/a	60'	Redone 2 story 1,664 sq.ft. 2/2 + den plus detached room with 1/2 bath. Prior to redo, sold for \$3,100,000 in 4/09.
5458 Rincon Beach Park Drive	3,990,000	4,390,000	4,400,000	8/13	1 1/4 yrs	40'	New 3,419 sq.ft. 4/4.5 Cape Cod with Great Room, sweeping staircase, hardwood floors and telescoping walls of glass.
2928 Solimar Beach	3,900,000	3,950,000	4,200,000	9/13	9 mo.	36'	Redone 2,527 sq.ft. 3/3.5 Contemp. home built in 1980 with high ceilings, limestone floors and granite kitchen counters.

5372 Rincon Beach Park Drive	3,800,000	4,250,000	4,995,000	10/18	7 mo.	40'	Redone 2 story 3/3 Contemp. with 2 fireplaces, a detached suite, firepit & vast deck. Completely redone since 2/14 sale for \$2,900,000 and 3/11 for \$2,275,000.
2904 Solimar Beach	3,752,500	n/a	n/a	2/19	n/a	48'	Darling redone appx. 1,300 sq.ft. 1939's 3/2 cottage. Sold 5/01 as a redo for \$1,260,000.
6772 Breakers Way	3,750,000	4,050,000	4,050,000	10/15	1 yr.	80'	Classic 1940's 1,597 sq.ft. 4/2 on unusually wide 80' lot in Mussel Shoals. First time on the market.
5454 Rincon Beach Park Drive	3,600,000	3,990,000	4,750,000	7/18	1¾ yrs	40'	Cape Cod 3,200 sq.ft. 4/4 blt in 2009 with limestone floors, 2 fireplaces, granite kitchen, sweeping staircase. Sold as new in 10/09 for \$3,975,000. The lot sold for 2,400,000 in 1/06.
3040 Solimar Beach	3,500,000	4,100,000	4,500,000	11/19	1 mo.	39'	Modest 2,660 sq.ft. 4/4.5 partial 2 story Cape Cod with open beam ceilings, brick fireplace, and brick courtyard.
3116 Solimar Beach	3,425,000	3,950,000	4,495,000	6/12	2 yrs.	60'	Newly remodeled, 1970's 2 story 1,955 sq.ft. Contemp. Prior to the redo, this sold in 12/04 for \$2,750,000.
6702 Breakers Way	3,400,000	3,795,000	4,498,000	11/14	2¼ yrs.	40'	New 3,670 sq.ft. 3/4 Medit. with sweeping staircase, rooftop deck, auto sliding glass doors, elevator, 3 car garage.
4070 Faria Road	3,350,000	3,450,000	3,450,000	11/18	1 mo.	52'	Redone 1,345 sq.ft. 1940's 3/2 cottage with tile floors, open beam ceilings. Remodeled since 6/01 sale for \$875,000.
2960 Solimar Beach	3,155,000	3,195,000	3,195,000	5/11	2 mo.	40'	This 1980's 2,366 sq.ft. 3/2.5 home has an upstairs master, high ceilings & 2 fireplaces. Next to a comm. open space.
3398 P.C.H.	3,033,000	3,500,000	3,500,000	5/13	5 mo.	101'	Lovely 3,008 sq.ft. 4/4 2001 Cape Cod with wood floors, dual windows, open beam ceilings. Sold 4/04 for \$3,150,000.
3532 P.C.H.	3,025,000	3,297,000	3,397,000	12/17	6 mo.	60'	Redone 70's 2,637 sq.ft. 3/3 Contemp. with walls of glass in 2 story living room with fireplace. Sold 11/07 for \$3,000,000.
2854 P.C.H.	2,900,000	3,095,000	3,095,000	1/16	2 wks	40'	Recently redone 1,298 sq.ft. 1940's 3/2 with fireplace, courtyard & 2 car garage. Redone since sold 4/11 for \$1,665,000.
5372 Rincon Beach Park Drive	2,900,000	n/a	n/a	2/14	n/a	40'	Redone 2 story 3/3 Contemp. with 2 fireplaces, a detached guest suite, fire-pit and vast deck. Sold 3/11 for \$2,275,000.
2854 P.C.H.	2,850,000	2,950,000	3,290,000	9/17	5 mo.	40'	Recently redone 1,298 sq.ft. 1940's 3/2 with fireplace, courtyard & 2 car garage. Re-landscaped & freshened since it sold 1/16 for \$2,900,000. Redone since sold 4/11 for \$1,665,000.
6638 P.C.H.	2,800,000	2,995,000	3,299,500	4/15	2 yrs.	40'	Stunning 2006 2,725 sq.ft. 3/3 Contemp. with infinity pool, spa, stone floors, top finishes. Sold 3/12 for \$2,775,000.
5478 Rincon Beach Park Drive	2,788,800	2,850,000	2,850,000	12/14	1 mo.	40'	This 1957 2 story 2,422 sq.ft. 3/2 has open beam ceilings, tile floors, master with fireplace and large patio with hot tub.
6638 P.C.H.	2,775,000	2,995,000	2,995,000	3/12	4 mo.	40'	Stunning 2006 built 2,725 sq.ft. 3/3 Contemp. with infinity pool, spa, pocket floor to ceiling glass doors, stone floors, etc
4026 P.C.H.	2,775,000	3,195,000	3,825,000	9/10	1 yr.	43'	Redone mid 80's 2 story 4/2.5 home with granite kitchen, LR with fireplace, lush grounds and a 3 car garage.
2940 Solimar Beach	2,625,000	2,845,000	3,250,000	7/13	5 mo.	39'	Built in 1987, this pretty redone 2/2.5 Cape Cod has a wood open beam ceilings, tile floors & an apt. over the garage.
5384 Rincon Beach Park Dr.	2,624,000	n/a	n/a	2/17	n/a	40'	Built in 1959, this 2,487 sq.ft. A frame 3/3 cottage in the gated Seacliff Beach Colony sold privately.
3016 Solimar Beach	2,616,800	2,799,000	2,950,000	10/14	9 mo.	40'	Modest 1,454 sq.ft. 3/2 cottage built in 1950.
4280 Faria Road	2,600,000	2,749,000	2,950,000	6/17	4 mo.	53'	Redone 2/2 with detached studio, spa, outdoor fireplace and sauna. Sold 9/11 for \$1,320,000 and 8/01 for \$1,205,000.
6694 Breakers Way	2,470,000	2,699,000	2,899,000	1/18	5 mo.	42'	2 story 60's 1,847 sq.ft. 3/2 next to the pier in Mussel Shoals with fireplace, large 2 nd floor balcony and 240° degree views.
5470 Rincon Beach Park Drive	2,450,000	2,600,000	3,250,000	11/16	5 mo.	40'	Modest 2,813 sq.ft. 1960's 4/3.5 home with concrete block walls and outside stairs between floors on one of the deepest lots in Seacliff Colony.
4062 Faria Road	2,425,000	2,995,000	2,995,000	10/19	6 mo.	52'	Behind Faria gates, redone 1,188 sq.ft. single story 2/1 with gated front courtyard, open beam ceilings, fireplace & 2-car garage. Redone since 8/01 sale for \$1,150,000.

5344 Rincon Beach Park Drive	2,385,000 (foreclosure)	n/a	2/11	n/a	50'	Gorgeous 3,086 sq.ft. 4/3 Contemp. built in 2000 with high ceilings, crown moldings, granite kitchen and game room. This sold for \$4,380,000 in 4/06.	
3870 P.C.H.	2,300,000	2,450,000	2,495,000	3/16	3 mo.	41'	1950's 1,342 sq.ft. 2 story 2/2 with stone fireplace, open beam ceilings, large 2nd story deck and approved seawall.
3128 Solimar Beach	2,300,000	2,580,000	2,695,000	9/13	1 mo.	80'	Modest 1,455 sq.ft. 3/2 cottage built in 1970 on unusually wide lot at Solimar Beach Colony.
5372 Rincon Beach Park Drive	2,275,000	2,485,000	3,295,000	3/11	9 mo.	40'	Nicely redone 2 story 3/3 Contemporary with 2 fireplaces, a detached guest suite, built-in fire-pit and vast deck.
3924 P.C.H.	2,250,000	2,395,000	2,395,000	3/16	4 mo.	39'	Redone 2 story 1,530 sq.ft. 4/2 with large deck & spa. Prior to the redo, this sold in 2/13 for \$1,645,000.
5406 Rincon Beach Park Drive	2,240,000	2,295,000	2,495,000	10/18	4 mo.	40'	Darling remodeled 1950's 810 sq.ft. 2/2 cottage with deck, spa, firepit and fenced tropical back yard in gated enclave.
3968 P.C.H.	2,175,000	2,299,000	2,495,000	6/18	4 mo.	34'	Newly redone 1920's 1,286 sq.ft. 2/2 cottage with an open floorplan, skylights and a brick fireplace in the great room. Prior to redo, sold 1/16 for \$1,790,000.
3726 P.C.H.	2,175,000	2,300,000	2,450,000	9/17	3 mo.	39'	Built in 1963, this 1,454 sq.ft. single level 3/2 home has a fireplace and 2 car garage.
5344 Rincon Beach Park Drive	2,175,000	2,649,000	2,649,000	10/11	4 mo.	50'	Gorgeous 3,086 sq.ft. 4/3 Contemp. built in 2000 with high quality throughout. This property was foreclosed upon in 2/11 for \$2,385,000. It sold for \$4,380,000 in 4/06.
3438 P.C.H.	2,044,000	2,350,000	2,350,000	6/15	2 mo.	35'	Redone 1,348 sq.ft. 2/2.5 Nantucket style home at Faria has a rooftop deck with 360° views. Sold in an exchange in 3/09, for \$2,495,000 in 2/08 and in 10/02 for \$925,000.
5514 Rincon Beach Park Drive	2,000,000	2,100,000	2,900,000	6/18	6 mo.	40'	Redone 868 sq.ft. 2/1 built in 1940 with fireplace & deck. Redone since sales in 9/11 for \$990K & 5/07 for \$2,160,000.
3010 Solimar Beach	2,000,000	2,250,000	2,750,000	8/10	1.2 yrs.	40'	Teardown 2/2 cottage on a 40' lot adjacent to a common open space for added privacy.
4232 Faria Road	1,875,000	1,875,000	1,875,000	8/12	1 wk.	64'	Redone 1,216 sq.ft. 2/2.5 built in 1969 with granite kitchen and heated bathroom floors. The 2 nd brm has a separate entrance. Prior to redo, sold 6/01 for \$1,165,000.
6614 Old P.C.H.	1,874,000	1,995,000	3,300,000	12/18	2¾ yrs	67'	Redone 1,911 sq.ft. 1970's 3/2 single story with fireplace, office & 10' x 50' deck next to Cliff House in Mussel Shoals.
3988 P.C.H.	1,800,000	1,900,000	1,900,000	4/15	1 mo.	29'	Built in 1928, this 3/2 cottage has 1,632 sq.ft., new stainless steel appliances, hardwood floors in master and a fireplace.
5502 Rincon Beach Park Drive	1,800,000	1,850,000	3,850,000	1/12	2.2 yrs	40'	Redone partial 2 story 4/3 Cape Cod cottage with open beam ceilings and a new patio with outdoor fireplace. Sold furnished. Prior to the redo, this sold 6/05 for \$3,372,800.
3968 P.C.H.	1,790,000	1,950,000	1,950,000	1/16	3 mo.	34'	Redone 1920's 1,342 sq.ft. 2/2 cottage with an open floor-plan, skylights and a brick fireplace in the great room. Large deck with fire pit.
3798 P.C.H.	1,775,000	1,995,000	2,195,000	10/13	4 mo.	44'	Built in 1977, this unique 1,431 sq.ft. 3/2 home has open beam wood ceilings, a stove fireplace and large deck.
5340 Rincon Beach Park Drive	1,750,000	1,790,000	2,395,000	7/10	4 mo.	50'	Two story 2/2 2,000 sq.ft. Contemp. built in 1988 on the eastern-most parcel in gated Seacliff Beach Colony.
5364 Rincon Beach Park Drive	1,700,000	1,995,000	3,590,000	3/12	5 yrs.	40'	Furnished 4/3 has upstairs main living area with fireplace & spiral staircase to downstairs master with fireplace & library.
5498 Rincon Beach Park Drive	1,692,500	1,995,000	3,400,000	2/13	4¾ yrs	40'	Approvals included for a 5,000 sq.ft. Medit. style redo to the existing 3/3 Contemp., which sold in 11/06 for \$2,450,000.
4224 Faria Road	1,675,000	1,850,000	1,995,000	6/12	1 yr.	40'	Redone 1960's 1,438 sq.ft. 2/2 cottage with new kitchen, dual pane glass and floors. This sold in 9/07 for \$2,525,000.
2854 P.C.H.	1,665,000	2,350,000	2,350,000	4/11	1 mo.	41'	Just outside the gates at Solimar, this 1,298 sq.ft. 3/2 cottage was built in 1946.
3924 P.C.H.	1,645,000	1,790,000	2,395,000	2/13	2 yrs.	39'	Two story 1,800 sq.ft. 4/2 home with large deck & sand pit.

3386 P.C.H.	1,570,000	1,599,000	2,500,000	7/13	1.5 yrs	62'	Built in 1994 on stilts, this 1,535 sq.ft. 2/2 Contemp. has a rooftop deck. Sold 7/04 for \$1,725,000, 4/03 for \$1,295,000 and as a tear-down/lot for \$475,000 in 11/00.
4250 Faria Road	1,525,500	n/a	n/a	12/10	n/a	44'	Remodeled 3/2 home with a large great room. Crime scene. Sold in 1/06 for \$2,575,000, 4/05 for \$2,000,000 and prior to the redo, in 3/03 for \$1,225,000.
5496 Rincon Beach Park Drive	1,425,000	1,050,000	1,050,000	9/12	2 wks.	40'	Short sale of 1950's 2,208 sq.ft. 4/2.5 bungalow in gated Seacliff. This sold following multiple offers.
5504 Rincon Beach Park Drive	1,350,000	n/a	n/a	12/13	n/a	40'	Modest 1/1 cottage with newer deck. Estate sale. Purchased an adjacent neighbor without coming on the market.
4280 Faria Road	1,320,000	1,450,000	1,600,000	9/11	2 yrs.	53'	Updated 2/2 home with detached guest studio at the water, spa, outdoor fireplace & sauna. Sold 8/01 for \$1,205,000.
5412 Rincon Beach Park Drive	1,150,000	1,175,000	1,750,000	2/11	2 yrs.	40'	Short sale of a modest 2/1.5 cottage on a 3,720 sq.ft. lot with patio and 2 car garage. This sold in 5/07 for \$2,250,000.
5440 Rincon Beach Park Drive	1,065,000	1,150,000	1,800,000	7/11	1 yr.	40'	Modest 1,281 sq.ft. 2/2 cottage built in 1961 with a loft in the guest bedroom. New appliances and new carpets.
3422 P.C.H.	1,050,000	1,099,999	1,549,000	2/12	1.3 yrs.	42'	Built in 1920, this redone 1,395 sq.ft. 3/2 has a stone fireplace, 2 bedrooms down and a master upstairs. Short sale.
5380 Rincon Beach	1,050,000	1,349,000	1,750,000	3/11	7 mo.	40'	Fixer 1,646 sq.ft. 4/2 cottage built in 1960. Bank sale.
5514 Rincon Beach Park Drive	990,000	1,050,000	2,100,000	9/11	2 yrs.	40'	Short sale of 1950's 2/1 868 sq.ft. home. Includes plans for a 5,000 sq.ft. Modern. This sold in 5/07 for \$2,160,000.

SALES ON THE BLUFF IN THE 2010's: THE COMPLETE DECADE

<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

4181 Creciente	\$18,440,000	\$23,500,000	\$28,500,000	10/10	6 mo.	7.76	Situated on 7.76 acres with a golf-cart path to the beach, this redone 4/5 main house has a media room, study, exercise room and wine cellar. There is a 3/3 guest house, pool, cabana, lighted tennis court and putting greens.
1555 Roble Dr.	18,100,000	24,500,000	34,000,000	7/12	3.2 yrs.	14.52	Spectacularly landscaped 14.52 acre estate with 9,000 sq.ft. 6/8 English Cottage home built in 1999, 2 outbuildings, a sand volleyball court and acres of majestic trees & gardens.
4305 Marina Dr.	17,500,000	19,500,000	35,000,000	10/17	2 yrs.	200'	Spectacular new 10,143 sq.ft. 4/6.5 Contemp. with smart home tech, office, family room, multiple built-in fish tanks, pool, spa, tennis court and beach access on 3.7 acres.
4145 Creciente	11,500,000	14,000,000	21,500,000	2/18	3 yrs.	309'	Sprawling 1950's 11,574 sq.ft. 6/6/3 island style Contemp. on a gated 4.02 ac. with tennis court, pool & beach access.
4653 Via Roblada	10,000,000	11,995,000	19,500,000	5/18	2¾ yrs.	400'	13 ac. orchard with 5,120 sq.ft. 1960's 5/4.5 adobe home, guest facilities and pool.
4149 Creciente	7,000,000	7,000,000	7,000,000	3/14	3 wks.	1.80	1990's 6,119 sq.ft. 4/5/2 Contemp. with formal dining rm, family room, open beam ceilings, 4 car garage and lap pool.
4125 Creciente	4,000,000	4,500,000	4,500,000	10/12	n/a	1.74	Dated 3,446 sq.ft. 4/3.5 single level ranch built in 1941 on 1.74 ac. with office, wood floors and detached guest qtrs.

SANTA BARBARA

3219 Cliff Drive	10,129,700	10,500,000	12,888,000	12/18	1¼ yrs.	100'	Redone 1990's 6,691 sq.ft. 6/5.5 Medit. on 1.3 ac. Redone since sold in 8/14 for \$8,400,000 and 6/00 for \$3,750,000.
3219 Cliff Drive	8,400,000	7,995,000	7,995,000	8/14	1 wk.	100'	Remodeled late 1990's 6,691 sq.ft. 6/5 private Medit. on 1.3 ac. with luxury appointments and artisan craftsmanship. Redone since sold in 6/00 for \$3,750,000.
3511 Sea Ledge	7,800,000	8,200,000	8,200,000	2/15	3 mo.	94'	Redone in 2006, this pretty 3/3.5 Medit. home has walls of glass & pine floors. Redone since 8/03 sale for \$2,850,000.

3101 Cliff Drive	7,100,000	6,950,000	6,950,000	10/18	1 wk.	56'	1980's 2 story 4/3.5 4,187 sq.ft. Medit. with 2 master suites, 2 fireplaces, hardwood floors and vaulted ceilings. 1.28 ac parcel with 3 car garage and private gated driveway.
1547 Shoreline	6,275,000	6,995,000	7,995,000	3/19	8 mo.	82'	Updated 1990's 5,100 sq.ft. 4/6/2 Contemp. with mahogany accents, detached structure with patios & hot tub on 1/2 ac. Updated since 7/07 sale for \$4.5M.
3429 Sea Ledge	5,800,000	5,950,000	7,500,000	9/19	1 1/4 yrs.	135'	Charming 3,027 sq.ft. 3/3.5 cottage with flagstone floors, open beam ceilings, 3 fireplaces & lovely yard .9 ac. Prior to redo, this sold in 3/00 for \$2M.
3239 Cliff Drive	5,700,000	6,500,000	6,500,000	11/19	2 wks	100'	Modest 1,441 sq.ft. 5/2 redwood & glass Contemp. with open beam ceilings & cork floors built in 1955 on 1.39 ac.
3129 Cliff Drive	5,100,000	5,875,000	5,875,000	7/15	1 wk.	101'	Redone 1,880 sq.ft. 2/2 Spanish ranch with 2/2 guest home. The bluff in front gently slopes and there are newer wooden steps down to the beach.
3255 Cliff Drive	4,850,000	4,995,000	5,950,000	11/10	1.4 yrs	100'	1970's 4,500 sq.ft. 3/3 Contemp. Cape Cod with detached guest suite, pool, spa and patios on 1.5 acres. Sold 1/01 for \$5,050,000 and, prior to redo, in 3/00 for \$2,650,000.
1661 Shoreline	4,670,915	4,950,000	5,350,000	5/19	3 mo.	82'	Redone 2,636 sq.ft. 4/2.5 with family rm, office, enclosed patio, lap pool & newly landscaped yard. Redone more since 7/12 sale for \$2,940,000. Redone and a new artist's studio built since its 8/02 sale for \$2,375,000.
1631 Shoreline	3,950,000	n/a	n/a	10/18	n/a	94'	Modest 1960's 2/2 1,890 sq.ft. on 1/2 ac. with approved plans for new 3,830 sq.ft. 2 story. Sold 6/15 for \$1,950,000 as a bankruptcy short sale & 6/07 for \$2,650,000.
1611 Shoreline	3,870,000	3,950,000	3,950,000	8/18	2 wks.	97'	Modest 1970's 2,825 sq.ft. 4/3.5 Medit. with rose garden and spacious rooms. Sold 12/02 for \$2,100,000.
1625 Shoreline	3,850,000	n/a	n/a	1/16	n/a	94'	1960's 1,934 sq.ft. single story 3/2 on a 0.46 acre parcel.
1409 Shoreline	3,800,000	4,100,000	5,000,000	8/14	1.5 yrs	190'	Airy 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.
2339 Edgewater	3,395,000	3,395,000	3,395,000	4/18	1 wk.	37'	Modest 2,000 sq.ft. 1940's 4/2 on 1 ac. with long driveway and detached garage close to Mesa steps.
1927 El Camino de la Luz	3,395,000	3,395,000	3,395,000	5/14	7 mo.	50'	Newly redone 1950's 1,558 sq.ft. 2/2 ranch home with office/rec room on 0.53 acres well back from the bluff and street. Prior to the redo, this sold in 8/06 for \$2,300,000.
2503 Medcliff	3,365,000	3,475,000	3,475,000	11/13	1 wk.	93'	Charming original 1950's Board n' Batten 3/3 cottage with wood walls, open beam wood ceilings & hardwood floors.
1903 El Camino de la Luz	3,300,000	n/a	n/a	12/14	n/a	100'	Modest 1,727 sq.ft. 3/2 built in 1955 on a wide 0.72 ac. flag lot off the street with blufftop deck & one car garage.
5 Santa Cruz	3,200,000	3,300,000	3,300,000	12/19	1 wk.	50'	Redone 1,400 sq.ft. 2/2 home on a flag lot with walls of glass and close beach access. Redone since 5/17 sale for \$2,275,000.
1 Mesa Lane	3,200,000	n/a	n/a	5/13	n/a	109'	Built in 1910 of clear redwood, this modest 3/3 1,936 sq.ft. cottage is on 1.2 acres adjacent to the Mesa Steps.
2547 Medcliff	3,175,000	3,175,000	3,175,000	8/10	5 days	162'	Vintage Mid-Century 4/2 2,218 sq.ft. home on 1.1 ac. with huge views, pool & spa 2 doors from the Wilcox Property.
1533 Shoreline	2,975,000	3,250,000	3,250,000	12/11	5 mo.	99'	Redone 3/2.5 cottage on a totally private double lot with open beam ceilings, wood floors and large terraces.
1661 Shoreline	2,940,000	3,150,000	3,675,000	7/12	2.4 yrs.	82'	Redone 2,636 sq.ft. 4/2 home with family room, office, new kitchen and baths, enclosed patio, two lane lap pool, spa, koi pond and yard. A new artist's studio was built and this completely redone since its 8/02 sale for \$2,375,000.
2201 Edgewater	2,900,000	2,975,000	2,975,000	7/12	3 mo.	93'	Spacious 2 story 3,200 sq.ft. 4/3 home with family room, 3 fireplaces and a large and private yard.
2417 Medcliff	2,895,000	2,895,000	2,895,000	6/10	2 days	98'	Partially redone 1950's 2,120 sq.ft. 3/3 on a secluded lot with a rare oceanside pool. Multiple offers. Prior to redo, this sold with multiple offers in 3/04 for \$2,350,000.

2011 Edgewater	2,850,000	2,995,000	3,250,000	3/19	3 mo.	70'	Charming 1,066 sq.ft. 2/1 Mesa cottage with beamed ceilings. Redone since sales in 6/12 for \$1,300,000, 9/03 for \$1,549,000 and 5/03 for \$1,395,000.
2 Oliver Road	2,830,000	2,895,000	2,895,000	6/10	3 wks.	117'	Redone 2 story 2,533 sq.ft. 3/3 Contemp. built in 1990 with an unusual floorplan (in which the LR and kitchen is downstairs from the entry level) with lovely ocean views.
1519 Shoreline	2,750,000	n/a	n/a	4/10	n/a	100'	Spanish style 2 story 2,761 sq.ft. 4/3 with fireplace on a flag lot with panoramic views and large date palms.
2345 Edgewater	2,375,000	2,495,000	2,495,000	6/13	2 mo.	50'	Modest 1,747 sq.ft. 1930's 3/2 Board n' Batten cottage with Cypress framed ocean views, wood floors, beam ceilings, formal dining room and gardens.
5 Santa Cruz	2,275,000	2,275,000	2,275,000	5/17	4 days	50'	Bluff-top 1,400 sq.ft. concrete block 2/2 home built in 1950 on a flag lot with walls of ocean view windows, master bedroom fireplace, garage and close beach access.
163 La Jolla Dr.	2,250,000	2,450,000	2,685,000	6/12	3 mo.	71'	West facing 1,325 sq.ft. 3/2 cottage with approved plans for a major redo and addition. Updated & plans acquired since bought 1/06 for \$2,200,000.
5281 Austin Rd.	2,250,000	2,650,000	2,650,000	3/10	1 mo.	118'	5 yr. old 2,895 sq.ft. 4/3 home with sweeping views, family room and brick patio on 1 ac. with access to private beach.
1419 Shoreline	2,200,000	2,700,000	2,700,000	8/18	2 wks.	102'	1940's single level 2,836 sq.ft. 4/3 fixer with a flat roof on a flag lot one parcel west of Shoreline Park.
1607 Shoreline	2,150,000	2,350,000	2,350,000	4/10	2 wks.	80'	Orig. condition 1960's 2 story 2,803 sq.ft. 5/3 home with den, family room and study with panoramic ocean views.
1631 Shoreline	1,950,000	n/a	n/a	6/15	n/a	94'	Modest 2/2 1,827 sq.ft. cottage built in 1967 on a half acre. This was a short sale following a bankruptcy. Sold privately. This last sold in 6/07 for \$2,650,000.
157 La Jolla Dr.	1,910,000	n/a	n/a	10/12	n/a	94'	Vacant 0.58 ac. lot with questionable build-ability given setback issues. Purchased privately buy owner of adjacent property at 163 La Jolla. Last sold 11/05 for \$1,400,000.
1427 Shoreline	1,900,000	2,395,000	2,395,000	2/11	4 mo.	59'	Redone 1,256 sq.ft. 2 story 2/2 cottage set back from street with new kitchen & baths, hardwood floors, wood ceilings.
1839 El Camino de la Luz	1,800,000	n/a	n/a	2/10	n/a	60'	Partially redone 1,650 sq.ft. cottage built in 1957 at the end of a de sac with beach access. Sold 8/02 for \$1,325,000.
3xxx Cliff Drive	Unknown	n/a	n/a	11/00	n/a	100'	Vacant bluff top lot. Not listed at time of sale.
2011 Edgewater	1,300,000	1,595,000	1,595,000	6/12	7 mo.	70'	872 sq.ft. 1/1 Mesa home with beamed ceilings. This sold in 9/03 for \$1,549,000. It had been freshened up since its 5/03 sale for \$1,395,000.
1933 El Camino De La Luz	900,000	n/a	n/a	11/12	n/a	100'	Modest 1950's 5/1.5 1,784 sq.ft. home on a flag lot with 2 parcels which had a landslide in the 1970's. Sold privately.

SUMMERLAND

2375 Finney E.	8,400,000	8,950,000	8,950,000	5/14	8 mo.	275'	Lovely 3,103 sq.ft. 4/5.5 Andy Neumann Cape Cod with vast decks and private sandy overlook and easy beach access. Sold 10/08 for \$8,000,000 and 1/07 for \$7,900,000.
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PADARO LANE & BEACH CLUB ROAD

3055 Padaro Ln.	18,125,000	22,000,000	22,000,000	2/19	2 mo.	350'	Gated 6,866 sq.ft. 1980's 4/4/3 French Country set on 2 lots totaling 4.37 ac. Guest suite over the 3 car garage. Majestic trees. Improved since 6/04 sale for \$19,000,000.
3165 Padaro Ln.	16,981,000	19,995,000	28,300,000	9/12	2 yrs.	175'	Appx. 10,000 sq.ft. 7/8/3 Georgian on 1.95 gated acres with a private path to the occasional beach, a 1/1 guest house with fireplace, mature trees and exceptional privacy.
3111 Padaro Ln.	10,950,000	11,900,000	22,000,000	5/16	2¾ yrs	186'	2.02 ac. with shared access to beach stairs and 3 structures: 2 story 3/3 1960's home, modest 1/1 guest home and garage/workshop. Bought by the next door neighbor.

SALES NEAR THE BEACH IN THE 2010's: THE COMPLETE DECADE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	COMMENTS
SANTA BARBARA						
1312 Shoreline	\$3,295,000	\$3,295,000	\$3,295,000	3/15	3 wks.	Newly redone multi-level 3/2.5 Contemp. across from Shoreline Park. This sold in 4/03 for \$2,395,000 and 12/00 for \$2,020,000.
1413 Shoreline	2,600,000	n/a	n/a	1/16	n/a	Redone 1,770 sq.ft. 1920's 2/1 cottage with partial ocean views, wood floors, fireplace on a 1/4 ac. Sold 11/12 for \$1,300,000.
1210 Shoreline	2,595,000	2,550,000	3,150,000	9/13	5 mo.	Redone 1990's 3,227 sq.ft. tri-level 3/2.5 with whitewater views, formal dining, family room, office and top floor master suite.
1394 Shoreline	2,500,000	2,500,000	2,500,000	7/12	1 wk.	Across from Shoreline Park with limited views, this 3/4 was built in 2009 with a great room, large play room and outdoor kitchen and spa on an extra deep lot. Sold as a tear down in 9/03 for \$1,180,000 and in 11/00 for \$1,000,000.
3425 Sea Ledge	2,393,000	n/a	n/a	7/11	n/a	This private and charming 1,581 sq.ft. 3/1.5 home built in 1950 has wood floors, a fireplace and a wonderful private seaside deck.
1336 Shoreline	2,210,000	2,200,000	2,200,000	12/19	1 wk.	Across from Shoreline Park, this 1,035 sq.ft. 2/1 has a fireplace, new flooring, stainless appliances and a walled yard.
1322 Shoreline	2,200,000	2,600,000	2,600,000	1/19	1 mo.	1950's 1,095 sq.ft. 3/1 Shoreline Park front cottage with ocean and park views on a 0.15 ac. parcel.
2321 Edgewater	1,900,000	n/a	n/a	10/17	n/a	Modest 2 story 1950's 1,605 sq.ft. 2/1.5 A-frame with ocean peeks & 2 car carport. Sold 2/14 for \$1,325,000 and 3/00 for \$750,000.
1109 Luneta Pl.	1,900,000	2,250,000	2,250,000	4/11	1 mo.	Gutted 1960's 2,800 sq.ft. 2 story 4/3 overlooking Leadbetter Beach and the harbor. Sold 5/08 for \$2,200,000.
1232 Shoreline	1,875,000	1,975,000	2,599,000	1/11	2¼ yrs	Fully rebuilt and spacious 3/2 Contemp. across from Shoreline Park with high ceilings and hardwood floors but small yard.
1401 Shoreline	1,800,000	1,975,000	1,975,000	11/15	1 wk.	One house back from the bluff, this 1,901 sq.ft. 1960's 4/4 has a brick fireplace, open beam wood ceilings & 2 nd story master.
1220 Shoreline	1,780,000	1,825,000	1,950,000	4/12	8 mo.	Featured in <i>Coastal Living</i> , this newer 2/2.5 cottage across from Shoreline Park has approved plans to add 2 nd story. Sold as is in 2/09 for \$1,700,000 and as a fixer in 8/03 for \$1,000,000.
1841 El Camino de la Luz	1,713,000	1,795,000	1,895,000	10/13	3 wks	Two houses back from the bluff with easement to beach access. Redone in 2002, this 2,858 sq.ft. 4/3 home has a granite kitchen, red oak floors, limestone baths and family room.
2511 Medcliff Rd.	1,625,000	1,725,000	1,725,000	2/18	2 wks	Modest 1950's 1/1 cottage on non-oceanfront 0.47 ac. within a block of the Wilcox Property and near the Mesa Steps.
101 Las Ondas	1,500,000	n/a	n/a	6/13	n/a	Modest 1,325 sq.ft. 3/1 cottage built in 1951 across the road from Shoreline Park. Sold privately.
1222 Shoreline	1,450,000	1,200,000	1,200,000	4/13	1 wk.	Fixer 1,098 sq.ft. 2/1 cottage built in 1951 across the road from Shoreline Park. Sold overnight amid multiple offers.
1425 Shoreline	1,400,000	n/a	n/a	4/19	n/a	Fixer 922 sq.ft. 2/1 cottage. Sold privately to beach side neighbor.
1413 Shoreline	1,300,000	1,395,000	1,795,000	11/12	1 yr.	Redone 1,770 sq.ft. 1920's 2/1 cottage with partial ocean views, hardwood floors, fireplace on a quarter acre lot.
MONTECITO						
1060 Channel Dr.	27,000,000	n/a	n/a	3/11	n/a	Originally built in 1015 but recently redone, this 4,174 sq.ft. 4/4 Mediterranean has a detached guest suite and a beautifully landscaped 1.4 acre lot. This sold privately to a long term tenant.
27 Butterfly Lane	13,036,815	13,900,000	13,900,000	11/15	1 wk.	Bright redone 1980's 4,471 sq.ft. 5/7/2 Medit. with ocean view terraces, media & game rooms, 6 fireplaces, pool/spa and cabana with separate entrance.

1127 Hill Road	13,000,000	13,000,000	13,000,000	8/19	1 wk.	Redone island style 4,604 sq.ft. 4/4.5 with 878 sq.ft. 1/1 guest house, pool and 820 sq.ft. 1/1 pool house. Updated since 3/17 sale for \$12,500,000. Sold 9/09 for \$11M & 1/07 for 12.8M. Sold with vacant lot at 1104 Channel Dr. in 12/00 for \$6M.
1169 Hill Road	12,943,000	18,500,000	36,800,000	2/10	3 yrs.	Newly rebuilt single level 5,934 sq.ft. 4/4/2 Mediterranean with tennis court on 3 lots totaling 1.5 acres near the Biltmore. Prior to the rebuild, this had been traded at a value of \$5,967,000 in 3/03 and sold in 9/00 for \$5,850,000.
1127 Hill Road	12,500,000	15,000,000	17,200,000	3/17	10 mo.	Redone island style 4,604 sq.ft. 4/4.5 with 878 sq.ft. 1/1 guest house with fireplace, pool & 820 sq.ft. 1/1 pool house. Sold 9/09 for \$11M & 1/07 for 12.8M. Sold with vacant lot at 1104 Channel Dr. in 12/00 for \$6M.
1154 Channel Dr.	11,500,000	13,750,000	13,750,000	5/18	2 mo.	1970's 3,844 sq.ft. 2 story 4/4.5 Medit. with pool/spa overlooking Butterfly Beach. Sold with approved plans for Industrial Modern redo. Plans approved since 8/13 sale for \$8,800,000.
1405 Sea Meadow	10,000,000	10,900,000	10,900,000	8/13	1 mo.	Stunning and private 4,557 sq.ft. Sea Meadow 3/3 home built in 2001 with sweeping ocean views over acres of lawn, 3 fireplaces, and library/family room. This last sold in 7/12 for \$8,700,000.
1147 Hill Road	8,900,000	9,900,000	15,000,000	11/13	1.5 yrs.	New exciting Modern 4/5 home with cabana, pool, spa, gardens & Brazilian hardwood decks with limited and unprotected views. The tear down on this lot sold in 2/08 for \$4,900,000.
1154 Channel Dr.	8,800,000	8,950,000	9,500,000	8/13	4 mo.	Large 3,844 sq.ft. 2 story 4/4.5 Mediter. built in 1975 with pool and spa overlooking Butterfly Beach with open beam ceilings, sliding doors to patios and balconies and 2 nd story master suite.
1405 Sea Meadow	8,700,000	9,875,000	12,750,000	7/12	2 yrs.	Stunning and private 4,557 sq.ft. Sea Meadow 3/3 home built in 2001 with sweeping ocean views over acres of rolling lawn, 3 fireplaces, and library/family room.
1115 Hill Road	8,500,000	8,500,000	8,500,000	7/10	1 wk.	Built in 1946, this 2,261 sq.ft. 3/3 cottage across the road from Butterfly Beach has limited ocean views on a pretty 0.68 ac. lot.
1206 Channel Dr.	7,083,000	7,980,000	10,500,000	4/14	1¾ yrs.	Updated 2,106 sq.ft. multi-level 3/2 cottage built in 1910 on 0.36 acres 2 doors up from the Biltmore Hotel.
1205 Hill Road	6,750,000	n/a	n/a	11/16	n/a	Partial ocean view 2,603 sq.ft. 1930's 3/3.5 cottage with pool & spa on 0.6 ac. next to the Biltmore with an easement to the beach. Bought by next door neighbor. Sold 9/16 for \$6,240,000 and 7/10 for \$6,500,000.
1205 Hill Road	6,500,000	n/a	n/a	7/10	n/a	See immediately above.
1143 Hill Road	6,495,000	6,495,000	6,495,000	5/18	1 wk.	Redone 1,986 sq.ft. 1950's 4/4 one house back from beach with deeded access. Sold 6/14 for \$4,850,000, 10/03 for \$2,200,000 & 5/01 for \$1,450,000.
1210 Channel Dr.	6,400,000	n/a	n/a	11/10	n/a	1940's 1,114 sq.ft. 2/2 across from Butterfly Beach & next to the Biltmore. Sold 7/10 for \$6,000,000 and 3/03 for \$2,500,000.
1205 Hill Road	6,240,000	6,250,000	7,895,000	9/16	8 mo.	Partial ocean view 2,603 sq.ft. 1930's 3/3.5 cottage with pool and spa on 0.6 ac. next to the Biltmore with an easement to the beach. Sold 7/10 for \$6,500,000.
1210 Channel Dr.	6,000,000	n/a	n/a	7/10	n/a	1940's 1,114 sq.ft. 2/2 across from Butterfly Beach & next to the Biltmore. Sold 3/03 for \$2,500,000.
1130 Channel Dr.	5,775,000	n/a	n/a	7/11	n/a	Redone 1,503 sq.ft. 3/3 cottage with approved plans for a major addition. Sold to next door neighbor. This sold in 12/09 for \$5,500,000, 9/04 for \$4,599,000 and 1/02 for \$3,200,000.
1717 Fernald Point	5,750,000	n/a	n/a	11/12	n/a	Dated 3,200 sq.ft. 3/3.5 Cape Cod with an easement to a small cabana on the sand. This sold for an elevated price given special circumstances. Last sold in 6/09 for \$3,400,000.
1130 Channel Dr.	5,637,500	6,300,000	7,000,000	12/13	10 mo.	Redone 1,503 sq.ft. 3/3 cottage with family room & den. Sold in 7/11 to adjacent neighbor for \$5,775,000, 12/09 for \$5,500,000, 9/04 for \$4,599,000 and 1/02 for \$3,200,000.
1460 Bonnymede	5,465,000	5,975,000	6,450,000	2/16	2 yrs.	Sea Meadow 4,260 sq.ft. 4/4.5 with 2 story atrium, family room with stone fireplace, and a stone outdoor fireplace and patio. Sold 10/03 for \$4,475,000.

1159 Hill Road	4,900,000	4,990,000	7,950,000	10/14	1 yr.	Redone stone & glass 3/3 Zen Contemp. with ocean views, slate floors and deeded beach access. Sold 2/06 for \$5,700,000.
1143 Hill Road	4,850,000	4,995,000	4,995,000	6/14	1 mo	Redone 1,986 sq.ft. 1950's 4/4 one house back from beach with deeded access. Sold 10/03 for \$2,200,000 & 5/01 for \$1,450,000.
40 Hammond Dr.	4,650,000	4,950,000	4,950,000	2/16	3 mo.	South facing 4,606 sq.ft. 4/3 Sea Meadow home with ocean peeks, formal dining, family room and an office/4th bedroom.
36 Hammond Dr.	4,500,000	4,850,000	6,850,000	1/17	3¼ yrs	Grand 5,200 sq.ft. Sea Meadow 4/4 with open beam ceilings, formal dining, office and slate patios.
1464 Bonnymede	4,075,500	4,495,000	4,750,000	11/16	11 mo.	Bright 4/4 Sea Meadow 3,886 sq.ft. with sunken living room, formal dining, 2 masters and a guest/staff bedroom off laundry.
1475 Bonnymede	4,050,000	4,650,000	5,250,000	7/15	1¼ yrs.	Bright remodeled 4,280 sq.ft. 3/3.5 home with private yard, gourmet granite kitchen, formal dining, office and family room.
1479 Bonnymede	3,740,000	n/a	n/a	8/17	n/a	Sea Meadow 2/2.5 3,194 sq.ft. with slate roof, open beam ceilings, brick patios and upstairs sunroom. Sold 11/07 for \$3,740,000.
1467 Vincenti Pl.	3,650,000	3,950,000	3,950,000	5/17	4 mo.	Pretty 3,558 sq.ft. 3/3 Sea Meadow home with open beam ceilings, Oak parquet and French paver floors, formal dining,, 2 fireplaces and large patios. Partly redone since 3/05 sale for \$2,900,000.
1473 Bonnymede	3,625,000	4,000,000	5,450,000	2/16	5.5 yrs	South facing 4/3 Sea Meadow with limestone & wood floors, formal dining, office/4 th brm, 2 fireplaces and private terrace.
32 Hammond Dr.	3,400,000	3,650,000	3,650,000	12/19	5 mo.	Within guarded and gated Sea Meadow, this 3,243 sq.ft. 3/3 has open beam ceilings, oak floors, formal dining, master with fire-place and a loft over the 2 car garage.
1483 Bonnymede	3,350,000	3,489,000	4,850,000	4/19	1 yr.	Within guarded & gated Sea Meadow, this 4,000 sq.ft. 3/3 has open beam ceilings, French doors & windows, formal dining, 2 fireplaces, 2 ocean view balconies and a private yard with fountain.
1491 Bonnymede	3,273,529	3,395,000	3,475,000	7/19	2 mo.	Sea Meadow 3,517 sq.ft. 3/3 with open beam ceilings, 2 upstairs ocean view brms with balconies and many French doors onto brick patios. Sold 6/02 for \$2,700,000.
1479 Bonnymede	3,250,000	3,250,000	3,495,000	5/19	3 mo.	Redone Sea Meadow 2/2.5 3,194 sq.ft. with slate roof, open beam ceilings, brick patios and upstairs sunroom. Redone since sales in 8/17 for \$3,740,000 and 11/07 for \$4,000,023.
1528-C Miramar	1,825,000	1,995,000	1,995,000	6/12	2 mo.	Built in 1949 as a garage, but converted into a darling 1/1 home with beach access. Totally redone since 12/97 sale for \$800,000.

SUMMERLAND

2350 Finney Street	3,350,000	3,950,000	4,395,000	10/14	4 mo.	Built in 2008, this 2,681 sq.ft. 3/4 Contemp. has steel doors and windows, copper roof, and deeded beach access to the sand.
2311 Finney Street	2,300,000	2,395,000	3,850,000	8/18	2 yrs.	Cape Cod 1,919 sq.ft. 2/2.5 built in 1986 with path to the beach, 2 fireplaces, ocean view deck, open beam ceilings & garage.

PADARO LANE & BEACH CLUB ROAD

3271 Beach Club	3,260,000	3,475,000	3,475,000	1/13	9 mo.	Contemp. 2/2 built in 1999 with telescoping walls of glass, expert woodwork, Mexican pebble floors & direct beach access. Sold at auction in 6/05 for \$3,410,000 and in 9/03 for \$2,190,000.
3236 Beach Club	2,725,000	2,395,000	2,395,000	6/17	1 day	Built in 1975, this 1,521 sq.ft. single level 2/2 home has nice ocean views, easy beach access, a detached art studio and an attached 2 car garage. Sold amidst multiple offers.
3291 Beach Club	2,532,000	2,795,000	3,950,000	6/15	1 yr.	Dramatic 4/3 A-frame with wood beam ceilings, skylights, ocean view deck, flagstone patios and garden with koi pond.
3240 Beach Club	1,050,000	1,195,000	1,995,000	10/14	1¾ yrs.	Rustic fixers in creekside setting. Given setback requirements of 50' from the creek, future development may be limited.

SANTA CLAUS LANE

3715-A Santa Claus	3,550,000	3,950,000	4,975,000	12/17	1 yr.	Brand new 2 story mixed use condo. Upstairs 2/2 home with luxe finishes, fireplace & private deck. Downstairs are 2 "commercial" spaces, each with full bath.
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RINCON POINT

195 Rincon Point	2,875,000	2,995,000	4,250,000	2/14	1.5 yrs	Rebuilt in 2005, this 3/3.5 ocean view single story 1,806 sq.ft. Contemp. has a roof-top deck. Sold newly built in 6/05 for \$3,100,000 and as a major fixer in 9/98 for \$975,000.
8113 Puesta del Sol	2,050,000	2,495,000	3,000,000	3/17	7 mo.	Redone 1950's 1,686 sq.ft. 3/2 with open kitchen, skylights and yard. One house back from beach with close beach access.
8134 Puesta del Sol	2,050,000	2,795,000	4,290,000	4/13	4 yrs.	Bank owned creekside 4/3 built in 1940 with ocean views, guest quarters and a garden setting on the Ventura County side.
8110 Buena Fortuna	2,000,000	2,275,000	2,995,000	8/19	2 yrs.	Two story 2,199 sq.ft. 3/2.5 Contemporary with large walled yard, high ceilings, marble floors, and deeded beach access on the Ventura side of gated Rincon Point.
8133 Puesta del Sol	1,975,000	1,999,000	2,550,000	8/14	1 yr.	Close to beach access with 2 partial ocean view decks, this 1960's 2,817 sq.ft. 5/3 home has an office and bonus room.
203 Rincon Pt. Rd.	1,750,000	1,950,000	1,950,000	5/13	3 mo.	This 1980's 1,700 sq.ft. 2 story 3/2.5 has a walled garden with spa.
183 Rincon Pt Rd.	1,600,000	2,195,000	2,195,000	3/12	3 wks.	Shingled non-beachfront 1,964 sq.ft. 2/2 cottage built in 1927 on a tropical 1/3 ac. lot across from the creek in gated Rincon Point.

RINCON

4231 Faria Road	2,031,000	2,031,000	2,031,000	3/19	2 wks.	Built in 1981, 2 story 2,149 sq.ft. 3/2.5 home with ocean views.
4223 Faria Road	1,899,000	1,995,000	1,995,000	10/18	1 mo.	Redone 1960's 1,632 sq.ft. 3/2 with grand rm, office, granite kitchen & radiant heat floors. Some updates since 12/13 sale for \$1,430,000. Redone since 12/01 sale for \$630,000.
4252 P.C.H.	1,600,000	n/a	n/a	11/14	n/a	Redone 1980's 1,875 sq.ft. 3/2 view home one row back. Sold 3/06 for \$2M, 11/02 for \$951,500 and 3/00 for \$725,000.
4245 Faria Road	1,450,000	1,589,000	1,725,000	7/16	4 mo.	Redone 2 story 1,180 sq.ft. 2/2 Contemp. has partial ocean views. Redone since 12/11 sale for \$750,000.
4223 Faria Road	1,430,000	1,490,000	1,490,000	12/13	3 mo.	Redone 1960's 1,632 sq.ft. 3/2 with grand room, office, granite kitchen & radiant heat floors. Redone since 12/01 sale for \$630K.
6741 Breakers Way	1,200,000	1,399,000	1,795,000	11/16	1 yr.	Redone 2,913 sq.ft. 3 story 3/3 with living room, office, family rm, roof-top deck & 3 car garage. Prior to redo, sold 6/02 for \$625K.
6727 Breakers Way	1,137,045	1,160,000	1,160,000	7/18	1 mo.	Bright 2,913 sq.ft. multi-level 3/3 Contemp. with living room, family rm, office, rooftop deck and 3 car garage. Sold 12/03 for \$945,000 and 10/01 for \$670,000.
6733 Breakers Way	1,033,500	1,195,000	1,325,000	9/17	4 mo.	Multi-level 2,811 sq.ft. 3/3.5 Contemp. with living room, family room, office, rooftop deck & 3 car garage. Sold 3/00 for \$600K.
6216 W. Ocean	1,025,000	1,100,000	1,100,000	7/13	2 wks	Bank sale of modest 1,300 sq.ft. 2/1 built in 1930 on corner lot in Mussel Shoals with ocean and pier views across road from beach.
4245 Faria Road	750,000	799,000	799,000	12/11	3 wks.	Two story 2/1.5 1970 fixer behind the gates at Faria Beach with ocean views from the second story over the oceanfront homes.

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BEACHFRONT SALES IN THE 2000's: THE COMPLETE DECADE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	FRONT FEET	COMMENTS
MONTECITO							
1461 Edgecliff	\$22,000,000	\$27,500,000	\$27,500,000	2/05	3 mo.	193'	Stunning Cape Cod compound on 2 legal lots with a 3/3.5 main house, 1,500 sq.ft. 2/2 guest house, exercise room, 2 studios, infinity pool, 7 car garage and tropical landscaping.
1483 Edgecliff	20,000,000	23,500,000	23,500,000	4/04	8 mo.	207'	Unparalleled construction quality, unique materials and superb landscaping combine to create a world class beachfront estate with magnificent wine cellar, home theater, infinity pool and guest cabana. Sold exquisitely furnished.
1755 Fernald Pt.	17,000,000	18,800,000	18,800,000	2/01	2 mo.	297'	Two tandem lots totaling 3-1/3 acres including plans for a 10,000 sq.ft. Spanish home for which the foundation, a 3,000 sq.ft. guest house and tennis court are in place.
1655 Fernald Pt.	10,500,000	n/a	n/a	5/04	n/a	130'	Extremely charming 1910's shingled 5/3 Cape Cod with a 3/1 guest house and a studio with bath on 1.13 acres.
1633 Posilipo Ln.	10,000,000	n/a	n/a	7/07	n/a	75'	Built in 1900, this 2 story Mediterranean home is used as a duplex with 4/3.5 in front and 3/2 in back. The half acre lot has ample room for gardens. Sold 7/95 for \$1,400,000.
1491 Edgecliff	9,000,000	9,500,000	15,000,000	5/05	7 mo.	100'	Fabulous views are enjoyed from the 4 modest bungalows (2 free standing and 2 adjoining) that occupy this 0.65 acre lot.
1631 Posilipo Ln.	8,300,000	8,900,000	17,750,000	5/09	7 mo.	75'	Redone 1900's 2 story 4/3.5 4,187 sq.ft. Medit. with attached 3/2 guest apt. on a gated & nicely landscaped 1/2 acre. Prior to the redo, this sold privately for \$10,000,000 in 7/07.
1609 Posilipo Ln.	7,500,000	8,900,000	8,900,000	5/03	6 mo.	100'	Hacienda style compound including a 5/5.5 home, office with exterior entrance, detached office/art studio and 3 car garage on a 1/2 acre. This also sold in 1994 for \$2,660,000.
1809 Fernald Pt.	5,800,000	5,900,000	5,900,000	9/05	2 mo.	50'	Within gated "Fernald Cove," this is an original condition early 1960's 3,447 sq.ft. 3 story 8/5.5 Contemporary.
1530 Miramar Beach	5,600,000	5,800,000	5,800,000	3/07	1 day	62'	Modest cottage on 3 parcels, 2 of them beachfront. This has the only garage within the Miramar Beach community.
1554 Miramar Beach	4,950,000	n/a	n/a	7/04	n/a	42'	On one of Miramar Beach's larger lots, this 1940's 2,320 sq.ft. 2 story 4/3 cottage needs substantial updating. Not on the market when sold, this last sold in 10/98 for \$1,350,000.
1727 Fernald Pt.	4,800,000	5,495,000	6,900,000	10/03	2 yrs	25'	Charming 1935 5/3 French Normandy cottage, designed by renown architect James Osborne Craig, on 1.44 acres with a lovely meandering path to the sand. Carriage and chauffeur's quarters are situated in a detached cottage.
1815 Fernald Pt.	4,416,000	4,950,000	6,500,000	1/03	2.7 yrs.	77'	This 5,975 sq.ft. tri-level 4/4.5 home on 0.30 acre has spacious rooms, including a family room/wet bar resembling a ship's hull. This previously sold for \$4,450,000 in 2/99.
1504 Miramar Beach	2,650,000	2,750,000	2,950,000	7/03	6 mo.	20'	Remodeled 2 story 1,095 sq.ft. Cape Cod built in 1910 with open beam ceilings and two decks. Lot size: 20' x 60'. This has been nicely redone since it sold in 1/99 for \$995,000.
1512 Miramar Beach	2,850,000	3,250,000	3,450,000	5/13	6 mo.	20'	Unique, artistic and superbly crafted 2 story 1/2 cottage with Venetian plaster walls, exotic woods, copper, brass & stone.
1579 S. Jameson	1,250,000	1,250,000	1,250,000	4/00	6 mo.	50'	This unusual offering is the top floor of a duplex. The 1,250 sq.ft. open floorplan has a fireplace separating the bedroom from the living space and an entire south facing wall of floor to ceiling glass filled with ocean and island views.

PADARO LANE & BEACH CLUB ROAD

3389 Padaro Ln.	\$27,000,000	\$35,000,000	\$35,000,000	8/06	3 mo.	162'	Contemporary 4/3 home on the largest (1.7 ac.) and widest parcel on the sand of Padaro Lane. There is a guest house, lap pool and gardens designed by Eric Nagelmann.
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3443 Padaro Lane	20,750,000	n/a	n/a	2/06	n/a	79'	Gated 4,848 sq.ft. 4/6.5 Contemporary estate on 1.13 acres with new 790 sq.ft. guest house, lighted tennis court, lush landscaping and master suite with office and exercise room. The guest house has been built and the house refreshed since this sold in 6/97 for \$3,150,000.
3357-59 Padaro	20,600,000	24,000,000	24,000,000	6/06	2 mo.	102'	Compound in premier location consisting of a 4/3 Contemp. main house, a 1/1 guest house and, on a separate legal parcel, a 2/2 guest house, pool and pool cabana.
3271 Padaro Lane	17,500,000	22,500,000	22,500,000	12/09	4 mo.	105'	Stunning new 7,287 sq.ft. 6/6.5 Cape Cod on the knoll with private sandy play area, beachside deck, & lovely landscaping on 3 lots. Offered furnished, this home has 2 master suites & an attached guest apt.
3333 Padaro Lane	11,750,000	n/a	n/a	11/03	n/a	62'	Spectacular 2 yr. old 6,700 sq.ft. Cape Cod designed by Don Nulty with exceptional quality craftsmanship and materials throughout. The main residence has 4/4.5 with wine cellar, library, office and den. Detached guest suite over the 3 car garage. This was not actively marketed at the time of sale.
3315 Padaro Lane	11,500,000	12,500,000	12,500,000	5/05	1 mo.	92'	Fabulous 3/4 acre knoll-top parcel with sloping lawn to the sand with darling but modest 2/2 cottage.
3248 Beach Club	9,200,000	10,000,000	10,000,000	1/05	1 mo.	77'	Designed by Harold Levitt, this original condition 1960's 4/4 Contemporary has great views and an attached guest suite.
3579 Padaro Lane	7,600,000	n/a	n/a	1/05	n/a	50'	Remodeled 2,400 sq.ft. 4/3 1970's Cape Cod. This also sold for \$4,200,000 in 12/02, \$2,850,000 in 8/99 and, prior to the remodel, for \$1,475,000 in 11/97.
3373 Padaro Lane	7,600,000	8,200,000	9,275,000	5/02	7 mo.	99'	Elegant 1970's 3/3 Contemporary with day room and den. The acre lot, featuring a magnificent Moreton Bay Fig tree, includes a lap pool and spa and a detached teardown cottage.
3545 Padaro Lane	7,000,000	6,995,000	6,995,000	6/05	1 day	55'	Known as the "Ship Captain's house" and built in 1928, this is a charming 3/2 2,108 sq.ft. redwood cottage on the sand. Two small bedrooms are accessed up a ship's ladder. This last sold in 5/02 for \$3,900,000. There were multiple offers.
3445 Padaro Lane	6,350,000	8,150,000	9,950,000	3/09	8 mo.	75'	Two homes on a half acre lot including a 2,039 sq.ft. 3/2.5 main home and a detached 830 sq.ft. 2/1 guest house.
3595 Padaro Lane	6,350,000	7,300,000	10,000,000	6/04	2.7 yrs.	100'	Spacious 2 story 4/5.5 Contemporary with sweeping views and detached guest house on almost a half acre. This sits atop Padaro's eastern seawall with difficult beach access.
3517 Padaro Lane	6,150,000	7,250,000	7,850,000	10/08	2 mo.	50'	Nicely redone but small 2/1 cottage on the sand, plus 2 extra guest spaces: a studio with bath and a 1/1 apartment above the detached 2 car garage. This has been redone since its 4/04 sale for \$4,500,000 and 6/00 sale for \$3,150,000.
3284 Beach Club	6,100,000	6,850,000	9,950,000	4/09	4 mo.	68'	Built in 1970, this 1,701 sq.ft. 2/2 Contemp. has a 451 sq.ft. loft over the garage and some nice landscaping with sand.
3605 Padaro Lane	5,750,000	5,950,000	5,950,000	7/08	1 mo.	90'	Striking one bedroom Modern designed by Paul Tuttle with walls of glass. This sold in 3/99 for \$1,250,000.
3555-1/2 Padaro	5,050,000	n/a	n/a	6/04	n/a	25'	Well designed newer 2 story 2,139 sq.ft. 2/2.5 Cape Cod with 2 fireplaces and a den. This is one of only two half lots on Padaro Lane with a true width of ±19'.
3271 Padaro Lane	4,600,000	5,190,000	5,900,000	9/02	3 mo.	100'	Situated atop Padaro's desirable knoll, this spacious 1950's 4/4 Contemporary offers 2 beachside master suites, 3 fireplaces and a private sandy beach play area with vast deck.
3517 Padaro Lane	4,500,000	4,500,000	4,500,000	4/04	1 week	50'	Modest 2/1 cottage on the sand, plus 2 extra guest spaces: a studio with bath and a 1/1 apartment above the detached 2 car garage. This also sold in 6/00 for \$3,150,000.
3351 Padaro Lane	4,400,000	4,250,000	4,250,000	4/00	1 week	83'	Beautifully landscaped knoll-top lot with a dated 1960's 2/2 Contemporary, large ocean view studio over garage plus additional guest suite. This sold with multiple offers.
3575 Padaro Lane	4,250,000	4,200,000	4,200,000	8/00	1 week	100'	Classic 1930's Board n' Batten 4/3.5 home on a double lot. This sold with multiple offers and has since been razed.

3579 Padaro Lane	4,200,000	n/a	n/a	12/02	n/a	50'	Remodeled 2,400 sq.ft. 4/3 Cape Cod with hickory floors, custom cabinetry and top appliances. The sellers retained the right to lease back for 2 years. This also sold for \$2,850,000 in 8/99 and, prior to the remodel, for \$1,475,000 in 11/97.
3545 Padaro Lane	3,900,000	3,900,000	4,200,000	5/02	5 mo.	55'	Charming 3/2 2,108 sq.ft. 1928 redwood cottage. Two small bedrooms (with no bath) are accessed up a ship's ladder.
3517 Padaro Lane	3,150,000	2,795,000	2,795,000	6/00	1 day	50'	Modest 2/1 cottage on the sand, plus 2 extra guest spaces: a studio with bath and a 1/1 apartment above the detached 2 car garage. This sold amidst multiple offers.
3597 Padaro Lane	2,600,000	2,856,000	2,856,000	7/00	6 mo.	60'	Old 4/4.5 cottage in need of upgrading on the eastern point of Padaro with difficult beach access given the large seawall.
3353 Padaro Lane	2,450,000	2,495,000	2,495,000	2/00	1 week	75'	To access this 1960's Contemporary home, one must drive under the non-beachfront home right behind it. No major changes have been made to this home since it sold in 7/99 for \$2,150,000. This sold in a very quiet sale.
3477 Padaro Lane	2,200,000	2,200,000	2,200,000	2/00	1 week	50'	Two story Contemporary with 2/1 downstairs and a 2/1 guest suite upstairs accessed by an outside staircase.

SAND POINT ROAD

591 Sand Point	16,250,000	21,500,000	32,500,000	4/10	2 yrs.	193'	Spectacular appx. 7,043 sq.ft. 5/4/2 Contemporary Cape Cod designed by Andy Neumann with Great room, family room, media room and detached guest house all impeccably detailed on one of Sand Point's widest lots.
625 Sand Point Rd.	8,500,000	7,850,000	7,850,000	11/04	2 mo.	125'	This 1974 4/4 Contemp. has a living room with river rock fireplace and floor to ceiling windows on two sides. This last sold in 4/97 for \$2,450,000. This sold with multiple offers.
815 Sand Point Rd.	7,350,000	7,750,000	9,375,000	12/06	1.7 yrs.	120'	Redone 3/2 Contemp. with hexagonal rooms to take advantage of the views. Prior to redo, this sold 8/00 for \$4,352,500.
685 Sand Point Rd.	7,290,000	9,500,000	9,200,000	12/08	11 mo.	99'	Cool 1960's 4/4 Contemp. with open beam ceilings & walls of glass to 360° views. Great detached art studio with bath.
657 Sand Point Rd.	7,235,000	7,900,000	8,500,000	3/04	2.6 yrs.	126'	Remodeled 4,100 sq.ft. 4/4 Contemp. with walls of glass, many view decks, 3 fireplaces and two 2-car garages. This was partly redone since selling in 11/00 for \$5,400,000.
645 Sand Point Rd.	7,150,000	n/a	n/a	7/04	n/a	124'	Beautifully redone, this 1960's 1,900 sq.ft. 3/3 Contemp. has panoramic views, but the house sits a bit low to see them when seated. Prior to the redo, this sold in 1/97 for \$1,700,000 and in 6/96 for \$1,630,000.
701 Sand Point Rd.	7,115,000	7,895,000	8,600,000	7/06	1 yr.	100'	Elegant 2/2.5 Contemporary home with unobstructed views, very high ceilings, a renovated 40 x 15 pool on a glassed terrace and a 1/1 guest house.
657 Sand Point Rd.	5,400,000	5,250,000	5,250,000	11/00	1 wk.	126'	This 1980 4,100 sq.ft. 4/4 Contemporary has walls of glass, view decks, 3 fireplaces and two 2-car garages. Many offers.
879 Sand Point Rd.	5,250,000	n/a	n/a	12/04	n/a	100'	This western-most home within Casa Blanca sold without being marketed. The lot was bought in 1/01 for \$1,465,000 after almost 9 years on the market.
875 Sand Point Rd.	4,950,000	5,495,000	6,500,000	4/06	1 yr.	75'	One of the Moroccan style homes in Casa Blanca, this 4/4 home offers a modern interior with archways, a lovely staircase and gorgeous views. This sold in 1/01 for \$3,300,000.
815 Sand Point Rd.	4,352,500	3,750,000	3,750,000	8/00	2 wks.	120'	Unique 1970's home with connected hexagonal rooms to take advantage of the wonderful views. Multiple offers.
871 Sand Point Rd.	3,550,000	3,750,000	3,750,000	5/00	4 mo.	73'	Newer 5,000+ sq.ft. Moroccan style 3/3.5 home with 2 story living room, gourmet kitchen, and gym. The lot was bought in 9/94 for \$510,000.
849 Sand Point Rd.	3,500,000	3,750,000	4,900,000	4/04	1.3 yrs.	241'	Situated just west of the Casa Blanca complex, this small one bedroom cottage has awesome coastline views.
875 Sand Point Rd.	3,300,000	3,695,000	4,200,000	1/01	1.4 yrs.	75'	Moroccan style 4/4.5 home in the Casa Blanca development.
551 Sand Point Rd.	3,000,000	3,600,000	3,600,000	10/01	9 mo.	121'	Teardown cottage. This also sold in 3/00 for \$2,000,000.

845 Sand Point Rd.	2,250,000	2,300,000	2,600,000	1/00	3 mo.	106'	Dated 1970's 2/3 2,415 sq.ft. Contemporary with pool and detached guest studio off the garage.
551 Sand Point Rd.	2,000,000	n/a	n/a	3/00	n/a	121'	Teardown one house from the end of Sand Point Road.
879 Sand Point Rd.	1,465,000	1,495,000	1,495,000	1/01	8.9 yrs.	82'	Last vacant lot available in the "Casa Blanca" development.

SANDYLAND COVE

4561 Ave. del Mar	15,423,112	17,500,000	17,500,000	11/06	3 wks.	114'	Gorgeous 5/6.5 Warm Contemporary with walls of glass, vast family room, 4 fps, a detached suite and a 4 car garage.
4267 Ave. del Mar	15,000,000	12,500,000	12,500,000	11/04	3 wks.	95'	Enchanting 1930's family compound with 4/3 main home, 2/1 guest suite, 2/2 guest house with library, and separate studio, all on over an acre with tennis court and lovely landscaping. Never before for sale. Sold in multiple offers.
4477 Ave. del Mar	7,500,000	8,525,000	9,325,000	11/05	7 mo.	54'	Remodeled with a tropical feel, this is a 2,880 sq.ft. 2/3 with extra guest suite, media room and office. This sold in 7/04 for \$5,725,000 and, prior to the redo, in 6/97 for \$1,575,000.
4301 Ave. del Mar	6,000,000	n/a	n/a	12/06	n/a	38'	Modest 1930's cottage designed by Lockwood de Forest with guest house. A rollup garage door in the living room opens to the sea & the 2 nd story brm is accessed up a ship's ladder.
4405 Ave. del Mar	5,740,000	n/a	n/a	9/08	n/a	38'	1930's 940 sq.ft. cottage with detached 2 car garage with a tiny room and bath. This sold privately to the neighbor, who had also tried to buy it when it sold in 11/04 for \$4,300,000.
4477 Ave. del Mar	5,725,000	6,200,000	6,900,000	7/04	6 mo.	54'	See above.
4555 Ave. del Mar	5,675,000	7,500,000	9,600,000	7/06	8 mo.	76'	Modest 1,531 sq.ft. 3/2 cottage and 1/1 guest house on a double lot with views and a gorgeous large Cypress tree.
4411 Ave. del Mar	4,600,000	5,200,000	5,200,000	8/03	1 week	56'	This 2/2 home has a new 2nd story master with dual fire-place. There is also an additional attached bedroom/bath with separate entrance and a 2 car garage.
4291 Ave. del Mar	4,400,000	4,500,000	4,500,000	9/03	1 week	38'	Modest 1930's compound with 3/4 main house, 2/2 guest house and studio on a narrow but extremely deep lot.
4405 Ave. del Mar	4,300,000	3,900,000	3,900,000	11/04	1 week	38'	Modest 1930's 1/1 cottage with detached 2 car garage with a tiny room and bath. This sold with multiple offers.
4599 Ave. del Mar	3,950,000	3,950,000	3,950,000	8/01	1 week	75'	1950's Contemporary designed by Lulah Riggs with detached guest suite on the eastern-most parcel within Sandyland Cove. This also sold in 6/97 for \$1,650,000.
4365 Ave. del Mar	3,200,000	3,500,000	3,900,000	3/02	5 mo.	57'	Darling redone 2/2 cottage with an oversized fireplace, large lawn and garden, three view decks and an ocean side spa.
4567 Ave. del Mar	2,300,000	2,300,000	2,300,000	5/00	4 mo.	38'	Older 4/3 cottage wherein one brm suite is accessed from a separate entrance. This also sold in 3/99 for \$1,900,000.

RINCON POINT

8078 Puesta del Sol	13,200,000	n/a	n/a	5/08	n/a	160'	Three story 6/5 Cape Cod with pool, spa & gardens on 3 lots totaling a half acre. Sold in 3/00 for \$3,811,500.
162 Rincon Point	7,500,000	8,500,000	8,500,000	2/08	3 wks.	70'	On the sand, this 2 story 4/3 1970's Contemp. has an add'l studio apt. over the garage. Sold with multiple offers.
168 Rincon Point	5,500,000	6,500,000	6,500,000	4/09	1 mo.	70'	Right on the surf break, this 1970's wood & glass 2 story 3/4 2,312 sq.ft. Contemp. includes a detached studio with bath over the detached 2 car garage. Easy access to a sandy beach.
182 Rincon Point	4,900,000	5,200,000	5,750,000	10/03	1.9 yrs	93'	4,900 sq.ft. 4/4 Contemporary with angular rooms, koi pond and spa. This previously sold in April 1996 for \$2,200,000.
124 Rincon Point	4,500,000	4,900,000	6,500,000	1/04	1.3 yrs	50'	This casual 4/2.5 home, built in 1983, has a soaring wood ceilings, easy access to the sand and a deck with great views.
8078 Puesta del Sol	3,811,500	4,200,000	4,995,000	3/00	4+ yrs	160'	Three story Cape Cod with pool, spa and gardens on 3 lots totaling a half acre. This was substantially remodeled since its 7/94 foreclosure sale for \$2,075,000.
8072 Puesta del Sol	3,750,000	4,495,000	5,250,000	11/07	2 yrs	50'	1930's 1,465 sq.ft. 3/2 cottage with a breathtaking view of the world class surfing for which Rincon Point is famous.

RINCON

3102 Solimar	6,725,000	7,395,000	8,500,000	3/08	1.4 yrs	80'	Vast 5,742 sq.ft. 5/6.5 Contemp. Mediterranean on Solimar's largest lot with soaring ceilings, walls of glass, media/family room, custom music studio, office and 3 car garage.
5344 Rincon Beach Park Drive	4,380,000	4,500,000	5,300,000	4/06	1 mo.	50'	Beautiful 4/3 3,086 sq.ft. Contemp. with walls of glass, high ceilings, crown moldings, granite kitchen and game room.
3006 Solimar Beach	4,350,000	n/a	n/a	6/05	n/a	40'	This 2,122 sq.ft. 3/2 cottage was built in 1971 and sold privately without hitting the market.
3024 Solimar Beach	4,200,000	4,500,000	4,995,000	2/08	9 mo.	40'	3,689 sq.ft. 1970's tri-level 4/4.5 Contemporary in original condition yet has a great floorplan and very high ceilings.
3060 Solimar Beach	4,025,000	4,500,000	4,500,000	10/04	2 mo.	47'	Fabulous 2 story 4/4 3,954 sq.ft. Contemporary with top quality finishes and designer touches throughout.
3020 Solimar Beach	4,000,000	n/a	n/a	12/05	2 mo.	40'	Built in 1946, this 2,296 sq.ft. 3/2.5 cottage has 2 fireplaces and a 2 car garage.
5390 Rincon Beach Park Drive	4,000,000	4,295,000	4,295,000	2/06	4 mo.	40'	Built in 2004, this 3,170 sq.ft. 2 story 3/4 home offers formal dining, library, gourmet kitchen, and media room/office.
5454 Rincon Beach Park Drive	3,975,000	4,595,000	4,595,000	10/09	3 mo.	40'	Brand new 3,200 sq.ft. 4/4 Seacliff home with limestone floors, 2 fireplaces, a granite kitchen, a sweeping staircase to 2 nd floor, built-in BBQ. The lot sold for 2,400,000 in 1/06.
5518 Rincon Beach Park Drive	3,650,000	3,750,000	3,750,000	9/07	2 mo.	40'	Brand new, this gorgeous 2 story 3,000 sq.ft. 3/3 Cape Cod has 10' ceilings, hickory floors and a fabulous kitchen. The lot (western-most in Seacliff) sold in 5/05 for \$925,000.
3784 P.C.H.	3,625,000	3,995,000	4,495,000	6/07	9 mo.	59'	This 1970's 2 story 2,116 sq.ft. 4/2.5 Contemp. has cathedral beam ceilings and floor to ceiling glass throughout.
5368 Rincon Beach Park Drive	3,400,000	3,590,000	4,500,000	10/08	2.5 yrs.	40'	Elegant 3,011 sq.ft. 2 story 4/3.5 built in 2002 with travertine floors, wine cellar, gourmet kitchen and marble fireplace.
5502 Rincon Beach Park Drive	3,372,800	n/a	n/a	6/05	n/a	40'	Charming 3/3 Cape Cod cottage with soaring ceilings and windows within the Seacliff Beach Colony.
5348 Rincon Beach Park Drive	3,175,000	3,949,000	4,750,000	9/09	1.9 yrs.	50'	Tri-level 3,971 sq.ft. 4/4.5 Contemp. built in 1991 with 10' ceilings, elevator, granite kitchen, onyx bathrooms and master with fireplace and veranda.
5402 Rincon Beach Park Drive	3,122,500	3,488,000	3,677,000	7/08	8 mo.	40'	Beautifully redone 2,147 sq.ft. 2 story 3/2.5 Contemp. with travertine floors, granite kitchen & master suite w/fireplace.
3398 P.C.H.	3,150,000	3,300,000	3,300,000	4/04	3 mo.	101'	Spectacular newer 2 story 4/4 Cape Cod with high quality appointments, including two master suites, plentiful French doors, spacious deck with hot tub, firepit and built in BBQ.
3032 Solimar Beach	3,100,000	2,950,000	2,950,000	4/09	1 wk.	60'	Built in 1951, this 2 story 1,664 sq.ft. cottage has 2/2 + a den and a detached room with 1/2 bath on a very wide (60') lot.
3532 P.C.H.	3,000,000	3,599,000	3,599,000	11/07	1 mo.	60'	Redone 1970's 2,637 sq.ft. 3/3 Contemporary with huge walls of glass in the 2 story living room with fireplace.
2892 Solimar Beach	3,000,000	3,500,000	3,500,000	7/01	4 mo.	98'	Spectacular 5,854 sq.ft. two story 5/6 Contemporary home with tremendous construction quality the largest lot on gated Solimar Beach. This last sold in 1/92 for \$1,230,000.
6702 Breakers Way	2,950,000	3,100,000	3,500,000	3/06	1.1 yrs.	80'	Mussel Shoals 2/1 with sunroom, fireplace, pine walls, open beams, and updated kitchen. The detached garage has been converted to a studio without permits. On 2 legal lots.
5488 Rincon Beach Park Drive	2,900,000	2,985,000	2,985,000	6/09	3 mo.	40'	Beautiful spacious 3/3 home built in 1991 with formal dining room, spacious library, upstairs great room with pool table area, loft and full entertainment bar.
3116 Solimar Beach	2,750,000	2,850,000	2,950,000	12/04	7 mo.	60'	Built in 1970, this 2 story 3/3 approx. 1,955 sq.ft. Contemp. home needs substantial updating.
6758 Breakers Way	2,700,000	2,850,000	2,850,000	7/06	1 day	40'	Redone Mussel Shoals 1,200 sq.ft. home with great new deck and entertaining area. Ample storage on the lower level.
4192 Faria Road	2,625,000	2,750,000	2,750,000	11/04	2 mo.	60'	Striking 2,859 sq.ft. 3/2.5 Contemporary with walls of glass, 2 fireplaces, a sleek kitchen and tile floors. This also sold in 11/03 for \$2,175,000.

4250 Faria Road	2,575,000	2,695,000	2,695,000	1/06	7 mo.	44'	Remodeled 3/2 home behind the gates at Faria Beach with a large great room with a wall of glass. This sold in 4/05 for \$2,000,000 and prior to the redo, in 3/03 for \$1,225,000.
3154 Solimar Beach	2,575,000	2,750,000	2,750,000	3/03	11 mo.	75'	Fabulous 3,562 sq.ft. 2 story 4/5 Contemporary built in 1990 with gourmet kitchen, master with fireplace and private balcony, slate flooring, etc. This sold in 4/99 for \$1,300,000.
4224 Faria Road	2,525,000	2,895,000	3,250,000	9/07	1.2 yrs	40'	Redone 1960's 1,438 sq.ft. 2/1 cottage with new double pane glass, floors and kitchen. There is a permitted seawall.
2886 Solimar Beach	2,505,000	2,500,000	2,800,000	11/04	3 mo.	48'	Built in 1954, this 1,300 sq.ft. 2 story 4/3 cottage needs updating or to be torn down. This sold in multiple offers.
5428 Rincon Beach	2,500,000	n/a	n/a	3/08	n/a	40'	This modest 2,404 sq.ft. 2 story home was built in 1960.
6768 Breakers Way	2,500,000	n/a	n/a	7/07	n/a	40'	This modest 1,442 sq.ft cottage in Mussel Shoals was sold without coming on the market.
5474 Rincon Beach Park Drive	2,500,000	2,695,000	2,695,000	5/07	1 mo.	40'	Built in 1959, this 1,860 sq.ft. 4/2 cottage has open beam ceilings, tile floors & retro bath tiles on a 6,783 sq.ft. lot.
5486 Rincon Beach	2,500,000	n/a	n/a	9/05	n/a	40'	Very modest 2/2 cottage built in 1942.
3438 P.C.H.	2,495,000	2,595,000	3,490,000	2/08	5 mo.	35'	This 1,348 sq.ft. 2/2.5 Contemporary style home at Faria has a rooftop deck with 360° views. Sold 10/02 for \$925,000.
3438 P.C.H.	Exchange	2,895,000	2,895,000	3/09	3 mo.	35'	This 1,348 sq.ft. 2/2.5 Contemp. has a rooftop deck. This sold in 2/08 for \$2,495,000 and 10/02 for \$925,000.
5498 Rincon Beach Park Drive	2,450,000	2,995,000	3,995,000	11/06	1.4 yrs.	40'	This 1992 3/3 Mediterranean has a large tiled living room/ dining area overlooking a raised tile patio with big views.
5458 Rincon Beach Park Drive	2,400,000	2,650,000	2,995,000	10/06	3 mo.	40'	Modest 2/1 cottage with 1/.5 guest quarters with one of the larger building footprints in the gated Seacliff community.
5454 Rincon Beach	2,400,000	2,575,000	2,575,000	1/06	1 day	40'	Tear down 2/1 cottage in the Seacliff community.
5446 Rincon Beach	2,395,000	2,495,000	2,495,000	6/08	4 days	40'	Two story 4/2.5 bath cottage built in 1959 with a river stone fireplace, redone kitchen, open beam ceilings and new deck.
3828 P.C.H.	2,375,000	2,495,000	2,495,000	6/07	3 wks.	40'	Built in 1983, this 1,472 sq.ft. 3/2 Faria Beach home has new carpet, fresh paint, and a 2 car garage.
2968 Solimar Beach	2,350,000	2,600,000	2,995,000	8/03	1.2 yrs	40'	Completely remodeled a few years ago, this 4,070 sq.ft. 4/4 3-story Contemporary features a huge master suite with stone fireplace, his/hers baths and 2 walk-in closets.
5412 Rincon Beach Park Drive	2,250,000	2,450,000	2,450,000	5/07	1 wk.	40'	This modest 896 sq.ft. 2/1.5 cottage is on a 3,720 sq.ft. lot with beachside patio and 2 car garage.
4192 Faria Road	2,175,000	2,300,000	2,500,000	11/03	1 year	60'	Striking 2,859 sq.ft. 3/2.5 Contemporary with walls of glass, 2 fireplaces, a sleek kitchen and tile floors.
5514 Rincon Beach Park Dr.	2,160,000	2,375,000	2,950,000	5/07	1.9 yrs.	40'	This 1950's 868 sq.ft. 2/1 cottage is close to the western end of the Seacliff Beach Colony on a 5,258 sq.ft. lot.
4250 Faria Road	2,000,000	n/a	n/a	4/05	n/a	44'	Remodeled 3/2 home behind the gates at Faria Beach with a large great room with a wall of glass to the view. Prior to the redo, this sold in 3/03 for \$1,225,000.
5444 Rincon Beach Park Drive	1,959,500	2,099,000	2,099,000	12/09	9 mo.	40'	A new master bedroom and a loft was recently added to this 3/3 cottage was built in 1956 behind the gates at Seacliff.
6708 Breakers Way	1,950,000	2,399,000	3,500,000	8/09	3 yrs.	40'	2 story 3/3 home used as a duplex with a family room and 1/1 on the 1st floor and living room, kitchen and 2/2 on the 2nd floor. Each floor is separately metered. There is also a 2-car garage and hot tub.
5430 Rincon Beach	1,900,000	1,990,000	3,050,000	10/08	2 yrs.	40'	Modest 1,465 sq.ft. 2/2 cottage on a 4,198 sq.ft. lot.
4166 Faria Road	1,875,000	2,275,000	2,275,000	2/09	1 mo.	38'	Built in 1945, this 2 story 1,260 sq.ft. 2/1.5 cottage has a river rock fireplace and 2 car garage.
3898 P.C.H.	1,810,000	1,899,000	1,899,000	1/02	3 mo.	75'	Large 6/4 two story home built in 1974 with family room, living room and den and sweeping ocean and island views.
3386 P.C.H.	1,725,000	1,800,000	1,800,000	7/04	1 mo.	62'	Built in 1995 on stilts at the eastern end of ungated Faria, this 2/2 Contemp. has a rooftop deck. This sold in 4/03 for \$1,295,000 and as a teardown/lot for \$475,000 in 11/00.

3164 Solimar Beach	1,625,000	n/a	n/a	3/02	n/a	139'	Vacant lot situated at the western-most place within Solimar. This last sold in 11/00 for \$975,000.
3134 Solimar Beach	1,555,000	1,840,000	1,840,000	1/00	2 mo.	107'	Built in 1990, this 4,098 sq.ft. 3/4.5 Contemporary has stone floors, a gourmet kitchen, multiple decks and a 3 car garage.
3750 P.C.H.	1,520,000	1,695,000	1,695,000	3/01	2 mo.	41'	Very attractive 1,758 sq.ft. Craftsman style 3/2 built in 1988 with gourmet kitchen, custom cabinets and high ceilings.
3560 P.C.H.	1,500,000	1,500,000	1,500,000	8/00	1 week	81'	This 1,880 sq.ft. 3/2 home, on the western-most parcel in "ungated Faria," was sold fully furnished.
4286 Faria Road	1,400,000	n/a	n/a	12/03	n/a	55'	Modest 2/2 1920's cottage. Last sold 12/96 for \$450,000.
3808 P.C.H.	1,380,000	n/a	n/a	6/00	n/a	44'	Built in 1990, this 4 bedroom home has 2,636 sq.ft.
2916 Solimar Beach	1,325,000	1,399,000	1,500,000	10/01	3 mo.	40'	Older 1/1 cottage with a 1/1 over the garage.
3088 Solimar Beach	1,297,000	n/a	n/a	11/01	n/a	36'	Two story 1,720 sq.ft. 3/2 cottage built in 1968. This probate sale sold before it hit the market.
3386 P.C.H.	1,295,000	1,295,000	1,295,000	4/03	1 week	62'	Built in 1995 on stilts, this 2/2 Contemp. has a rooftop deck. This sold as a teardown in 11/00 for \$475,000.
2956 Solimar Beach	1,276,000	1,495,000	1,495,000	5/02	1 week	40'	572 sq.ft. 1930's cottage with no garage. Multiple offers.
4086 Faria Road	1,270,000	1,350,000	1,350,000	8/02	6 mo.	38'	Contemporary 3/2 cottage. This also sold in 10/01 for \$1,145,000 and in 9/97 for \$590,000.
2904 Solimar Beach	1,260,000	1,300,000	1,300,000	5/01	2 wks	48'	Teardown 1930's beach shack.
4250 Faria Road	1,225,000	1,250,000	1,590,000	3/03	1.6 yrs	44'	Well maintained 3/2 home behind the gates at Faria Beach with large living room, updated kitchen and triple closets.
4280 Faria Road	1,205,000	1,295,000	1,295,000	8/01	4 mo.	53'	Updated 2/2 home with detached 1/1 guest house. The existing second story no longer conforms to the CCR's, so if this house is remodeled, the second story must be removed.
3084 Solimar Beach	1,200,000	1,250,000	1,395,000	6/02	11 mo.	40'	Built in 1950, this 1,139 sq.ft. 2/2 Contemporary needs upgrading. This also sold in 11/99 for \$700,000.
4232 Faria Road	1,165,000	1,295,000	1,295,000	6/01	6 mo.	65'	1,216 sq.ft 3/1 built in 1969. Last sale: 12/96 for \$650,000.
3744 P.C.H.	1,151,500	1,295,000	1,295,000	4/01	2 mo.	39'	This 2/2 beach cottage was built in 1963 with 1,675 sq.ft. Sold in estate court overbid despite appraisal at \$1,040,000.
4062 Faria Road	1,150,000	1,185,000	1,185,000	8/01	1 mo.	52'	One story 1,188 sq.ft. 2/1.5 1960's beach getaway with spa and Viking BBQ. This last sold in 7/99 for \$695,000.
4086 Faria Road	1,145,000	1,145,000	1,145,000	10/01	1 week	38'	White, bright 3/2 cottage on the sandy part of gated Faria. This previously sold in 9/97 for \$590,000.
5430 Rincon Beach Park Drive	1,100,000	1,595,000	1,595,000	4/05	7 mo.	40'	Modest 1,300 sq.ft. 2/1.5 cottage within Seacliff in need of upgrading. This closed escrow prior to the leasehold buyout. It last sold in 6/04 for \$1,050,000.
4104 Faria Road	n/a	925,000	925,000	12/01	1 week	44'	Modular 2/2 1,260 sq.ft. 1980's home near the tennis court.
5518 Rincon Beach	925,000	n/a	n/a	5/05	n/a	40'	Tear down cottage on western-most lot in gated Seacliff.
3086 Solimar Beach	925,000	985,000	985,000	5/01	1 mo.	40'	Updated 1946 3/2 1,194 sq.ft. beach cottage with hardwood and tile floors and fireplace. This sold for \$750,000 in 2/00.
3438 P.C.H.	925,000	989,000	989,000	10/02	9 mo.	35'	Built in 1984, 2 story 1,348 sq.ft. 2/2.5 French Provincial with rooftop deck has new kitchen appliances.
3486 P.C.H.	910,000	949,000	949,000	5/00	1.6 yrs.	31'	Built in 1983, this 1,918 sq.ft. 3/3 has 4 fireplaces, a designer staircase, custom spa and sauna, and tile and oak accents.
3458 P.C.H.	910,000	925,000	925,000	5/00	11 mo.	47'	Early 1960's two level home, each with separate entrances and a fireplace, totaling 1,908 sq.ft.
3828 P.C.H.	900,000	935,000	1,025,000	5/02	11 mo.	31'	Modular 1,472 sq.ft. 3/2 home built in 1983.
3006 Solimar Beach	885,000	n/a	n/a	2/00	n/a	40'	Built in 1971, this 3/2 cottage has 1,536 sq.ft.
4070 Faria Road	875,000	n/a	n/a	6/01	n/a	52'	Modest 1940's 3/2 cottage with 1,345 sq.ft.
6643 Breakers Way	799,000	799,000	799,000	6/02	3 mo.	53'	Modest 1920's 1/1 with hardwood floors and fireplace.
3086 Solimar Beach	750,000	849,000	849,000	2/00	1 mo.	40'	Built in 1946, this is a 3/2 1,194 sq.ft. beach cottage.
3902 P.C.H.	529,000	n/a	n/a	8/00	n/a	39'	This 840 sq.ft. 2/1 teardown sold for lot value.

SALES ON THE BLUFF IN THE 2000's: THE COMPLETE DECADE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL SALE PRICE	SALE DATE	TIME ON MARKET	ACRES	COMMENTS
HOPE RANCH							
1551 Roble Dr.	\$50,000,000	n/a	n/a	5/05	n/a	36.15	Unique 18,000 sq.ft. gated compound on 4 parcels totaling over 36 acres with private lake, pool, tennis court, ocean-front baseball diamond, guest facilities, etc. This sold in 8/00 for \$38,000,000. This was a direct sale.
1551 Roble Dr.	38,000,000	\$38,000,000	\$38,000,000	8/00	5 mo.	36.15	See immediately above.
1605 Alisa Lane	17,235,000	19,000,000	19,000,000	7/00	1 yr.	4.76	Exquisite 20,000 sq.ft. 6/6/5 Mediterranean villa with pool, spa, tennis court, formal gardens and two 3 car garages on 4.76 acres with 266' of ocean frontage. This was remodeled since it sold in 9/95 for \$8,350,000.
4683 Via Roblada	16,000,000	n/a	n/a	1/00	n/a	22.44	Fabulous 22 acre equestrian estate with 2 Contemp. main homes, 3 guest houses, a manager's home, office, movie theatre, tennis court, racquetball court, 2 pools, ¼ mile training track, 3 barns and 5 paddocks. This had just sold in 6/99 for \$10m. This buyer also acquired the adjacent 16.5 acre vacant property in 11/99 for \$9,600,000.
4025 Bajada Ln.	15,000,000	14,900,000	8,950,000	8/07	2 yrs.	1.46	5,767 sq.ft. 4/4.5 Contemp. built in 2000 and since gutted and redone, this features a pool, spa & cabana and beach access. Prior to redo, this sold 9/04 for \$8,750,000.
4321 Marina Dr.	13,928,000	n/a	n/a	8/01	n/a	6.72	Modest 1950's home on 2 spectacular Hope Ranch bluff-top parcels totaling 6.72 acres with 480' of frontage. Not listed. This also sold in 12/97 for \$8,000,000.
4385 Marina Dr.	12,800,000	15,750,000	39,500,000	10/09	2.4 yrs.	2.90	Brand new 13,200 sq.ft. Italian Villa with 9 brm suites, attached guest quarters, formal dining room, family room, eat in kitchen, library, media room, office and look-out room. The 2.9 acres includes pool, spa, outdoor theater, small vineyard, garden train and equestrian facilities.
4353 Marina Dr.	12,650,000	14,500,000	14,500,000	5/07	7 mo.	4.20	"Moon Shadows," a unique 5/4.5 4,271 sq.ft. Contemp. on 4.2 acres with 2 guest homes, a free form pool with fountain, paths to a sheltered beach cove and great views. There is a seaside guest house that has some issues, but the land and trees are fabulous. Sold 12/03 for \$7,000,000.
4187 Creciente	10,500,000	10,950,000	11,900,000	5/07	2 yrs.	2.06	Built in 1997, this 9,196 sq.ft. 5/6/2 home has a built-in home theater, power generator and 1/1 guest house on 2 acres with free form black bottom pool and spa.
4025 Bajada Ln.	8,750,000	n/a	n/a	9/04	n/a	1.46	Spectacular 5/4.5 2 story 5,767 sq.ft. Contemporary built in 2000 with 3 fireplaces and a jaw dropping second story master suite with outdoor fireplace on the view terrace.
4353 Marina Dr.	7,000,000	8,900,000	15,000,000	12/03	3 yrs.	4.20	"Moon Shadows," described a few sales above.
SANTA BARBARA							
3317 Cliff Drive	6,350,000	n/a	n/a	5/05	n/a	104'	Gated 2 story 5/5.5 Spanish style home with tennis court, fountain, spa and 3 car garage on 1.58 acres. This has been redone since it sold in 1/91 for \$1,700,000.
3255 Cliff Drive	5,050,000	5,500,000	5,500,000	1/01	2 mo.	100'	Fully furnished 4,500 sq.ft. 3/3 Contemp. Cape Cod with 180° views, a detached guest suite, pool, spa and extensive patios and decking on approx. 1.5 landscaped acres.
3339 Cliff Drive	5,000,000	5,500,000	5,995,000	5/08	7 mo.	106'	Appx. 3,300 sq.ft. 4/3.5 ranch home with an ocean side pool and spa on 1.3 gated acres. Redone since sales in 6/05 for \$4,800,000 and 1/02 for \$3,500,000.
3339 Cliff Drive	4,800,000	5,350,000	5,350,000	6/05	5 mo.	106'	See above.
1547 Shoreline	4,500,000	4,995,000	5,895,000	7/07	1 yr.	85'	This 4/4.5 Contemporary Craftsman has beautiful wood-work, office, sauna & detached studio on over a 1/2 acre.

3433 Sea Ledge Ln.	4,300,000	4,449,000	4,999,000	11/04	5 mo.	95'	Redone in 1999, this is a stylish 2/2 Contemporary with a 2 story 2/2 ocean view guest house and a private funicular to the beach. Sold as a fixer in March 1997 for \$1,240,000.
3219 Cliff Drive	3,750,000	3,995,000	4,395,000	6/00	8 mo.	100'	Newly constructed 6/6.5 Mediterranean with sweeping views, custom woodwork throughout and very spacious rooms. The lot was purchased in 7/98 for \$1,250,000.
3339 Cliff Dr.	3,500,000	4,995,000	4,995,000	1/02	6 mo.	106'	Appx. 3,300 sq.ft. ranch home redone by architect Barry Berkus with an oceanside pool and spa on 1.3 gated acres.
2305 Edgewater	3,100,000	3,200,000	4,250,000	10/06	1 year	165'	Vacant 1 acre bluff-top lot plus unique 2 story 5/2 turn of the century farmhouse with 1/1 guest house on adjacent non-bluff-top 0.27 acre lot.
3501 Sea Ledge Ln.	3,000,000	3,195,000	3,195,000	12/02	2 wks.	95'	1950's 3/3 ranch home in original condition with formal dining room, family room & 3 car garage on 1.03 acre lot.
3511 Sea Ledge Ln	2,850,000	2,970,000	3,250,000	8/03	3 mo.	94'	This 3/3.5 traditional home has floor to ceiling glass, bay windows & French doors. This sold in 2/99 for \$2,200,000 and in 3/90 for \$1,750,000.
3255 Cliff Drive	2,650,000	2,650,000	2,650,000	3/00	2 mo.	100'	Dated 70's Contemporary with fabulous ocean views, pool, spa, koi pond and a guest suite over the detached garage.
1631 Shoreline	2,650,000	n/a	n/a	6/07	n/a	94'	Modest 2/2 1,827 sq.ft. cottage built in 1967 on a half acre with sweeping ocean views near Shoreline Park.
5297 Austin Rd.	2,600,000	1,995,000	1,995,000	5/05	2 wks.	189'	Spacious 4/4 ranch home on More Mesa that is too close to the bluff for comfort given major past erosion. Sold 5/04 for \$1.5M, 2/00 for \$740K and 11/96 for \$525K.
1655 Shoreline	2,595,000	2,595,000	2,595,000	5/06	3 days	84'	Modest 1970's 1,614 sq.ft. 3/2 ranch home with large windows and a sunken, blufftop patio. Includes approved plans for a 3,500 sq.ft. redo. Sold in 1/04 for \$1,850,000.
1539 Shoreline	2,500,000	n/a	n/a	11/05	n/a	100'	Ranch style 1,617 sq.ft. 1950's 3/2 home on 0.45 acres on the bluff on the Mesa. Not listed when sold.
1661 Shoreline	2,375,000	2,500,000	2,695,000	8/02	5 mo.	82'	Spacious 4/2 home with panoramic ocean views, family room, office, living room with fireplace, gourmet kitchen, enclosed patio, two lane lap pool, spa, koi pond and yard.
2417 Medcliff	2,350,000	2,350,000	2,350,000	3/04	5 days	98'	1950's 2,120 sq.ft. 3/3 fixer on a secluded lot with a pool, raised patio and deck. Multiple offers.
1927 El Camino de la Luz	2,300,000	1,950,000	1,950,000	8/06	2 wks	50'	This original 1950's 1,558 sq.ft. 3/2 ranch view home is set on 0.53 acres well back from the bluff and the street.
2211 Edgewater	2,211,000	2,500,000	2,500,000	4/07	2 mo.	75'	Modest 1,030 sq.ft. 1950's 2/2 cottage on 0.59 acres with whitewater views and a prior severe drainage problem.
163 La Jolla Dr.	2,200,000	2,300,000	2,300,000	1/06	1.5 yrs.	71'	1,326 sq.ft. 3/2 ranch home built in 1961 within steps of the Douglas Family Preserve on the Mesa.
5205 Austin Rd.	2,200,000	2,750,000	3,200,000	5/04	1.5 yrs.	265'	Situated on More Mesa bluff with gated beach access, this 3,865 sq.ft. 5/6 home has a pool/spa on 1.81 ac.
1611 Shoreline	2,100,000	2,299,000	2,895,000	12/02	4 mo.	86'	Built in 1974, this 2,825 sq.ft. 4/3.5 Mediterranean style fixer has great views, a rose garden and spacious rooms.
1423 Shoreline	2,000,000	2,250,000	2,500,000	6/03	5 mo.	42'	Redone 1940's 2/2 cedar and glass Contemporary home on a deep but narrow lot with lovely landscaping. Prior to the remodel, this sold in 2/02 for \$1,605,000.
3429 Sea Ledge	2,000,000	2,195,000	2,195,000	3/00	2 mo.	135'	Unobstructed views are enjoyed from this charming 1940's 2/2 adobe with guest studio off the garage.
2101 Edgewater	1,974,000	1,900,000	1,900,000	1/06	1 wk.	109'	Original 1950's condition 1,826 sq.ft. 3/2 ranch home on just over a half acre corner lot with panoramic views.
2327 Edgewater	1,950,000	2,500,000	2,500,000	2/07	2 mo.	50'	Very modest 1940's 2,029 sqs.ft. 4/2 cottage on a flag lot.
1655 Shoreline	1,850,000	2,000,000	2,000,000	1/04	1.3 yrs.	84'	Built in 1970, this is a 1,614 sq.ft. 3/2 ranch home with large picture windows and a sunken, blufftop patio.
1431 Shoreline	1,674,000	1,899,000	2,200,000	4/04	1 year	94'	1920's walled 3/3 villa with marble and tile floors, and ornate columns close to the "1,000 Steps" beach access.

1423 Shoreline	1,605,000	1,675,000	2,100,000	2/02	1 year	45'	1940's cedar and glass 2/2 Contemporary home on deep but narrow lot with lovely landscaping.
1553 Shoreline	1,600,000	1,699,000	1,699,000	1/04	1 mo.	86'	Vacant ocean view, bluff top lot on the Mesa.
3xxx Cliff Drive	Unknown	n/a	n/a	11/00	n/a	100'	Vacant bluff top lot. Not listed at time of sale.
2011 Edgewater	1,549,000	1,549,000	1,660,000	9/03	3 mo.	70'	Newly redone on spec, this 872 sq.ft. 1/1 Mesa bluff-top home has beamed ceilings in the living room and bedroom. This has been refreshed since sale in 5/03 for \$1,395,000.
5297 Austin Rd.	1,500,000	1,495,000	1,495,000	5/04	2 wks	189'	Spacious More Mesa 4/4 ranch home in good condition, but is too close to the bluff given erosion.
157 La Jolla Dr.	1,400,000	1,600,000	1,600,000	11/05	1.3 yrs.	94'	Vacant half acre lot within steps of the Douglas Preserve.
2011 Edgewater	1,395,000	1,395,000	1,395,000	5/03	1 week	70'	872 sq.ft. 1/1 Mesa bluff-top fixer on a cul de sac. with beamed ceilings in the living room and bedroom.
2 Santa Cruz	1,325,000	1,395,000	1,450,000	9/01	3 mo.	95'	This approx. 1,750 sq.ft. updated 1950's 2/2 cottage is situated right above the Mesa's "1,000 steps" and has open beam ceilings, Pergo floors and a detached 2 car garage.
1839 El Camino de la Luz	1,325,000	1,395,000	1,395,000	8/02	2 mo.	60'	Partially remodeled fixer cottage at the end of a cul de sac with beach access and great coastline views.
5289 Austin Rd.	1,150,000	1,195,000	1,195,000	2/04	5 mo.	134'	Level 1.2 acre lot (1/2 acre of which is useable) with 360° views and permits for 3,000 sq ft. Cape Cod shingle home.
9 Arroyo Quemada	1,100,000	1,199,000	1,375,000	3/03	3 mo.	80'	Unique Contemporary designed to look like a wave with a detached two room 30' observation tower/guest house. About 15 minutes north of Goleta.
1921 El Camino de la Luz	1,000,000	1,395,000	1,395,000	4/05	5 mo.	100'	Vacant bluff-top 0.85 acre lot. This sold without approval that a house can be built. A previously existing house on the site had to be torn down due to a serious landslide.
5277 Austin Rd.	900,000	n/a	n/a	8/04	n/a	145'	Vacant 0.87 acre lot on the More Mesa blufftop.
1925 El Camino de la Luz	850,000	n/a	n/a	2/06	n/a	50'	Vacant bluff-top lot affected by a landslide that destroyed a house on the adjacent lot. Not listed at time of sale.

SUMMERLAND

2375 Finney E.	8,000,000	11,500,000	11,500,000	10/08	3 mo.	108'	Nicely redone 3,103 sq.ft. 4/4.5 Cape Cod with private stairs to the sand. This sold 1/07 for \$7,900,000 and was redone since 5/96 sale for \$1,500,000.
2375 Finney E.	7,900,000	7,950,000	7,950,000	1/07	2 days	108'	See immediately above.
2425 Finney E.	5,950,000	6,500,000	10,000,000	10/09	2.5 yrs.	40'	4/5.5 Cape Cod designed by Andy Neumann with hardwood floors, cathedral beam ceilings, vast brick patios, and a 3-car garage next to the Summerland Sanitary District.

PADARO LANE & BEACH CLUB ROAD

2781 Padaro	83,275,000	35,000,000	35,000,000	2-7/07	9 mo.	281'	Unique 8,000 sq.ft. blufftop Tuscan villa with wine cellar and theater on 3 landscaped acres with pool, spa, private bluff-top "beach" and guest house behind the gates at Loon Point. Additionally, the same buyer later acquired the remaining 3 lots behind the gates, one of which included a partially completed home. These 4 lots (which total 15 acres) were sold together for \$4M in 9/92.
2825 Padaro Ln.	28,500,000	32,000,000	32,000,000	3/06	1.3 yrs.	946'	"Rancho Carinoso" is a bluff-top 17.25 acre parcel with 2 modest homes, equestrian facilities, a polo practice field and private beach access. Zoned for 3 acre parcels, this may be sub-dividable.
2825 Padaro Ln.	25,000,000	n/a	n/a	12/09	n/a		This sale involves 7 vacant bluff-top acres of the Rancho Carinoso, which comprised 17.25 acres when it sold for \$28.5M in 3/06. This sold to the next door neighbor who paid \$83,275,000 for 2773-2781 Padaro Lane during 2007. This sale was consummated in 2007, but it took until 12/09 to complete the requisite lot line adjustment.

3055 Padaro Ln.	19,000,000	24,000,000	24,000,000	6/04	5 mo.	350'	French Country estate set on two bluff-top parcels totaling 4.3 acres featuring a guest suite over the garage, awesome trees and truly gorgeous views.
3151 Padaro Ln.	16,300,000	18,950,000	26,000,000	5/05	1.9 yrs.	390'	Modest 1940's 3/3 cottage on a gorgeous bluff-top 4.17 ac. lot with specimen trees and steps down to a secluded cove.

SALES NEAR THE BEACH IN THE 2000's: THE COMPLETE DECADE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	COMMENTS
SANTA BARBARA						
3405 Cliff Dr.	2,975,000	2,950,000	2,950,000	6/03	1 mo.	Extremely charming 3/3 Country Cottage on a fabulous ocean view 1.39 acre lot with over 320' of frontage and fruit orchard. Prior to the remodel, this sold for \$2,300,000 in 7/02.
3410 Sea Ledge	2,845,000	3,495,000	4,400,000	10/08	1.3 yrs.	Built in 2005, this 3,500 sq.ft. 4/2.5 Tuscan style home has a large loggia and nice great room and sweeping ocean views. The lot sold in 8/00 for \$300,000.
1312 Shoreline	2,395,000	2,495,000	2,695,000	4/03	6 mo.	5 yr old multi-level 3/2.5 Contemp. across from Shoreline Park with an open floorplan. This sold in 12/00 for \$2,020,000. In 12/95, a 3/2 1950's tear down on this property sold for \$410,000.
1101 Luneta Plaza	2,380,000	2,495,000	2,525,000	8/04	7 mo.	Gated 1920's 3/3 Mediterranean fixer on a bluff across from Leadbetter Beach on almost an acre. Sold in 1/98 for \$1,100,000.
3405 Sea Ledge Ln.	2,300,000	2,650,000	2,650,000	7/02	3 wks.	Bluff top but non-oceanfront 2/2 1,651 sq.ft. fixer with panoramic ocean, island and coastline views.
1109 Luneta Pl.	2,200,000	2,400,000	2,600,000	5/08	2 mo.	Built in 1963 and in original condition, this 2,800 sq.ft. 2 story 4/3 home looks down the coast over Leadbetter Beach and the harbor.
1206 Shoreline	2,200,000	2,600,000	2,600,000	6/00	4 mo.	Situated across from Shoreline Park, this new Contemp. 3/3 home has fabulous views and easy beach access. Vaulted ceilings, marble and hardwood floors, a gourmet kitchen and pool and spa.
1312 Shoreline	2,020,000	2,150,000	2,150,000	12/00	1 week	3 year old multi-level 3/2.5 Contemporary across from Shoreline Park with lovely views and an open floorplan. In 12/95, a 3/2 1950's tear down on this property sold for \$410,000.
2545 Medcliff	1,925,000	1,995,000	1,995,000	10/05	2 wks.	Basic 1,616 sq.ft. 3/2 ranch style home a half block from the Douglas Preserve with panoramic views, brick fireplace and hardwood floors. Not quite bluff-top, but appears to be so.
1242 Shoreline	1,750,000	n/a	n/a	5/08	n/a	Remodeled 849 sq.ft. 2/1 1950's cottage across from the park on a corner lot. This sold in 7/02 for 1,161,500. Prior to the redo, this sold for \$700,000 in 12/01.
1220 Shoreline	1,700,000	1,950,000	2,650,000	2/09	8 mo.	Featured in <i>Coastal Living</i> magazine, this darling 2/2.5 cottage was recently built with top quality including skylights, copper clad windows & spa. Sold as a fixer in 8/03 for \$1,000,000.
1216 Shoreline	1,500,000	1,600,000	1,600,000	9/01	1 week	Situated across from Shoreline Park, this early 1950's 4/2.5 with approx. 1,920 sq.ft. has great views.
1517 Shoreline	1,485,000	1,350,000	1,795,000	2/04	4 mo.	Newly remodeled and expanded 3 story 3/2 home with stone and wood floors one house back from the bluff. As a 2/1 fixer, this sold in 5/00 for \$520,000.
1374 Shoreline	1,295,000	n/a	n/a	2/08	n/a	Fixer 1,035 sq.ft. 3/1 cottage built in 1953 with 2 car garage across the street from Shoreline Park with nice ocean views.
1415 Shoreline	1,220,000	1,298,000	1,395,000	6/03	8 mo.	This 1920's 4/2 English Cottage, one of the first Mesa homes, is set one house off the bluff with a "realtor's view" of the ocean.
1394 Shoreline	1,180,000	1,350,000	1,350,000	9/03	7 mo.	Across from Shoreline Park with limited views, this 3/1 1950's home has an extra deep lot. Also sold in 11/00 for \$1,000,000.
1248 Shoreline	1,165,000	n/a	n/a	7/02	n/a	1,035 sq.ft. 3/1 cottage across from Shoreline Park. This also sold in 12/01 for \$1,000,000.
1242 Shoreline	1,161,500	1,195,000	1,195,000	12/02	2 mo.	Remodeled 806 sq.ft. 2/1 1950's cottage across from the park on a corner lot. Prior to the redo, this sold for \$700,000 in 12/01.

1394 Shoreline	1,000,000	1,085,000	1,085,000	11/00	1 mo.	Situated across from Shoreline Park, but with limited ocean views, this 3/1 1950's cottage has an extra deep lot.
1220 Shoreline	1,000,000	1,100,000	1,100,000	8/03	1 week	Modest "park-front" home with great ocean views.
1248 Shoreline	1,000,000	n/a	n/a	12/01	n/a	1,035 sq.ft. 3/1 cottage across from Shoreline Park.
1326 Shoreline Dr.	935,000	1,000,000	1,250,000	11/02	1.1 yrs.	Modest single level 1950's 3/1 cottage across from the park.
1380 Shoreline Dr.	895,000	925,000	999,000	1/02	2 mo.	Modest 3/1 1950's cottage across from Shoreline Park.
1242 Shoreline Dr.	700,000	n/a	n/a	12/01	n/a	Fixer 806 sq.ft. 2/1 1950's cottage across from the park.

MONTECITO

1045 The Fairway	28,500,000	n/a	n/a	7/04	n/a	Yet another happy neighbor sold to Ty Warner in a private sale. This late 1990's 5/5.5 Italian villa is on 0.7 acres with pool, spa, gardens and an ocean view corridor. It last sold in 10/99 for \$4,350,000 and in 2/97 for \$2,740,000.
1104 Channel Dr.	25,000,000	n/a	n/a	2/07	n/a	Bought under construction (and not subject to completion), this will be a 4,445 sq.ft. 4/4.5 modern Asian style main home, attached 800 sq.ft. 1/1 guest house and 500 sq.ft pool cabana on 1.12 acres. This lot sold with an adjacent 3/3 ranch home on 1 acre in 12/00 for \$6,000,000. The ranch home (1127 Hill Road) sold in 1/07 for \$12,800,000.
1000 Channel Dr.	22,000,000	21,000,000	21,000,000	3/03	1 wk.	Exquisite remodeled 14,000 sq.ft. English estate built in 1910. There were 2 offers. The buyer, Ty Warner, paid an extra \$5.4MM (on top of the \$22MM) to the first buyer in order to take over the deal. Warner has since razed the home for extra garden space.
1035 The Fairway	20,000,000	n/a	n/a	4/04	n/a	Expanding his personal holdings again, Ty Warner bought this adjacent property without it hitting the market. The home, on a 0.94 acre lot to the east of his other lots, has also been razed.
1127 Hill Road	12,800,000	15,950,000	15,950,000	1/07	2.1 yrs.	Spacious 3/3 ranch home with views and Asian gardens on 1 acre. In 12/00, this sold with an adjacent 1 acre lot for \$6,000,000. Added since then: a guest house, pool cabana, pool and spa.
1413 Sea Meadow	11,656,000	n/a	n/a	8/09	n/a	Built in 1997, this 7,050 sq.ft. 2 story 5/5/2 French Country home in Sea Meadow has open beam ceilings, hardwood & stone floors, 2 fireplaces, library, family room, formal dining room and gym.
1127 Hill Road	11,000,000	13,600,000	24,500,000	9/09	1.4 yrs.	Newly completed, this new single level 4,450 sq.ft. Tropical style 3/3.5 home has disappearing glass doors, formal dining room, Great room and large master suite. There is also a pool, pool cabana and 1/1 guest house on one acre. This was purchased by the owner of the adjacent 1104 Channel Dr. This last sold in 1/07 for \$12,800,000 and the main home was torn down and rebuilt.
10 Via del Mar	10,600,000	9,750,000	9,750,000	11/08	2 wks.	Gorgeous ocean & mtn view 4,250 sq.ft. 3/4.5 French Country in Sea Meadow with groin vaulted ceilings, limestone floors & 4 fireplaces. Multiple offers. This sold in 7/00 for \$5,100,000.
1190 Hill Road	9,700,000	n/a	n/a	8/00	n/a	Situated on 4 legal parcels totaling over 4.5 acres, this magnificent property had been owned by Arco as a corporate retreat. It was purchased by Ty Warner for use as a private spa for guests of the adjacent Biltmore Hotel, which Warner also owns.
1155 Hill Road	9,000,000	12,000,000	12,000,000	2/08	4 mo.	This renovated 1907 4/4 carriage house offers a board 'n batten exterior, beautiful interiors and an ocean view 2 nd floor. This was redone since its 9/03 sale for \$3,500,000.
24 Hammond Dr.	6,250,000	5,750,000	5,750,000	1/08	2 wks.	Sea Meadow 3/3 4,398 sq.ft. French Country with upstairs family room with fireplace, and extensive patios. Multiple offers.
1127 Hill Road	6,000,000	6,500,000	6,500,000	12/00	1.2 yrs.	Remodeled 3/3 ranch style home with beautiful views on an acre with fruit orchards and Japanese style tea gardens. The adjoining 1.13 acre parcel has a separate meter allotment.
1169 Hill Road	5,967,000	n/a	n/a	3/03	n/a	1940's ranch home on 4 parcels totaling 1.5 acres with great ocean views, gardens and tennis court. Ty Warner traded this for 1001 The Fairway. He had purchased this in 9/00 for \$5,850,000.

1169 Hill Road	5,850,000	6,250,000	6,750,000	9/00	1 year	Dated 3/4 4,500 sq.ft. 1940's ranch style home situated on 4 legal parcels totaling 1.5 acres with sweeping ocean views, lush gardens and tennis court. Also purchased (and later traded) by Ty Warner.
18 Via del Mar	5,800,000	6,500,000	6,800,000	12/01	1.3 yrs.	New French Country 3/3/2 home in Sea Meadows with slate roof, limestone and hardwood floors, beam ceilings, 4 fireplaces and lovely views across a meadow to the beach. Sold furnished.
1159 Hill Road	5,700,000	5,650,000	5,650,000	2/06	3 mo.	Completely redone 3/3 Zen Contemporary with nice ocean views, crafted wood ceilings and direct deeded beach access to Butterfly.
1419 Sea Meadow	5,700,000	6,585,000	8,500,000	1/02	1.6 yrs.	Situated in the gated Sea Meadows enclave, this beautiful 3/4 French Normandy home offers very nice ocean views.
1130 Channel Dr.	5,500,000	6,975,000	9,900,000	12/09	1.8 yrs.	Nicely redone, this 1,503 sq.ft. 3/3 cottage has new plank wood floors and a gourmet kitchen. Includes approved plans for a major addition. Sold 9/04 for \$4,599,000 and 1/02 for \$3,200,000.
28 Hammond Dr.	5,300,000	5,450,000	5,450,000	12/08	2 wks.	Redone 2 story 4/3.5 Sea Meadow home with Cape Cod interiors including walnut floors and coiffered wood ceilings. This has been redone since its 8/05 sale for \$3,700,000.
10 Via del Mar	5,100,000	5,875,000	6,800,000	7/00	9 mo.	This 4,800 sq.ft. French Normandy 3/4.5 Sea Meadows home offers lovely ocean views and is steps from the sand.
1147 Hill Road	4,900,000	4,900,000	4,900,000	2/08	2 wks.	Modest 3/2 cottage on a 1/4 ac. with a private deeded easement access to Channel Drive and Butterfly Beach.
1001 The Fairway	4,700,000	n/a	n/a	3/03	n/a	This 1980's 5,698 sq.ft. 5/4.5 Mediterranean on 3/4 acre was traded to Ty Warner as it is adjacent to his other properties.
1130 Channel Dr.	4,599,000	4,599,000	4,599,000	9/04	1 week	Beautifully remodeled throughout with top quality appointments, this 3/3 cottage built in 1968 has vaulted ceilings, new plank wood floors and a gourmet kitchen. This sold with multiple offers.
1487 Bonnymede	4,525,000	4,950,000	4,950,000	10/09	2 wks.	Limited ocean views are viewed from this 3,400 sq.ft. 2 story 4/3 Sea Meadow home with elevator, wood floors, beamed ceilings, air conditioning and 3 car garage.
1460 Bonnymede	4,475,000	4,950,000	4,950,000	10/03	6 mo.	Gorgeous 5,000 sq.ft. 4/4.5 French Normandy in Sea Meadows with dramatic gallery, gourmet kitchen and cozy family room.
1132 Channel Dr.	4,250,000	4,850,000	5,495,000	7/04	1.2 yrs.	Recently remodeled 3/3 cottage across from Butterfly Beach with vaulted ceilings, wood floors and paddle tennis court.
1479 Bonnymede	4,000,023	3,475,000	3,475,000	11/07	2 wks.	Sea Meadow 2/2.5 3,194 sq.ft. home with slate roof, open beam ceilings, upstairs sunroom & brick patios. Multiple offers.
1468 Bonnymede	3,750,000	3,950,000	4,750,000	8/04	~~	This 4/4.5 French Country home in Sea Meadows was in a lease option at \$12,000/mo. that closed over 3 years later.
28 Hammond Dr.	3,700,000	3,750,000	3,750,000	8/05	2 mo.	Built in 1991, this 2 story 3,402 sq.ft. 3/3.5 home in Sea Meadows shares the community pool/spa, tennis court and clubhouse.
1155 Hill Road	3,500,000	3,795,000	3,795,000	9/03	4 mo.	Redone in 1990, this 1920's 3/3.5 carriage house has ocean views from the 2 nd fl. master, maple floors, granite counters & gardens.
1717 Fernald Point	3,400,000	n/a	n/a	6/09	n/a	Redone 3,200 sq.ft. 3/3.5 Cape Cod with a nicely landscaped walking easement to a small cabana on the sand. This last sold 10/92 for \$1,055,000.
1130 Channel Dr.	3,200,000	n/a	n/a	1/02	n/a	This 1950's 3/2 cottage had been remodeled in the late 1980's and includes a large family room and a detached guest suite with fireplace on approx. 1/3 acre. Not listed at time of sale.
1471 Vincenti Pl.	3,150,000	n/a	n/a	12/06	n/a	Two story 3/3.5 French Normandy home in Sea Meadow.
1467 Vincenti Pl.	2,900,000	2,985,000	3,395,000	3/05	2.3 yrs.	This 3/3 home is at the back of the Sea Meadows enclave and has a formal dining room, and spacious master suite.
1491 Bonnymede	2,700,000	3,250,000	3,250,000	6/02	4 mo.	Elegant 3/3 French Country with fine architectural details and two master suites in guarded and gated Sea Meadows.
1210 Channel Dr.	2,500,000	n/a	n/a	3/03	n/a	1940's 2/2 cottage of about 1,114 sq.ft. located adjacent to the Biltmore Hotel. This was also purchased by Ty Warner.

1143 Hill Road	2,200,000	n/a	n/a	10/03	n/a	Airy beach cottage with hardwood floors and lovely gardens one house back from Butterfly Beach with beach access by easement. This sold in 5/01 for \$1,450,000, 7/95 for \$696,000, 10/94 for \$595,000 and 1/93 for \$620,000.
1156 Hill Road	1,955,000	1,975,000	1,975,000	5/05	1 wk.	Charming 2,042 sq.ft. 2/2 cottage with guest studio, waterfall, gardens and easement to the beach. On the freeway side of the street. This sold in 10/95 for \$625,000 and 3/94 for \$530,000.
1143 Hill Road	1,450,000	1,450,000	1,450,000	5/01	1 mo.	Airy beach cottage with hardwood floors and lovely gardens one house back from Butterfly Beach with beach access by easement.

SUMMERLAND

None.

PADARO LANE & BEACH CLUB ROAD

3485-A Padaro Ln	5,100,000	5,850,000	5,850,000	12/09	2 mo.	Newer 2 story 2/2 2,472 sq.ft. non-beachfront home with 1/1 guest suite situated on and overlooking the slough to the ocean. This was completely redone since its 3/07 sale for \$3,950,000.
3485-A Padaro Ln	3,950,000	4,200,000	6,700,000	3/07	9 mo.	Newer 2 story 2/2 2,472 sq.ft. home with attached 1/1 guest suite. This home is situated on and overlooks the slough to the ocean.
3261 Beach Club	3,600,000	3,700,000	3,995,000	11/05	10 mo.	Private 4/3 Contemporary with open floorplan and great ocean views, one house back from the beach with direct access.
3271 Beach Club	3,410,000	Auction	Auction	6/05	n/a	Exciting newer Contemporary with telescoping walls of glass, Mexican pebble floors, expert woodwork and direct beach access. This sold in 9/03 for \$2,190,000.
3273 Padaro Lane	2,900,000	n/a	n/a	3/04	n/a	Non-oceanfront 2 story Santa Fe style home. This was bought by the oceanfront owner directly in front to settle litigation.
3453 Padaro Lane	2,250,000	2,450,000	2,450,000	6/04	2 mo.	With direct beach access but no ocean views, this 3/3 has a great room with fireplace opening to a tiled sun deck, a media room and a master suite with fireplace. This sold in 8/95 for \$650,000.
3271 Beach Club	2,190,000	2,475,000	2,990,000	9/03	1 yr.	Exciting new 2/2 Contemporary with telescoping walls of glass, Mexican pebble floors, expert woodwork and direct beach access.
3288 Beach Club	1,625,000	1,750,000	1,289,000	7/01	3 mo.	Contemporary 3/2 home built in 1972 with second floor ocean view den. Redone since it sold in 8/96 for \$690,000.
3267 Padaro Lane	1,625,000	n/a	n/a	8/03	n/a	This 1,728 sq.ft. 1977 Contemporary sold to the adjacent oceanfront neighbor without going on the market.
3292 Beach Club	1,350,000	1,425,000	1,425,000	10/04	1 yr.	Vacant lot (85' x 133') four houses back with partial views and a single story height restriction. This sold in 10/03 for \$1,100,000.
3292 Beach Club	1,100,000	1,225,000	1,325,000	10/03	7 mo.	See immediately above.

RINCON POINT

196 Rincon Point	3,700,000	4,550,000	5,600,000	7/09	2 yrs.	Right on the creek with lovely ocean views, this very private 3/3 Mid-Century home has an attached 2nd story studio without bath.
195 Rincon Point	3,100,000	3,195,000	3,195,000	6/05	3 wks.	See immediately below.
185 Rincon Point	2,850,000	3,150,000	3,950,000	6/07	1.4 yrs	Very charming 3/3 Nantucket cottage with partial ocean views over the creek mouth. A bedroom and bath have been added since 5/98 sale for \$1,200,000.
8111 Puesta del Sol	2,300,000	2,300,000	2,300,000	9/05	5 mo.	Tri-level ocean view 3/3.5 Mediterranean with 3 rd floor master suite, two fireplaces and hot tub. This also sold in 4/02 for \$1,400,000, 5/00 for \$1,353,333 and 8/97 for \$900,000.
8119 Buena Fortuna	1,550,000	1,650,000	1,890,000	6/04	1 mo.	Redone 2,312 sq.ft. late 1970's 4/2.5 Contemporary. Prior to the redo, this sold in 11/02 for \$1,150,000 and in 10/98 for \$937,500.
8111 Puesta del Sol	1,400,000	1,495,000	1,595,000	4/02	7 mo.	Unique 3 story 4/3.5 Mediterranean with ocean views and gardens with spa situated one house back from the beach. This also sold in 5/00 for \$1,353,333 and 8/97 for \$900,000.
8107 Buena Fortuna	1,200,000	1,250,000	1,250,000	7/03	1.4 yrs.	Completely redone 4/2.5 Cape Cod with soaring ceilings, hardwood floors, a gourmet kitchen, family room and private garden.

8119 Buena Fortuna 1,150,000 1,150,000 1,150,000 11/02 2 mo. Partially redone 2,312 sq.ft. 3/2 late 1970's Contemp. just steps to the beach. Prior to the redo, this sold in 10/98 for \$937,500.

RINCON						
4252 P.C.H.	2,200,000	2,249,000	2,249,000	3/06	1 wk.	Built in 1981 and recently redone, this 1,875 sq.ft. 3/2 home behind the Faria gates is one row back from the beach with sweeping views. Sold in 11/02 for \$951,500 and 3/00 for \$725k.
4267 Faria Road	1,550,000	1,749,000	1,995,000	8/07	1 yr.	This remodeled 2 story 3/3 1,608 sq.ft. 1960's Contemporary has stone fireplaces, new kitchen appliances and new baths.
4252 P.C.H.	951,500	992,500	1,175,000	11/02	4 mo.	See above.
6727 Breakers Way	945,000	979,000	979,000	12/03	3 wks.	Multi-level 2,913 sq.ft. 3/3 Cape Cod built in 1990 with high ceilings, modern design and roof top deck. Sold 10/01 for \$670,000.
4252 P.C.H.	725,000	740,000	740,000	3/00	1 mo.	See immediately above.
6727 Breakers Way	670,000	695,000	725,000	10/01	6 mo.	Multi-level 2,913 sq.ft. 3/3 Cape Cod built in 1990 with high ceilings, modern design and roof top deck.
4267 Faria Road	635,500	675,000	675,000	3/00	2 mo.	Remodeled 1960's 3/3 1,608 sq.ft. home with 2 fireplaces. This last sold in 7/98 for \$452,000.
4223 Faria Road	630,000	655,000	680,000	12/01	2 mo.	Early 1960's 1,962 sq.ft. 2/2 with living room, bedroom, office and bath upstairs and family room, 2/1 downstairs.
4201 Faria Road	625,000	625,000	625,000	8/00	2 mo.	Built in 1973, this 1,260 sq.ft. 3/2 home uses exotic woods such as teak and mahogany to create a nautical theme.

KATHLEEN WINTER

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