

# BONNYMEDE & MONTECITO SHORES

## CLOSED SALES IN 2024

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

1320 Plaza Pacifica \$4,500,000 \$4,500,000 \$4,500,000 3/24 2 wks. 2/2.5 1,674 1<sup>st</sup> Redone 1 story with fireplace & gas that was rebuilt in 2012 after a fire. New floors and some paint since 6/15 sale for \$3,050,000. Redone since sold newly rebuilt in 6/14 for \$2,400,000. Prior to the fire, it had been redone and sold in 11/06 for \$2,575,000 and, prior to the redo, it sold in 10/05 for \$1,600,000 in original condition.

### MONTECITO SHORES

None to date

## CLOSED SALES IN 2023: COMPLETE

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

1385 Plaza Pacifica \$6,300,000 n/a n/a 7/23 n/a 2/2.5 1,676 2-3 Redone Contemp. beachfront South-facing townhouse with 2 car enclosed garage. Sold in 5/20 for \$3,450,000, 1/16 for \$4,650,000 and, prior to the redo, in 6/07 for \$3,700,000.

1381 Plaza Pacifica 5,700,000 \$4,995,000 \$4,995,000 5/23 1 wk. 2/2.5 1,686 2-3 Beachfront original condition end unit with private 2 car garage. Sold overnight with multiple offers.

1330 Plaza Pacifica 3,695,000 3,999,000 4,495,000 10/23 1 yr. 2/2.5 1,678 2-3 Redone south facing townhome with partial ocean views, riverstone fireplace, French oak floors, marble baths and custom cabinets. Redone since 8/10 sale for \$1,200,000.

1301 Plaza Sonadores 2,300,000 2,500,000 2,500,000 12/23 2 wks. 2/2 1,392 1<sup>st</sup> South facing condo in original condition with patio and 2 car garage.

### MONTECITO SHORES

25 Seaview Drive 4,350,000 4,475,000 4,475,000 5/23 1 wk. 2/2 1,743 2<sup>nd</sup> Fabulous redo with nice partial ocean views and all new fine finishes. Redone since sales in 9/20 for \$1,625,000, 7/08 for \$1,800,000 and 5/06 for \$1,875,000.

47 Seaview Drive 3,395,000 3,395,000 3,395,000 3/23 3 days 2/2 1,944 2<sup>nd</sup> Gorgeous Contemp. redo with exciting finishes, formal dining room and fireplace. Sold 4/21 for \$2,555,000. Redone since 10/09 sale for \$945K.

61 Seaview Drive 3,150,000 3,150,000 3,150,000 10/23 1 wk. 2/2 1,767 2<sup>nd</sup> Fabulous Contemporary remodel. Already redone when sold in 12/12 for \$1,200,000, 5/10 for \$1,400,000 and 10/04 for \$1,645,000.

43 Seaview Drive 2,845,000 2,995,000 3,195,000 8/23 5 mo. 2/2 1,868 2<sup>nd</sup> Bright with ocean peeks, redone baths and kitchen. Upgraded since sales in 6/18 for \$1,675,000, 3/07 for \$1,750,000 and 2/04 for \$1,350,000.

43 Seaview Drive 2,695,000 n/a n/a 11/23 n/a 2/2 1,868 2<sup>nd</sup> Bright with ocean peeks, redone baths and kitchen. No changes since 8/23 sale for \$2,845,000. Upgraded since sales in 6/18 for \$1,675,000, 3/07 for \$1,750,000 and 2/04 for \$1,350,000.

# BONNYMEDE & MONTECITO SHORES

## CLOSED SALES SINCE 2020: THE DECADE TO DATE

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
<b>BONNYMEDE</b>									
1385 Plaza Pacifica	\$6,300,000	n/a	n/a	7/23	n/a	2/2.5	1,676	2-3	Redone Contemp. beachfront South-facing townhouse with 2 car enclosed garage. Sold in 5/20 for \$3,450,000, 1/16 for \$4,650,000 and, prior to the redo, in 6/07 for \$3,700,000.
1381 Plaza Pacifica	5,700,000	4,995,000	4,995,000	5/23	1 wk.	2/2.5	1,686	2-3	Beachfront original condition end unit with private 2 car garage. Sold overnight with multiple offers.
1319 Plaza Pacifica	5,300,000	5,395,000	5,750,000	11/21	2 wks.	3/3	2,055	1 <sup>st</sup>	Redone single story with partial ocean views from patio, fireplace, and luxury finishes. Redone since sales in 7/17 for \$4,650,000, 11/15 for \$2,902,500, 5/06 for \$2,755,000 and 3/00 for \$960,000.
1300 Plaza Pacifica	5,000,000	5,195,000	5,495,000	10/22	1.5 mo.	3/3	2,136	1 <sup>st</sup>	Newly redone 3/3 single level with formal dining, fireplace, and 2 large patios. Redone since sales in 11/21 for \$4,300,000, 2/10 for \$3,000,000 and 3/08 for \$2,450,000.
1351 Plaza Pacifica	4,770,000	4,995,000	4,995,000	4/21	2 mo.	3/3	2,157	1 <sup>st</sup>	Beachfront single level with wide plank floors, fireplace, formal dining, large terrace and private 2 car garage.
1320 Plaza Pacifica	4,500,000	4,500,000	4,500,000	3/24	2 wks.	2/2.5	1,674	1 <sup>st</sup>	Redone 1 story with fireplace & gas that was rebuilt in 2012 after a fire. New floors and some paint since 6/15 sale for \$3,050,000. Redone since sold newly rebuilt in 6/14 for \$2,400,000. Prior to the fire, it had been redone and sold in 11/06 for \$2,575,000 and, prior to the redo, it sold in 10/05 for \$1,600,000 in original condition.
1300 Plaza Pacifica	4,300,000	3,995,000	3,900,000	11/21	3 wks.	3/3	2,136	1 <sup>st</sup>	Redone rare 3/3 single level with formal dining, fireplace, and 2 large patios. Sold furnished in 2/10 for \$3,000,000. Prior to the redo, this sold in 3/08 for \$2,450,000.
1371 Plaza Pacifica	4,000,000	3,600,000	3,600,000	7/22	1 wk.	2/2.5	1,674	1 <sup>st</sup>	Big ocean views from single level with laundry, shutters and a private 2 car garage. Sold 6/04 for \$2,100,000.
1398 Plaza Pacifica	3,895,000	3,995,000	3,995,000	4/21	2 mo.	3/3.5	2,491	2 <sup>nd</sup>	Contemp. redo of single level with some ocean views, A/C, solid White Oak floors, zinc encased fireplace, Italian cabinets. Prior to redo, sold 1/16 for \$2,350,000.
1330 Plaza Pacifica	3,695,000	3,999,000	4,495,000	10/23	1 yr.	2/2.5	1,678	2-3	Redone south facing townhome with partial ocean views, riverstone fireplace, French oak floors, marble baths and custom cabinets. Redone since 8/10 sale for \$1,200,000.
1382 Plaza Pacifica	3,650,000	n/a	n/a	6/22	n/a	2/2.5	1,686	2-3	Redone townhome with Coral Casino tower views, ocean peaks & wide plank White Oak floors. Bought back in 11/21 for \$3,118,000 by regretful seller from 6/21 sale for \$2,718,000. Redone since sales in 12/17 for \$2M, 6/02 for \$965,000 and 1/00 for \$775,000.
1399 Plaza Pacifica	3,600,000	3,595,000	3,595,000	2/21	4 mo.	2/2.5	1,674	2 <sup>nd</sup>	Great whitewater ocean and coastline views from redone East facing single level with wide plank oak floors, travertine fireplace and private 2 car garage.
1385 Plaza Pacifica	3,450,000	3,600,000	5,100,000	5/20	9 mo.	2/2.5	1,676	2-3	Redone Contemp. beachfront South-facing townhouse with 2 car enclosed garage. Sold 1/16 for \$4,650,000. Prior to the redo, this sold for \$3,700,000 in 6/07.
1315 Plaza Pacifica	3,200,000	n/a	n/a	6/21	n/a	1/1.5	924	1 <sup>st</sup>	Partial ocean views from redone and furnished unit with patio, custom cabinets, plantation shutters. Sold privately.
1349 Pza Sonadores	3,185,000	3,200,000	3,200,000	3/22	4 days	3/2.5	1,624	2 <sup>nd</sup>	Redone single level with formal dining room, hardwood floors, travertine baths and private a 2 car garage. Sold 11/14 for \$2,200,000.
1389 Plaza Pacifica	3,150,000	3,795,000	7,995,000	6/20	3.5 yrs	2/2.5	1,667	2-3	Beachfront townhouse with panoramic views and granite counters in kitchen and baths.

1382 Plaza Pacifica	3,118,000	n/a	n/a	11/21	n/a	2/2.5	1,686	2-3	Redone townhouse with Coral Casino tower views, ocean peeks & wide plank White Oak floors. Bought back by regretful seller from 6/21 sale for \$2,718,000. Redone since sales in 12/17 for \$2,000,000, 6/02 for \$965,000 & 1/00 for \$775,000.
1356-8 Plaza Pacifica	3,100,000	3,495,000	3,495,000	2/22	3 wks.	2/3.5	1,726	1 <sup>st</sup>	Elegant single level unit created from combining 2 1-brm condos, with den, marble baths, 2 laundry rooms and 600 sq.ft. west facing terrace.
1341 P. Sonadores	2,875,000	2,950,000	2,950,000	6/22	3 wks.	2/2.5	1,456	2-3	East facing townhome with new wide plank wood floors, new hardware, moldings and light fixtures. Private garage.
1382 Plaza Pacifica	2,718,000	2,795,000	3,195,000	6/21	6 mo.	2/2.5	1,686	2-3	Redone townhouse with Coral Casino tower views, ocean peeks & wide plank White Oak floors. Redone since sales in 12/17 for \$2,000,000, 6/02 for \$965,000 & 1/00 for \$775,000.
1333 Plaza Pacifica	2,700,000	3,250,000	3,250,000	10/21	3 wks.	2/2.5	1,740	2-3	Great ocean views from East facing townhome with damaged floors and in need of total redo.
1309 Plaza Pacifica	2,430,000	2,430,000	2,450,000	12/20	4 mo.	1/1.5	938	1 <sup>st</sup>	Newly redone end unit with lovely ocean views, heated blond oak floors, custom built-ins. Sold remodeled in 12/17 for \$2,200,000 and 12/10 for \$1,345,000. Sold in original condition in 4/08 for \$1,600,000.
1301 Plaza Sonadores	2,300,000	2,500,000	2,500,000	12/23	2 wks.	2/2	1,392	1 <sup>st</sup>	South facing condo in original condition with patio and 2 car garage.
1348 Plaza Pacifica	2,000,000	2,250,000	3,100,000	5/20	1 3/4 yrs.	3/2.5	1,880	2 <sup>nd</sup>	Single level built in 2011 with radiant floor heat, 2 gas fireplaces, and lovely finishes.
1334 Plaza Pacifica	2,000,000	2,350,000	2,350,000	1/20	1 yr.	2/2.5	1,686	2-3	Pretty ocean views from South facing townhouse close to the beach.
1329 Plaza Pacifica	1,999,000	1,999,000	1,999,000	5/21	1 mo.	0/1	626	2 <sup>nd</sup>	Whitewater ocean views from single level studio at beach.
1363 Plaza Pacifica	1,900,000	2,050,000	2,250,000	1/20	4 mo.	1/1.5	911	1 <sup>st</sup>	Beachfront with panoramic ocean views & large patio.
1315 Plaza Sonadores	1,850,000	n/a	n/a	1/22	n/a	1/1	806	1 <sup>st</sup>	East facing end unit with updated bathroom and newer kitchen appliances. This sold privately.
1375 Plaza Sonadores	1,850,000	1,995,000	2,375,000	10/20	1 1/4 yrs.	2/2.5	1,540	2-3	Redone South facing townhome with new baths, French Oak floors. Sold 12/17 for \$2,450,000. Redone since 8/15 sale for \$1,550,000.
1308 Plaza Sonadores	1,830,000	1,860,000	1,860,000	8/22	5 days	1/1	806	1 <sup>st</sup>	Redone end unit with Oak & tile floors, granite counters. Sold as redone in 8/20 for \$1,259,000 and 12/17 for \$1,240,000. Redone since 9/05 sale for \$750,000.
1370 Plaza Sonadores	1,800,000	n/a	n/a	12/21	n/a	2/2.5	1,476	2-3	This south facing townhouse sold privately.
1344 Plaza Sonadores	1,712,500	1,850,000	2,195,000	6/20	1 yr.	2/2	1,781	2 <sup>nd</sup>	Fab redone single level with walnut floors, teak wood walls and fireplace. Sold 8/11 for \$1,600,000. Prior to redo, this sold 11/03 for \$1,050,000.
1309 Plaza Sonadores	1,700,000	2,350,000	2,350,000	10/21	3 wks.	1/1	788	1 <sup>st</sup>	Fab Cape Cod redo with wide plank clear pine flooring, open kitchen and 1/2 of a private garage. Redone since sale in 7/05 for \$985,000.
1326 Plaza Pacifica	1,525,000	n/a	n/a	1/22	n/a	0/1	737	2 <sup>nd</sup>	The partial ocean view studio sold privately.
1333 Plaza Sonadores	1,525,000	1,500,000	1,599,000	8/20	3 mo.	2/2.5	1,408	2-3	East facing townhome with garden views, in unit laundry and detached private free standing 2 car garage.
1300 Plaza Sonadores	1,515,000	1,650,000	1,650,000	3/21	1 wk.	2/2	1,368	1 <sup>st</sup>	Redone single level end unit with fireplace, Oak floors, crown moldings, windows on 4 sides. Sold in a 11/06 bankruptcy sale for \$1,450,000.
1366 Plaza Sonadores	1,500,000	1,585,000	1,585,000	12/20	1 mo.	2/2.5	1,452	2-3	Redone South facing townhome with garden views. Sold 8/03 for \$925K and 8/01 for \$885K.
1327 Plaza Sonadores	1,450,000	1,500,000	1,500,000	12/20	1 wk.	2/2	1,406	1 <sup>st</sup>	Single level top floor 1,406 sq.ft. end unit with fireplace, built-in bookcases, crown moldings, and shutters. Sold 3/02 for \$899,000.
1351 Plaza Sonadores	1,295,000	1,295,000	1,295,000	10/20	5 days	1/1.5	770	1 <sup>st</sup>	Stylish redone South facing single level end unit with slate floors, granite counters and custom cabinets.

1308 Plaza Sonadores	1,259,000	1,259,000	1,248,000	8/20	2 yrs.	1/1	806	1 <sup>st</sup>	Redone end unit with Oak & tile floors, granite counters. Sold as redone in 12/17 for \$1,240,000. Prior to redo, sold 9/05 for \$750,000.
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## MONTECITO SHORES

6 Seaview Drive	5,500,000	5,895,000	6,150,000	4/20	1 yr.	3/2.5	2,263	1 <sup>st</sup>	Beachfront redone S.E. facing with fab ocean views and patio. Prior to the redo, this sold in 1/16 for \$4,125,000.
25 Seaview Drive	4,350,000	4,475,000	4,475,000	5/23	1 wk.	2/2	1,743	2 <sup>nd</sup>	Fabulous redo with nice partial ocean views and all new fine finishes. Redone since sales in 9/20 for \$1,625,000, 7/08 for \$1,800,000 and 5/06 for \$1,875,000.
3 Seaview Drive	3,870,000	3,995,000	4,800,000	2/22	1.5 yrs.	3/2.5	2,234	1 <sup>st</sup>	Redone 3/2.5 with partial ocean views from enclosed balcony. Sold 9/16 for \$3,300,000. Redone in part since sales in 12/11 for \$2,300,000, 2/07 for \$2,250,000 and 7/03 for \$1,800,000.
51 Seaview Drive	3,700,000	n/a	n/a	3/22	n/a	2/2.5	1,993	3 <sup>rd</sup>	Redone West facing with some ocean views, den, fireplace, high ceilings with skylights, forced air heat & A/C, custom doors & cabinets. Sold 9/20 for \$2,750,000 and 7/18 for \$2,485,000. Redone since 4/11 sale for \$930K.
60 Seaview Drive	3,550,000	3,500,000	3,500,000	11/21	2 wks.	2/2	1,743	1 <sup>st</sup>	Redone ocean & garden view South facing with French Oak floors, fireplace, formal dining room & large private terraces. Fully redone since sales in 9/17 for \$2,040,000 and 2/10 for \$1,075,000.
47 Seaview Drive	3,395,000	3,395,000	3,395,000	3/23	3 days	2/2	1,944	2 <sup>nd</sup>	Gorgeous Contemp. redo with exciting finishes, formal dining room and fireplace. Sold as is for \$2,555,000 in 4/21. Redone since 10/09 sale for \$945K.
86 Seaview Drive	3,311,000	2,800,000	2,800,000	6/22	1 wk.	2/2	1,599	3 <sup>rd</sup>	Fantastic ocean views over Sea Meadow are from south facing original condition and moldy top floor unit.
79 Seaview Drive	3,275,000	3,275,000	3,275,000	11/22	1 wk.	2/2	1,599	2 <sup>nd</sup>	Redone in 2005 with a Hampton's feel given wainscoting, ceiling fans and shutters. Sold in a "short sale" in 7/09 for \$1,450,000, 9/06 for \$2,095,000 and prior to the redo, in 6/05 for \$1,700,000.
29 Seaview Drive	3,175,000	3,175,000	2,995,000	11/22	3 mo.	2/2	1,825	2 <sup>nd</sup>	Redone with formal dining room, stone fireplace, in-unit laundry and pretty views of trees and gardens.
61 Seaview Drive	3,150,000	3,150,000	3,150,000	10/23	1 wk.	2/2	1,767	2 <sup>nd</sup>	Fabulous Contemporary remodel. Already redone when sold in 12/12 for \$1,200,000, 5/10 for \$1,400,000 and 10/04 for \$1,645,000.
54 Seaview Drive	3,125,000	n/a	n/a	5/21	n/a	2/2	2,043	3 <sup>rd</sup>	Redone 2/2 with sweeping ocean and mtn views across Sea Meadow, formal dining, fireplace and permitted loft accessed from spiral stairs with office and storage space. Sold 4/21 for \$2,850,000, then flipped for \$3,125,000.
10 Seaview Drive	3,125,000	3,400,000	3,400,000	12/20	2 wks.	2/2	1,799	2 <sup>nd</sup>	Whitewater ocean views from redone condo in beach-front bldg. 2. Redone since 6/13 sale for \$1,860,000.
27 Seaview Drive	3,050,000	3,250,000	3,250,000	11/20	1 yr.	3/2.5	2,360	2 <sup>nd</sup>	Redone West facing with partial ocean views, fireplace, formal dining, enclosed lanai. Upgrades since 3/18 sale for \$2,525,000. Prior to the redo, sold 5/14 for \$1,875K.
78 Seaview Drive	2,950,000	2,950,000	4,595,000	7/20	8 mo.	3/2.5	2,336	1 <sup>st</sup>	Redone South facing with lovely ocean views, fireplace, bamboo heated floors, paneled office, formal DR. Sold 4/18 for \$4,000,000. Some updates since 6/11 sale for \$2,650,000. Prior to redo, sold for \$2.4M in 9/05.
54 Seaview Drive	2,850,000	2,749,000	2,749,000	4/21	1 wk.	2/2	2,043	3 <sup>rd</sup>	Redone 2/2 with sweeping ocean and mtn views across Sea Meadow, formal dining, fireplace and permitted loft accessed from spiral stairs with office and storage space.
43 Seaview Drive	2,845,000	2,995,000	3,195,000	8/23	5 mo.	2/2	1,868	2 <sup>nd</sup>	Bright with ocean peeks, redone baths and kitchen. Upgraded since sales in 6/18 for \$1,675,000, 3/07 for \$1,750,000 and 2/04 for \$1,350,000.

75 Seaview Drive	2,795,000	2,825,000	2,825,000	8/21	1 wk.	2/2.5	1,979	1 <sup>st</sup>	Redone NW facing with French Oak wide plank floors, fireplace, formal dining/den, dining terrace. Sold 12/12 for \$1,375,000. Prior to the redo, this was an updated "short sale" in 11/09 for \$900K. Prior to either redo, this sold 3/05 for \$1,350,000.
21 Seaview Drive	2,775,000	2,895,000	2,895,000	2/22	3 mo.	3/2.5	1,994	1 <sup>st</sup>	Updated 3/2.5 with ocean peeks, formal dining room, fireplace, in-unit laundry and open patios
51 Seaview Drive	2,750,000	2,850,000	2,850,000	9/20	2 mo.	2/2.5	1,993	3 <sup>rd</sup>	Redone West facing with some ocean views, den, fireplace, high ceilings with skylights, forced air heat & A/C, custom doors & cabinets. Sold 7/18 for \$2,485,000. Redone since 4/11 sale for \$930K.
43 Seaview Drive	2,695,000	n/a	n/a	11/23	n/a	2/2	1,868	2 <sup>nd</sup>	Bright with ocean peeks, redone baths and kitchen. No changes since 8/23 sale for \$2,845,000. Upgraded since sales in 6/18 for \$1,675,000, 3/07 for \$1,750,000 and 2/04 for \$1,350,000.
47 Seaview Drive	2,555,000	n/a	n/a	4/21	n/a	2/2	1,944	2 <sup>nd</sup>	Gorgeous redo with warm Contemp. finishes including wood floors, exciting fixtures & cabinetry. Formal dining
87 Seaview Drive	2,450,000	2,500,000	2,650,000	3/21	1 yr.	2/2	1,769	3 <sup>rd</sup>	Fab redo with tennis ct. view, formal dining & fireplace. Redone since 10/17 sale for \$1,762,250. New A/C, heat and paint since 1/15 sale for \$1,550,000. Redone since 1/10 sale for \$1,050,000 and 4/02 for \$975,000.
49 Seaview Drive	2,405,000	n/a	n/a	7/22	n/a	2/2	1,868	3 <sup>rd</sup>	Partial ocean views from top floor unit with enclosed balconies but otherwise in nearly original condition.
73 Seaview Drive	2,100,000	n/a	n/a	8/21	n/a	2/2	1,863	1 <sup>st</sup>	Redone with built in office, heated hardwood floors and crown molding. This sold in 10/10 for \$1,000,000, 11/06 for \$1,950,000 and prior to the redo, in 3/05 for \$1,533,500, 1/02 for \$860,000 and 4/00 for \$735,000.
39 Seaview Drive	2,075,000	1,950,000	2,250,000	9/20	1 yr.	2/2	1,798	1 <sup>st</sup>	Redone with ocean peeks, White Oak floors, new doors and windows, fireplace, formal dining and two patios. Sold amid multiple offers. Sold 9/16 for \$1,850,000. Redone since 1/16 sale for \$1,330,875.
19 Seaview Drive	2,000,000	n/a	n/a	3/21	n/a	2/2	1,599	1 <sup>st</sup>	Redone South facing with partial ocean views from living rm, kitchen & master. Sold 9/14 for \$1,925,000. Redone since 6/05 sale for 1,650,000.
31 Seaview Drive	1,937,500	2,200,000	2,495,000	9/20	1¼ yrs.	2/2	1,855	3 <sup>rd</sup>	Southeast facing with partial ocean views, soaring angled living rm ceiling and bedroom built-ins with Murphy bed.
83 Seaview Drive	1,875,000	1,925,000	1,995,000	4/21	5 mo.	2/2	1,731	2 <sup>nd</sup>	Remodeled North facing unit with dining room and fireplace. Upgraded since 5/12 sale for \$1,200,000. Redone since 12/05 sale for \$1,525,000.
76 Seaview Drive	1,800,000	1,850,000	1,950,000	7/20	2 mo.	2/2	1,731	1 <sup>st</sup>	Redone with ocean peeks, formal dining, fireplace, wood parquet floors, wainscoting and a large terrace. Sold 6/11 for \$1,400,000. Bought as a spec redo in 3/10 for \$1.1M.
25 Seaview Drive	1,625,000	1,688,000	1,900,000	9/20	1¾ yrs.	2/2	1,599	2 <sup>nd</sup>	Southeast facing with nice partial ocean views. This sold in 7/08 for \$1,800,000 and 5/06 for \$1,875,000.
52 Seaview Drive	1,500,000	1,530,000	1,585,000	7/20	5 mo.	2/2	1,731	3 <sup>rd</sup>	Partly redone with mtn views, open balconies, fireplace and formal dining. Sold 5/08 for \$2,000,000. Prior to redo, this sold in 5/03 for \$1,100,000.
45 Seaview Drive	1,425,000	1,495,000	1,595,000	11/20	3 mo.	2/2	1,724	2 <sup>nd</sup>	West facing unit with ocean peek from the balcony, fireplace, built-in bookcases and formal dining room.
65 Seaview Drive	1,000,000	n/a	n/a	10/20	n/a	2/2	1,724	2 <sup>nd</sup>	Northwest facing unit overlooking tennis court with fireplace and formal dining room. Sold privately.

KATHLEEN WINTER

BEACH REAL ESTATE  
FORMER ATTORNEY

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# BONNYMEDE & MONTECITO SHORES

## SALES IN THE 2010's: THE COMPLETE DECADE

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
<b>BONNYMEDE</b>									
1305 Plaza Pacifica	\$4,750,000	\$5,250,000	\$5,250,000	5/14	1.5 yrs	2/2.5	1,694	1 <sup>st</sup>	Exquisite remodeled single level with unsurpassed 180° views, Venetian plaster walls, limestone counters & floors mahogany doors & windows. Redone since 5/07 sale for \$5,000,000, 1/06 for \$4,000,000, 7/04 for \$2,875,000.
1319 Plaza Pacifica	4,650,000	5,250,000	5,250,000	7/17	2 mo.	3/3	2,055	1 <sup>st</sup>	Redone sq.ft. single story with partial ocean views from patio, fireplace, and plantation shutters. Sold 11/15 for \$2,902,500, 5/06 for \$2,755,000 and 3/00 for \$960,000.
1385 Plaza Pacifica	4,650,000	4,795,000	4,950,000	1/16	7 mo.	2/2.5	1,676	2-3	Redone Contemp. beachfront South-facing townhouse with whitewater views and a rare 2 car enclosed garage. Prior to the redo, this sold for \$3,700,000 in 6/07.
1367 Plaza Pacifica	4,500,000	4,750,000	4,950,000	1/15	1.5 yrs	2/2.5	1,773	1 <sup>st</sup>	Remodeled beachfront single level end unit with 2 fireplaces and a private 2 car garage. Sold prior to the redo in 4/08 for \$4,300,000.
1320 Plaza Pacifica	3,050,000	3,149,000	3,340,000	6/15	3 mo.	2/2.5	1,674	1 <sup>st</sup>	Redone 1 story with fireplace & gas that was rebuilt in 2012 after a fire. Redone since sold new in 6/14 for \$2,400,000. Prior to the fire, it had been redone and sold in 11/06 for \$2,575,000 and, prior to the redo, it sold in 10/05 for \$1,600,000 in original condition.
1300 Plaza Pacifica	3,000,000	3,325,000	3,325,000	2/10	1 yr.	3/3	2,136	1 <sup>st</sup>	Gorgeous remodel of a rare 3/3 single level with formal dining, fireplace, and 2 large patios. Sold furnished. Prior to the redo, this sold in 3/08 for \$2,450,000.
1319 Plaza Pacifica	2,902,500	n/a	n/a	11/15	n/a	3/3	2,055	1 <sup>st</sup>	Redone 1 story with partial ocean views from patio, fireplace and plantation shutters. Sold 5/06 for \$2,755,000 and 3/00 for \$960,000.
1350 Plaza Pacifica	2,600,000	2,650,000	2,650,000	11/13	6 mo.	2/2	1,694	1 <sup>st</sup>	Gorgeous Contemporary remodel of a South-facing corner unit with fireplace and laundry and partial ocean view. Prior to the redo, this sold in 4/07 for \$1,800,000.
1337 Plaza Pacifica	2,500,000	2,750,000	2,750,000	5/16	1 day	2/2.5	1,686	2-3	Whitewater ocean and coastline views from both levels of this townhouse with fireplace, wet bar and laundry.
1349 Plaza Pacifica	2,450,000	2,695,000	4,750,000	10/19	2 yrs.	3/3	2,287	2 <sup>nd</sup>	Sleek top floor single level 3/3 with nice ocean views. Sold as redone in 5/12 for \$2,250,000. Sold in original condition in 3/01 for \$1,672,000.
1375 Plaza Sonadores	2,450,000	2,495,000	2,995,000	12/17	1.5 yrs.	2/2.5	1,540	2-3	Redone South facing townhome end unit with new baths, Fr. Oak floors. Redone since 8/15 sale for \$1,550,000.
1372 Plaza Pacifica	2,400,000	2,549,000	2,549,000	2/15	1 1/4 yrs	2/2.5	1,694	2 <sup>nd</sup>	Redone single level with some ocean views. Partly redone when sold as a short sale in 4/12 for \$1.2M and in 2/07 for \$2.2M. Prior to redo, sold 9/04 for \$1,386,000.
1320 Plaza Pacifica	2,400,000	n/a	n/a	6/14	n/a	2/2.5	1,674	1 <sup>st</sup>	Single level with ocean peek that was rebuilt in 2012 after a fire. Sold in 11/06 for \$2,575,000 and, prior to its redo, in 10/05 for \$1,600,000 in orig. condition.
1398 Plaza Pacifica	2,350,000	2,595,000	2,595,000	1/16	3 days	2/3	2,234	2 <sup>nd</sup>	East facing partial ocean view top floor single level 3/3 end unit with 2 sided fireplace in living room.
1349 Plaza Pacifica	2,250,000	2,350,000	2,500,000	5/12	1 yr.	3/3	2,287	2 <sup>nd</sup>	Sleek 2,287 sq.ft. single level 3/3 with nice ocean views. Sold in original condition in 3/01 for \$1,672,000.
1309 Plaza Pacifica	2,200,000	n/a	n/a	12/17	n/a	1/1.5	938	1 <sup>st</sup>	Redone end unit with lovely ocean views, heated floors, custom built-ins. Sold as redone in 12/10 for \$1,345,000. Sold in original condition in 4/08 for \$1,600,000.
1349 Plaza Sonadores	2,200,000	2,495,000	2,495,000	11/14	1 wk.	3/2.5	1,624	2 <sup>nd</sup>	Remodeled private single level unit with expansive views, formal dining room, windows on 3 sides, new hardwood floors, custom cabinets, travertine baths and 2 car garage.



1370 Plaza Pacifica	2,195,000	2,195,000	2,195,000	4/13	1 wk.	3/3	2,038	1 <sup>st</sup>	West facing single level condo with parquet floors, living room fireplace and large terrace with peek of the ocean.
1350 Plaza Pacifica	2,100,000	n/a	n/a	3/18	n/a	2/2	1,694	1 <sup>st</sup>	Gorgeous Contemp. redo of a South-facing end unit with ocean peeks, fireplace, laundry & terrace. Sold 11/13 for \$2,600,000. Prior to redo, sold in 4/07 for \$1,800,000.
1382 Plaza Pacifica	2,000,000	2,225,000	2,800,000	12/17	1.5 yrs.	2/2.5	1,686	2-3	This partially updated townhouse with ocean peeks last sold in 6/02 for \$965,000 and 1/00 for \$775,000.
1388 Plaza Pacifica	1,880,000	1,985,000	2,100,000	3/14	9 mo.	2/2.5	1,666	2-3	Elegantly redone townhouse with ocean peek and maple floors. Prior to the redo, this sold in 4/02 for \$945,000.
1355 Plaza Pacifica	1,850,000	2,195,000	2,195,000	12/19	2 mo.	1/1.5	909	1 <sup>st</sup>	Redone beachfront single level with 180° ocean views, seaside patio, wood-tile flooring and Contemp. finishes.
1388 Plaza Pacifica	1,845,000	1,895,000	1,995,000	4/15	2 mo.	2/2.5	1,666	2-3	Redone townhome with ocean peek & maple floors. Sold 3/14 for \$1,880,000. Prior to redo, sold 4/02 for \$945K.
1344 Plaza Sonadores	1,600,000	1,785,000	1,950,000	8/11	4 mo.	2/2	1,781	2 <sup>nd</sup>	Fab remodel with walnut floors & teak wood walls. 1 story. Prior to redo, this sold 11/03 for \$1,050,000.
1340 Plaza Sonadores	1,568,000	1,568,000	1,568,000	2/19	1 wk.	2/2	1,665	2 <sup>nd</sup>	Redone single level end unit with high end finishes and garden views.
1375 Plaza Sonadores	1,550,000	1,675,000	1,750,000	8/15	1 yr.	2/2.5	1,540	2-3	Remodeled South facing townhouse end unit with new kitchen, carpet, paint, air conditioning/heating and baths.
1395 Plaza Sonadores	1,500,000	1,579,000	1,625,000	4/17	4 mo.	2/2.5	1,470	2-3	South facing 1,470 sq.ft. townhome with ocean peek, Oak floors, in unit laundry and ceiling fans.
1386 Plaza Pacifica	1,425,000	1,495,000	1,495,000	11/17	1 mo.	1/1.5	1,300	2 <sup>nd</sup>	Redone 1,300 sq.ft. breezeway unit with fireplace and enclosed balcony. Sold 5/14 for \$1,275,000. Redone since sale in 4/04 for \$1,088,000.
1309 Plaza Pacifica	1,345,000	1,395,000	1,695,000	12/10	8 mo.	1/1.5	938	1 <sup>st</sup>	Totally redone with lovely ocean views, heated floors, custom built-ins and fabulous finishes. This was in original condition when sold in 4/08 for \$1,600,000.
1355 Plaza Sonadores	1,322,500	1,450,000	1,450,000	10/19	1 mo.	1/1	717	1 <sup>st</sup>	Redone South facing with ocean peeks, patio, marble counters and new appliances. Redone since 4/18 sale for \$985,000. Sold 3/12 for \$660,000.
1308 Plaza Pacifica	1,295,000	1,295,000	1,295,000	4/15	1 wk.	1/1.5	843	1 <sup>st</sup>	Redone single level South facing with some ocean views, large patio and nice distance from other buildings.
1386 Plaza Pacifica	1,275,000	1,300,000	1,450,000	5/14	10 mo.	1/1.5	1,300	2 <sup>nd</sup>	Redone breezeway unit with fireplace and enclosed balcony. Redone since sale in 4/04 for \$1,088,000.
1359 Plaza Sonadores	1,250,000	1,325,000	1,495,000	12/17	10 mo.	1/1.5	783	1 <sup>st</sup>	Redone end unit with stone floors, granite counters and ocean peek. Sold 6/05 for \$1,000,000. Redone since 3/00 sale for \$525,000.
1308 Plaza Sonadores	1,240,000	1,248,000	1,440,000	12/17	8 mo.	1/1	806	1 <sup>st</sup>	Redone end unit with Oak & tile floors, granite counters. Redone since 9/05 sale for \$750,000.
1359 Plaza Pacifica	1,225,000	1,350,000	1,495,000	9/13	3 mo.	1/1.5	843	1 <sup>st</sup>	South facing oceanfront unit with galley kitchen in dated condition and large oceanside patio.
1311 Plaza Pacifica	1,225,000	1,395,000	2,100,000	4/10	2 yrs.	1/1	843	1 <sup>st</sup>	Redone East facing ocean view unit. Sold prior to the redo in 2/07 for \$1,340,000 and 4/06 for \$800,000.
1308 Plaza Pacifica	1,200,000	1,295,000	1,385,000	11/17	7 mo.	1/1.5	843	1 <sup>st</sup>	Redone 843 sq.ft. South facing with ocean views, patio & distance from other buildings. Sold 4/15 for \$1,295,000.
1372 Plaza Pacifica	1,200,000	1,490,000	2,180,600	4/12	1 mo.	2/2.5	1,694	2 <sup>nd</sup>	Short sale. Redone with wood floors & some ocean view. This was redone when sold in 2/07 for \$2,200,000. Prior to redo, this sold in 9/04 for \$1,386,000.
1330 Plaza Pacifica	1,200,000	n/a	n/a	8/10	n/a	2/2.5	1,666	2-3	Redone South facing 2/2.5 ocean peek townhouse with granite kitchen and baths and nice plantation shutters.
1323 Plaza Sonadores	1,200,000	1,295,000	1,595,000	11/10	6 mo.	2/2	1,392	2 <sup>nd</sup>	Redone South facing single story near the gate house. This has a private 2-car garage. New appliances and flooring was added since this sold in 1/07 for \$1,438,500.
1383 Plaza Sonadores	1,100,000	1,195,000	1,465,000	11/12	2 mo.	2/2.5	1,410	2-3	Remodeled South facing townhome with fireplace, walnut floors, custom cabinetry and granite kitchen.

1392 Plaza Pacifica	1,100,000	1,199,000	1,199,000	10/12	1 mo.	2/2.5	1,694	2-3	Orig. condition West facing townhome with some ocean views and very pleasant views across the open space.
1320 Plaza Sonadores	1,037,500	1,149,000	1,350,000	1/17	3 mo.	1/1	813	1 <sup>st</sup>	Redone South facing end unit. Redone since sales in 1/04 for \$750K, 8/01 for \$535K & 6/01 for \$435K.
1355 Plaza Sonadores	985,000	999,500	1,049,000	4/18	4 mo.	1/1	717	1 <sup>st</sup>	South facing with ocean peeks, new paint and flooring. Sold 3/12 for \$660,000.
1362 Plaza Pacifica	965,000	1,075,000	1,150,000	4/15	4 mo.	1/1.5	911	1 <sup>st</sup>	Partially updated West-facing with newer powder room, & in unit laundry. Prior to redo, sold 12/11 for \$675,000.
1336 Plaza Sonadores	935,000	939,000	1,249,000	3/13	2.4 yrs	2/2	1,366	1 <sup>st</sup>	Updated single level 1st floor unit. This sold in 5/04 for \$1,034,000 and was redone since 10/03 sale for \$770,000.
1324 Plaza Sonadores	800,000	n/a	n/a	9/14	n/a	1/1	738	1 <sup>st</sup>	South facing single story in orig. condition. Sold 11/12 for \$675,000, 9/07 for \$900,000 and 5/04 for \$712,000.
1394 Plaza Pacifica	744,699	n/a	n/a	8/18	n/a	0/1	685	2 <sup>nd</sup>	Redone studio with partial ocean views, wood floors and newer kitchen. Sold privately in a Trustee's Sale. Also sold 9/03 for \$570,000 and 3/00 for \$385,000.
1394 Plaza Pacifica	740,000	799,900	995,000	11/19	9 mo.	0/1	685	2 <sup>nd</sup>	See immediately above.
1324 Plaza Sonadores	675,000	n/a	n/a	11/12	n/a	1/1	738	1 <sup>st</sup>	South facing single story in original condition. Sold 9/07 for \$900,000 and 5/04 for \$712,000.
1362 Plaza Pacifica	675,000	725,000	995,000	12/11	9 mo.	1/1.5	911	1 <sup>st</sup>	West-facing with tiled entry, wet bar and in unit laundry.
1355 Plaza Sonadores	660,000	697,500	949,500	3/12	9 mo.	1/1	717	1 <sup>st</sup>	South facing single level with new carpet and tile floors.
1340 Plaza Pacifica	658,500	663,300	663,300	8/12	1 wk.	0/1	739	2 <sup>nd</sup>	Bank sale. Ocean view South facing remodeled studio. Sold 6/03 for \$595,000 and 7/01 for 695,000.
1346 Plaza Sonadores	550,000	579,000	625,000	12/12	1 yr.	0/1	576	2 <sup>nd</sup>	South facing 576 sq.ft. breezeway studio.

## MONTECITO SHORES

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
1 Seaview Drive	\$6,600,000	n/a	n/a	5/18	n/a	3/3.5	2,371	1 <sup>st</sup>	Completely remodeled with fabulous ocean views, large beachside patio, fireplace and formal dining. Completely remodeled since it sold in 9/13 for \$4,350,000. Updated since 3/05 sale for \$3,008,000.
13 Seaview Drive	4,650,000	4,995,000	4,995,000	11/12	3 mo.	3/2.5	2,670	3 <sup>rd</sup>	Remodeled penthouse with sweeping ocean views, large multi-room loft, radiant floor heat, central vac, fireplace and formal dining. Prior to redo, sold 4/05 for \$3.8M.
8 Seaview Drive	4,350,000	n/a	n/a	5/19	n/a	2/2.5	2,106	2 <sup>nd</sup>	Beachfront unit with sweeping ocean views and a fireplace. Sold privately. Sold in 2/07 for \$3,500,000.
1 Seaview Drive	4,350,000	4,650,000	4,650,000	9/13	2 mo.	2/3	2,460	1 <sup>st</sup>	Partially updated with fabulous ocean views, large beach side terrace, fireplace and formal dining. Updated since 3/05 sale for \$3,008,000.
12 Seaview Drive	4,290,000	4,490,000	4,950,000	11/19	3 mo.	3/3	2,222	2 <sup>nd</sup>	Beachfront 2,222 sq.ft. S.E. facing with fantastic ocean views. Multiple offers. Sold 9/00 for \$2,751,000.
6 Seaview Drive	4,125,000	n/a	n/a	1/16	n/a	3/2.5	2,374	1 <sup>st</sup>	Beachfront Southeast facing ground floor with patio in original condition with great ocean and coastline views.
78 Seaview Drive	4,000,000	4,150,000	4,150,000	4/18	3 mo.	3/2.5	2,336	1 <sup>st</sup>	Redone South facing with lovely ocean views, bamboo heated floors, paneled office, formal DR and fireplace. Some updates since 6/11 sale for \$2,650,000. Prior to redo, sold for \$2,400,000 in 9/05.
7 Seaview Drive	4,000,000	n/a	n/a	2/16	n/a	2/2.5	2,460	2 <sup>nd</sup>	Beachfront with sweeping ocean views from every room, largest floorplan, formal dining & fireplace in dated condition. Sold privately.
15 Seaview Drive	3,950,000	3,975,000	3,975,000	3/16	1 wk.	3/2.5	2,374	3 <sup>rd</sup>	West facing with whitewater views, living room with open beam vaulted ceilings and fireplace, formal dining. Sold 1/02 for \$2,100,000.



3 Seaview Drive	3,300,000	3,600,000	3,600,000	9/16	7 mo.	3/2.5	2,234	1 <sup>st</sup>	Redone 3/2.5 with nice ocean views from patio. Redone in part since sales in 12/11 for \$2,300,000, 2/07 for \$2,250,000 and 7/03 for \$1,800,000.
26 Seaview Drive	3,100,000	3,320,000	3,500,000	7/19	4 mo.	2/2	1,788	2 <sup>nd</sup>	Fab ocean views from redone 2/2 with hardwood floors and beautiful finishes. Sold 4/17 for \$3,100,000. Redone since 11/06 sale for \$2,100,000 and 2/05 for 1,650,000.
26 Seaview Drive	3,100,000	3,450,000	3,800,000	4/17	8 mo.	2/2	1,788	2 <sup>nd</sup>	See immediately above
78 Seaview Drive	2,650,000	2,880,000	3,450,000	6/11	2 mo.	3/2.5	2,336	1 <sup>st</sup>	Gorgeous ocean views from redone South facing unit with bamboo heated floors, paneled office, formal DR & fireplace. Prior to redo, sold for \$2,400,000 in 9/05.
27 Seaview Drive	2,525,000	2,595,000	3,100,000	3/18	1 yr.	3/2.5	2,360	2 <sup>nd</sup>	Redone Western facing with partial ocean view, den/3 <sup>rd</sup> brm, fireplace, formal dining and enclosed lanai with wall of glass. Prior to the redo, this sold 5/14 for \$1,875,000.
51 Seaview Drive	2,485,000	2,595,000	2,595,000	7/18	2 mo.	2/2.5	1,993	3 <sup>rd</sup>	Redone West facing with partial ocean views, formal dining/den, fireplace, heightened ceilings with skylights, forced air heating and A/C, custom doors and cabinets. Sold privately in 4/11 for \$930,000.
3 Seaview Drive	2,300,000	2,880,000	2,880,000	12/11	3 mo.	3/2.5	2,234	1 <sup>st</sup>	Redone with travertine floors, plantation shutters and crown molding. Great ocean views from the patio. Redone in part since sales in 2/07 for \$2,250,000, 7/03 for \$1,800,000 and 11/95 for \$725,000.
98 Seaview Drive	2,200,000	2,395,000	2,395,000	11/12	6 mo.	2/2	1,964	3 <sup>rd</sup>	Exquisite remodel. Contemp. with formal dining and nice ocean views. Sold for \$1,600,000 in 7/04 prior to redo.
60 Seaview Drive	2,040,000	2,250,000	2,250,000	9/17	3 mo.	2/2	1,743	1 <sup>st</sup>	Ocean & garden view 1,743 sq.ft. South facing with fireplace, formal dining room & large private terraces. Partly redone since 2/10 sale for \$1,075,000.
20 Seaview Drive	2,000,000	n/a	n/a	1/12	n/a	2/2	1,599	1 <sup>st</sup>	Great ocean views from fully remodeled Contemporary style condo. This last sold in 1/02 for \$1,900,000.
34 Seaview Drive	1,987,500	2,250,000	2,250,000	6/17	2 mo.	2/2	1,731	3 <sup>rd</sup>	Lovely coastline and treetop views from East facing with fireplace, formal dining room and soaring ceilings in original condition.
48 Seaview Drive	1,975,000	n/a	n/a	9/16	n/a	2/2	1,724	2 <sup>nd</sup>	Newly redone partial ocean view East facing unit with fireplace with open kitchen to formal dining room. Sold 8/15 for \$1,859,000.
19 Seaview Drive	1,925,000	1,995,000	1,995,000	9/14	1 wk.	2/2	1,599	1 <sup>st</sup>	Redone South facing with ocean views from living room, kitchen & master. Redone since 6/05 sale for 1,650,000.
27 Seaview Drive	1,875,000	1,895,000	2,295,000	5/14	1 3/4 yrs.	3/2.5	1,994	2 <sup>nd</sup>	Western facing with partial ocean view, den/3 <sup>rd</sup> brm, fireplace, formal dining and enclosed lanai with wall of glass.
10 Seaview Drive	1,860,000	1,795,000	1,795,000	6/13	1 day	2/2	1,799	2 <sup>nd</sup>	Gorgeous whitewater ocean views and wave sounds from original condition condo in beachfront Building 2.
39 Seaview Drive	1,850,000	1,925,000	1,925,000	9/16	1 mo.	2/2	1,798	1 <sup>st</sup>	Newly redone 1,798 sq.ft. with ocean peeks, White Oak floors, new doors and windows, fireplace, formal dining and two patios. Redone since 1/16 sale for \$1,330,875.
48 Seaview Drive	1,859,000	1,859,000	1,895,000	8/15	1 wk.	2/2	1,724	2 <sup>nd</sup>	Newly redone partial ocean view East facing unit with
74 Seaview Drive	1,820,000	1,895,000	1,925,000	7/17	7 mo.	2/2	1,599	1 <sup>st</sup>	Redone 1,599 sq.ft. South facing with ocean peek. Sold 10/15 for \$1,800,000. Redone since sales in 10/07 for \$1,825,000 and 4/04 for \$1,325,000.
74 Seaview Drive	1,800,000	1,849,000	1,849,000	10/15	1 wk.	2/2	1,599	1 <sup>st</sup>	Redone ocean peek South facing unit. Redone since sales in 10/07 for \$1,825,000 and 4/04 for \$1,325,000.
16 Seaview Drive	1,775,000	1,850,000	1,850,000	6/12	6 mo.	2/2	1,454	3 <sup>rd</sup>	Upgraded East facing penthouse with great ocean views. Sold 11/05 for \$2,500,000 & 1/02 for \$2,100,000.
87 Seaview Drive	1,762,250	1,865,000	1,985,000	10/17	3 mo.	2/2	1,769	3 <sup>rd</sup>	Redone 1,769 sq.ft. with tennis court view, formal dining and fireplace. New A/C, heat & paint since sold in 1/15 for \$1,550,000. Redone since 1/10 sale for \$1,050,000 and 4/02 for \$975,000.

56 Seaview Drive	1,740,000	1,795,000	1,795,000	7/15	2 wks.	2/2	1,868	1 <sup>st</sup>	Redone further with wood floors & granite kitchen. Sold redone in 7/13 for \$1,500,000, 6/11 for \$1,400,000, 9/05 for \$2,375,000, 1/05 for \$2,175,000 and, prior to redo, in 4/03 for \$925,000.
30 Seaview Drive	1,722,000	n/a	n/a	8/10	n/a	3/2.5	1,994	2 <sup>nd</sup>	Ocean views are enjoyed over the top of Sea Meadow homes from this rarely available 3/2.5 unit.
53 Seaview Drive	1,700,000	1,795,000	2,250,000	4/16	1 1/4 yrs	2/2	1,731	3 <sup>rd</sup>	Treetop & mtn views, fireplace, formal dining, wet bar, sound system, A/C & forced air heat. Sold 6/04 for \$1.3.
43 Seaview Drive	1,675,000	1,770,000	2,027,000	6/18	1 yr.	2/2	1,782	2 <sup>nd</sup>	Bright with some ocean views, redone baths and kitchen. Sold 3/07 for \$1,750,000 and 2/04 for \$1,350,000.
17 Seaview Drive	1,675,000	1,750,000	1,950,000	3/18	1 yr.	2/2	1,773	2 <sup>nd</sup>	Northwest facing top floor with soaring ceilings, wet bar, and enclosed balconies. Sold 3/06 for \$1,795,000.
58 Seaview Drive	1,650,000	1,798,000	1,798,000	8/16	2 mo.	2/2	1,731	1 <sup>st</sup>	Bright Southeast facing condo with partial ocean views, private patio, enclosed sunroom, fireplace, built-in bookshelves, formal dining and wood floors.
99 Seaview Drive	1,610,000	1,599,000	1,599,000	7/10	1 wk.	2/2	1,948	3 <sup>rd</sup>	Redone penthouse with huge ocean views, formal dining, fireplace and granite kitchen/baths. This was totally redone since its 7/05 sale for \$2,200,000.
35 Seaview Drive	1,575,000	1,575,000	1,575,000	6/19	2 days	2/2	1,731	3 <sup>rd</sup>	Penthouse 1,731 sq.ft. with formal dining, fireplace and mtn views in original condition. Sold 7/10 for \$975,000.
59 Seaview Drive	1,565,000	1,520,000	1,520,000	5/14	1 wk.	2/2	2,000	1 <sup>st</sup>	Redone with limestone floors & fireplace, formal dining used as family rm. Large patio. Redone when sold in 5/12 for \$1,215,000. Prior to redo, sold 1/03 for \$915K.
87 Seaview Drive	1,550,000	1,749,000	1,749,000	1/15	1 wk.	2/2	1,769	3 <sup>rd</sup>	Redone tennis court view unit with formal dining & fire-Redone since 1/10 sale for \$1,050,000 & 4/02 for \$975K.
41 Seaview Drive	1,515,000	1,595,000	1,850,000	3/19	5 mo.	2/2.5	1,731	1 <sup>st</sup>	Spacious 2/2.5 with fireplace, formal dining & huge patio with views of majestic trees.
56 Seaview Drive	1,500,000	1,650,000	1,650,000	7/13	2 mo.	2/2	1,868	1 <sup>st</sup>	Redone with wood floors, granite kitchen and baths. Sold 6/11 for \$1,400,000, 9/05 for \$2,375,000, 1/05 for \$2,175,000 and, prior to redo, in 4/03 for \$925,000.
94 Seaview Drive	1,487,500	1,595,000	1,595,000	8/14	2 mo.	2/2	1,823	2 <sup>nd</sup>	Redone South facing partial ocean view condo. Sold 12/10 for \$1,035,000. Redone since 6/08 sale for \$1.2.
11 Seaview Drive	1,475,000	1,650,000	1,900,000	9/15	1 yr.	2/2	1,599	2 <sup>nd</sup>	Northwest facing unit in original condition but with new carpeting. Sold in 3/05 for \$1,400,000.
56 Seaview Drive	1,400,000	1,600,000	1,975,000	6/11	9 mo.	2/2	1,860	1 <sup>st</sup>	Redone 1,868 sq.ft. South facing unit with wood floors, granite kitchen & baths. Sold 9/05 for \$2,375,000, 1/05 for \$2,175,000 and, prior to redo, in 4/03 for \$925,000.
76 Seaview Drive	1,400,000	1,595,000	1,695,000	12/10	4 mo.	2/2	1,722	1 <sup>st</sup>	Redone with some ocean views, formal dining, fireplace, wood parquet floors, wainscoting and a large terrace. This was bought for a spec redo in 3/10 for \$1,100,000.
61 Seaview Drive	1,400,000	1,499,000	1,499,000	5/10	2 mo.	2/2	1,767	2 <sup>nd</sup>	Simply fabulous Contemporary remodel of 2 <sup>nd</sup> floor unit. Already redone when sold in 10/04 for \$1,645,000.
75 Seaview Drive	1,375,000	1,485,000	1,485,000	12/12	1 wk.	2/2.5	1,724	1 <sup>st</sup>	Newly redone NW facing unit overlooking tennis court with formal dining & fireplace. Prior to the newest redo, this was an updated "short sale" in 11/09 for \$900K. Prior to either redo, this sold 3/05 for \$1,350,000.
39 Seaview Drive	1,330,875	1,439,000	1,439,000	1/16	2 wks	2/2	1,798	1 <sup>st</sup>	Dated west facing ground floor 2/2 unit with parquet floors, fireplace, wet bar, formal dining room with peeks of the ocean from the patio and kitchen.
5 Seaview Drive	1,330,000	1,375,000	1,375,000	8/13	1 wk.	2/2	1,600	1 <sup>st</sup>	NW facing unit close to the beach but with no views in mostly original condition.
50 Seaview Drive	1,300,000	1,525,000	1,950,000	7/11	8 mo.	3/2	2,183	3 <sup>rd</sup>	Unique ocean view penthouse with loft with 2 bedrooms and an office. This last sold 1/07 for \$2,425,000.
59 Seaview Drive	1,215,000	1,250,000	1,250,000	5/12	1 wk.	2/2	2,000	1 <sup>st</sup>	Redone with limestone floors & fireplace, formal dining used as family rm. Large patio. Sold in 1/03 for \$915,000.
61 Seaview Drive	1,200,000	1,295,000	1,395,000	12/12	10 mo.	2/2	1,767	2 <sup>nd</sup>	Fabulous Contemporary remodel. Already redone when sold in 5/10 for \$1,400,000 and 10/04 for \$1,645,000.

83 Seaview Dr.	1,200,000	1,295,000	1,575,000	5/12	1 yr.	2/2	1,752	2 <sup>nd</sup>	Remodeled North facing unit with dining room and fireplace. Redone since 12/05 sale for \$1,525,000.
42 Seaview Drive	1,200,000	1,350,000	1,450,000	8/11	7 mo.	2/2	1,724	1 <sup>st</sup>	Partial ocean views, very good privacy and sun exposure with formal dining and fireplace. In need of upgrading.
70 Seaview Drive	1,105,000	1,095,000	1,950,000	10/10	6 mo.	2/2	2,003	3 <sup>rd</sup>	Partially redone ocean view top floor condo with formal dining room (now used as office) and fireplace.
81 Seaview Drive	1,100,000	1,195,000	1,195,000	5/12	3 wks.	2/2	1,993	2 <sup>nd</sup>	Redone unit with formal dining room, fireplace and hardwood floors. Sold 12/06 for \$1,475,000.
38 Seaview Drive	1,100,000	1,200,000	1,425,000	11/11	6 mo.	2/2	1,795	1 <sup>st</sup>	Redone with herringbone wood floors & a unique floor-plan with the 2 <sup>nd</sup> brm opened up to be a den/guest area.
97 Seaview Drive	1,100,000	1,195,000	1,650,000	10/10	1.1 yrs	2/2	1,599	3 <sup>rd</sup>	Redone South-facing unit with partial ocean views. Prior to the redo, this sold in 5/08 for \$1,381,500.
76 Seaview Drive	1,100,000	1,200,000	1,200,000	3/10	1 day	2/2	1,722	1 <sup>st</sup>	Ground floor unit with limited ocean views, a redone kitchen, formal dining, fireplace and wood parquet floors.
60 Seaview Drive	1,075,000	n/a	n/a	2/10	n/a	2/2	1,724	1 <sup>st</sup>	Nicely redone South facing ground floor unit with partial ocean views, hardwood floors, formal dining room and fireplace. This sold privately without hitting the market.
87 Seaview Drive	1,050,000	1,200,000	1,200,000	1/10	2 mo.	2/2	1,663	3 <sup>rd</sup>	Top floor with formal dining & fireplace & tennis court view. Sold in 4/02 for \$975,000 and 9/95 for \$484,500.
94 Seaview Drive	1,035,000	1,075,000	1,495,000	12/10	1.7 yrs	2/2	1,795	2 <sup>nd</sup>	South facing remodeled condo with a peek of the ocean. Redone since 6/08 sale for \$1.2.
73 Seaview Drive	1,000,000	1,299,000	1,995,000	10/10	1.2 yrs	2/2	1,863	1 <sup>st</sup>	Redone with built in office, heated hardwood floors and crown molding. This sold in 11/06 for \$1,950,000 and prior to the redo, in 3/05 for \$1,533,500, 1/02 for \$860,000 and 4/00 for \$735,000.
35 Seaview Drive	975,000	1,050,000	1,150,000	7/10	2 mo.	2/2	1,731	3 <sup>rd</sup>	Original condition top floor unit with formal dining, fireplace and partial mountain views.
51 Seaview Drive	930,000	n/a	n/a	4/11	n/a	2/2	1,769	3 <sup>rd</sup>	Top floor West facing 2/2 with formal dining room and fireplace. This sold privately without marketing.
29 Seaview Drive	891,000	869,900	1,050,000	6/10	3 mo.	2/2	1,731	2 <sup>nd</sup>	Bank owned sale of redone 2 <sup>nd</sup> floor unit with formal dining, fireplace, shutters and granite kitchen. Redone since sale in 1/04 for \$1,350,000.
55 Seaview Drive	890,000	998,000	1,095,000	1/11	4 mo.	2/2	1,795	1 <sup>st</sup>	Redone but dark with travertine entry, crown moldings, office niche and updated kitchen. View of tennis court.
71 Seaview Drive	870,000	899,000	995,000	8/12	2 mo.	2/2	1,724	3 <sup>rd</sup>	Partially updated 2/2 with high ceilings, formal dining and fireplace and pleasant tree top views.

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# BONNYMEDE & MONTECITO SHORES

## SALES IN THE 2000's: **THE COMPLETE DECADE**

### BONNYMEDE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS
1305 Plaza Pacifica	\$5,000,000	n/a	n/a	5/07	n/a	2/2	1,694	1 <sup>st</sup>	See above.
1367 Plaza Pacifica	4,300,000	\$4,950,000	\$4,950,000	4/08	2 wks.	2/2.5	1,773	1 <sup>st</sup>	Beachfront single level end unit in original condition with gorgeous views, 2 fireplaces and a private 2 car garage.
1305 Plaza Pacifica	4,000,000	n/a	n/a	1/06	n/a	2/2	1,694	1 <sup>st</sup>	See above.
1385 Plaza Pacifica	3,700,000	3,700,000	3,700,000	6/07	1 mo.	2/2.5	1,676	2-3	Beachfront South-facing townhouse in original condition with whitewater views and a rare 2 car enclosed garage.
1305 Plaza Pacifica	2,875,000	2,995,000	2,995,000	7/04	2 wks.	2/2	1,694	1 <sup>st</sup>	See above.
1319 Plaza Pacifica	2,755,000	2,495,000	2,495,000	5/06	1 day	3/3	2,023	1 <sup>st</sup>	Rarely available 3/3 single level unit with fireplace and ocean view patio. This sold amid multiple offers. It also sold in 3/00 for \$960,000.
1320 Plaza Pacifica	2,575,000	n/a	n/a	11/06	n/a	2/2.5	1,689	1 <sup>st</sup>	Redone east facing unit with a small ocean view from the patio. This sold for \$1,600,000 as a fixer in 10/05.
1300 Plaza Pacifica	2,450,000	2,450,000	2,995,000	3/08	4 mo.	3/3	2,136	1 <sup>st</sup>	Rare 3/3 single level with formal dining room, fireplace, breakfast area and 2 patios. In unit laundry.
1323 Plaza Pacifica	2,300,000	2,375,000	2,700,000	1/04	3 mo.	2/2.5	1,762	2 <sup>nd</sup>	Beachfront on the sand. 1 story. Totally remodeled. This also sold 12/93 for \$1,050,000 and 4/92 for \$900,000.
1372 Plaza Pacifica	2,200,000	2,650,000	2,650,000	2/07	2 mo.	2/2.5	1,694	2 <sup>nd</sup>	Redone unit with partial ocean views and hardwood floors. Prior to redo, this sold in 9/04 for \$1,386,000.
1395 Plaza Pacifica	2,200,000	2,600,000	2,800,000	11/02	2 mo.	2/2.5	1,754	2 <sup>nd</sup>	Front row views. 1 story. Remodeled. Sold 8/99 for \$1,950,000 and, prior to the redo, in 9/94 for \$875,000.
1371 Plaza Pacifica	2,100,000	2,395,000	2,395,000	6/04	4 mo.	2/2	1,674	1 <sup>st</sup>	Big ocean views. 1 story. Sold 10/99 for \$970,000.
1301 Plaza Pacifica	1,900,000	n/a	n/a	5/01	n/a	2/2.5	1,762	1 <sup>st</sup>	Beachfront on the sand. 1 story.
1350 Plaza Pacifica	1,800,000	1,895,000	1,895,000	4/07	1 mo.	2/2.5	1,694	1 <sup>st</sup>	South-facing corner unit with fireplace and laundry.
1349 Plaza Pacifica	1,672,000	1,700,000	1,700,000	3/01	1 mo.	3/3	2,023	2 <sup>nd</sup>	Original condition 1 story 3 bedroom. Some views.
1384 Plaza Sonadores	1,625,000	n/a	n/a	4/07	n/a	2/2	1,576	2 <sup>nd</sup>	Single level overlooking the tennis court. This last sold in 4/04 for \$950,000.
1309 Plaza Pacifica	1,600,000	n/a	n/a	4/08	n/a	1/1.5	948	1 <sup>st</sup>	Original condition East facing ocean view unit.
1320 Plaza Pacifica	1,600,000	1,425,000	1,425,000	10/05	1 wk.	2/2.5	1,689	1 <sup>st</sup>	Original condition east facing ground floor unit with a small ocean view from the patio. There were 5 offers.
1354 Plaza Pacifica	1,575,000	1,650,000	1,850,000	5/03	4 mo.	2/2.5	1,762	1 <sup>st</sup>	Good views. 1 story. Redone. Sold 9/97 for \$715,000.
1363 Plaza Pacifica	1,490,000	n/a	n/a	7/02	n/a	1/1.5	911	1 <sup>st</sup>	Front row views. 1 story. Original condition.
1323 Plaza Sonadores	1,438,500	1,575,000	1,750,000	1/07	1 yr.	2/2	1,392	2 <sup>nd</sup>	South facing single story unit with remodeled granite kitchen and baths near the gate house.
1300 Plaza Sonadores	1,450,000	1,549,000	1,549,000	11/06	2 mo.	2/2	1,368	1 <sup>st</sup>	South facing single level unit with garden views, redone kitchen and baths. This was a bankruptcy sale.
1372 Plaza Pacifica	1,386,000	1,675,000	1,750,000	9/04	2 mo.	2/2.5	1,694	2 <sup>nd</sup>	Partial ocean views. 1 story. Sold 12/98 for \$660,000.
1316 Plaza Pacifica	1,353,000	1,695,000	1,695,000	5/02	2 mo.	2/2.5	1,754	1 <sup>st</sup>	Redone. South facing. 1 story. Sold 9/98 for \$800,000 and 7/92 for \$680,000.
1304 Plaza Pacifica	1,350,000	n/a	n/a	12/06	n/a	1/1.5	919	1 <sup>st</sup>	Redone south facing single level unit with garden views.
1311 Plaza Pacifica	1,340,000	n/a	n/a	2/07	n/a	1/1	843	1 <sup>st</sup>	East facing first floor unit. This sold 4/06 for \$800,000.
1344 Plaza Pacifica	1,305,000	n/a	n/a	8/03	n/a	2/2.5	1,754	2 <sup>nd</sup>	South facing. 1 story. This sold in 1/01 for \$1,150,000.
1344 Plaza Pacifica	1,150,000	n/a	n/a	1/01	n/a	2/2.5	1,754	2 <sup>nd</sup>	South facing. 1 story.
1390 Plaza Pacifica	1,120,000	1,195,000	1,295,000	6/04	2 mo.	2/2.5	1,686	2-3	Townhouse in original condition.
1386 Plaza Pacifica	1,088,000	1,100,000	1,100,000	4/04	3 days	1/1.5	1,241	2 <sup>nd</sup>	Completely remodeled and sold furnished. 1 story. Sold 10/98 for \$495,000 and 6/97 for \$450,000.

1344 Plaza Sonadores	1,050,000	1,200,000	1,200,000	11/03	3 wks.	2/2	1,781	2 <sup>nd</sup>	South facing. 1 story.
1395 Plaza Sonadores	1,050,000	n/a	n/a	11/00	n/a	2/2.5	1,434	2-3	Redone. Sold 2/99 for \$585,000 and 3/98 for \$520,000.
1336 Plaza Sonadores	1,034,000	1,125,000	1,125,000	5/04	1 wk.	2/2	1,350	1 <sup>st</sup>	Fully redone since 10/03 sale for \$770,000. 1 story.
1359 Plaza Sonadores	1,000,000	n/a	n/a	6/05	n/a	1/1.5	783	1 <sup>st</sup>	Redone South facing Bonnymede unit with limestone flooring, granite counter tops and top quality appliances. Sold 3/00 for \$525,000.
1338 Plaza Pacifica	995,000	996,000	996,000	4/02	1 wk.	2/2.5	1,662	2-3	South facing townhouse in original condition.
1309 Plaza Sonadores	985,000	949,000	949,000	7/05	1 wk.	1/1	791	1 <sup>st</sup>	Bonnymede corner unit with high ceilings and patio.
1349 Plaza Sonadores	975,000	1,100,000	1,100,000	8/01	3 mo.	3/2.5	1,624	2 <sup>nd</sup>	Redone and sold furnished. 1 story end unit.
1382 Plaza Pacifica	965,000	1,050,000	1,075,000	6/02	8 mo.	2/2.5	1,686	2-3	This updated townhouse also sold in 1/00 for \$775,000.
1319 Plaza Pacifica	960,000	995,000	995,000	3/00	6 mo.	3/3	2,023	1 <sup>st</sup>	Single level 3 bedroom unit.
1384 Plaza Sonadores	950,000	995,000	1,025,000	4/04	2 wks.	2/2	1,576	2 <sup>nd</sup>	Single level overlooking the tennis court.
1388 Plaza Pacifica	945,000	995,000	1,295,000	5/02	1 yr.	2/2.5	1,666	2-3	This townhouse sold fully furnished.
1312 Plaza Pacifica	925,000	995,000	995,000	12/03	4 mo.	1/1.5	909	1 <sup>st</sup>	South facing. Sold 3/03 for \$795k and 3/93 for \$420k.
1366 Plaza Sonadores	925,000	929,000	995,000	8/03	9 mo.	2/2.5	1,452	2-3	Redone south facing townhouse. Sold 8/01 for \$885,000.
1374 Plaza Sonadores	920,000	925,000	925,000	12/03	2 mo.	2/2.5	1,450	2-3	Redone. Sold 11/99 for \$599,000 and 7/99 for \$450,000.
1324 Plaza Sonadores	900,000	950,000	996,000	9/07	6 mo.	1/1	738	1 <sup>st</sup>	South facing single story. Sold 5/04 for \$712,000.
1391 Plaza Pacifica	900,000	1,250,000	1,250,000	1/03	2 mo.	0/1	740	2 <sup>nd</sup>	Front row views. Expanded studio.
1327 Plaza Sonadores	900,000	899,000	899,000	3/02	1 wk.	2/2	1,406	1 <sup>st</sup>	End unit. Crown moldings, built-in bookcases.
1363 Plaza Sonadores	895,000	950,000	950,000	5/07	2 mo.	1/1	783	1 <sup>st</sup>	South facing one story unit with parquet floors & patio.
1366 Plaza Sonadores	885,000	885,000	885,000	8/01	2 mo.	2/2.5	1,452	2-3	Newly painted, but original condition. South facing.
1345 Plaza Sonadores	842,500	945,000	945,000	12/06	1 mo.	0/1	735	2 <sup>nd</sup>	Beautifully redone 735 sq.ft. breezeway studio. Prior to the redo, this sold in 1/01 for \$366,000.
1354 Plaza Sonadores	815,000	825,000	885,000	7/03	3 mo.	2/2.5	1,476	2-3	South facing townhouse with new carpet and paint.
1311 Plaza Pacifica	800,000	n/a	n/a	4/06	n/a	1/1	843	1 <sup>st</sup>	East facing first floor unit. Not listed when sold.
1312 Plaza Pacifica	795,000	795,000	795,000	3/03	2 mo.	1/1.5	909	1 <sup>st</sup>	South facing. 1 story.
1311 Plaza Sonadores	775,000	812,000	812,000	2/04	3 mo.	1/1	738	1 <sup>st</sup>	Remodeled throughout and sold furnished. 1 story.
1382 Plaza Pacifica	775,000	775,000	775,000	1/00	5 mo.	2/2.5	1,686	2-3	West facing townhouse.
1336 Plaza Sonadores	770,000	879,000	949,000	10/03	4 mo.	2/2	1,350	1 <sup>st</sup>	Original condition. 1 story. Sold 9/97 for \$379,100.
1308 Plaza Sonadores	750,000	n/a	n/a	9/05	n/a	1/1	806	1 <sup>st</sup>	Bonnymede corner unit with patio.
1320 Plaza Sonadores	750,000	795,000	795,000	1/04	4 mo.	1/1	813	1 <sup>st</sup>	Redone since sales in 8/01 for \$535k, 6/01 for \$435k, 6/99 for \$350k and 10/96 for \$325k.
1324 Plaza Sonadores	712,000	719,000	739,000	5/04	2 wks.	1/1	738	1 <sup>st</sup>	South facing. 1 story.
1340 Plaza Pacifica	695,000	695,000	695,000	7/01	1 wk.	0/1	685	2 <sup>nd</sup>	South facing studio redone with black marble & mirrors.
1358 Plaza Sonadores	602,000	n/a	n/a	8/00	n/a	2/2.5	1,452	2-3	South facing townhouse.
1340 Plaza Pacifica	595,000	n/a	n/a	6/03	n/a	0/1	685	2 <sup>nd</sup>	South facing studio. Also sold 7/01 for \$695,000.
1394 Plaza Pacifica	570,000	595,000	595,000	9/03	10 mo.	0/1	597	2 <sup>nd</sup>	Redone studio. Sold 3/00 for \$385k and 5/97 for 245k.
1320 Plaza Sonadores	535,000	n/a	n/a	8/01	n/a	1/1	813	1 <sup>st</sup>	This sold in 6/01 for \$435,000 and 10/96 for \$325,000.
1359 Plaza Sonadores	525,000	n/a	n/a	3/00	n/a	1/1	801	1 <sup>st</sup>	South facing unit with upgraded kitchen.
1326 Plaza Pacifica	445,000	450,000	450,000	2/01	1 mo.	0/1	737	2 <sup>nd</sup>	South facing studio with sunroom.
1320 Plaza Sonadores	435,000	n/a	n/a	6/01	n/a	1/1	813	1 <sup>st</sup>	This sold 6/99 for \$350,000 and 10/96 for \$325,000.
1394 Plaza Pacifica	385,000	395,000	395,000	3/00	1 mo.	0/1	597	2 <sup>nd</sup>	This studio also sold in 5/97 for 245,000.
1364 Plaza Pacifica	370,000	n/a	n/a	3/00	n/a	1/1.5	843	1 <sup>st</sup>	This also sold 4/98 for \$365,000.
1345 Plaza Sonadores	366,000	350,000	350,000	1/01	1 mo.	0/1	525	2 <sup>nd</sup>	Breezeway studio with new carpet.
1358 Plaza Pacifica	360,000	n/a	n/a	1/00	n/a	1/1.5	843	1 <sup>st</sup>	Upgraded with hardwood floors. Sold 7/96 for \$350,000.

# MONTECITO SHORES

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
13 Seaview Drive	\$3,800,000	\$3,495,000	\$3,495,000	3/05	1 wk.	3/2.5	2,106	3 <sup>rd</sup>	Beachfront. Original condition, but with the best ocean views in the complex. Multiple offers, and could have sold for much more had all offers been fully entertained.
8 Seaview Drive	3,500,000	3,595,000	4,750,000	2/07	7 mo.	2/2.5	2,106	2 <sup>nd</sup>	This unusual unit, which was originally a 3 brm and is now a spacious 2 brm with many closets and mirrors, has sweeping ocean views.
36 Seaview Drive	3,300,000	3,800,000	4,300,000	10/08	3 wks.	3/2.5	2,024	3 <sup>rd</sup>	Original condition southeast facing 3 bedroom top floor with lovely ocean views over the Sea Meadow rooftops.
1 Seaview Drive	3,008,000	n/a	n/a	3/05	n/a	3/2.5	2,460	1 <sup>st</sup>	Beachfront. Sold privately without hitting the market.
12 Seaview Drive	2,751,000	n/a	n/a	9/00	n/a	3/2.5	2,222	2 <sup>nd</sup>	Beachfront. Sold 5/93 for \$1,100,000.
16 Seaview Drive	2,500,000	n/a	n/a	11/05	n/a	2/2	1,454	3 <sup>rd</sup>	Upgraded top floor Montecito Shores unit with fabulous ocean views, crown moldings and balcony heating. Sold 1/02 for \$2,100,000.
9 Seaview Drive	2,450,000	2,650,000	2,950,000	10/05	6 mo.	3/2.5	2,342	2 <sup>nd</sup>	Newly remodeled, this bright 3/3 unit has broad ocean views. Prior to the redo, this sold in 10/02 for \$1.8 mil.
50 Seaview Drive	2,425,000	2,795,000	3,350,000	1/07	5 mo.	3/2	2,183	3 <sup>rd</sup>	Unique top floor unit with added loft with 2 bedrooms and an office, and ocean views over Sea Meadows.
78 Seaview Drive	2,400,000	n/a	n/a	9/05	n/a	3/2.5	1,994	1 <sup>st</sup>	Original condition on first floor with great ocean views.
56 Seaview Drive	2,375,000	2,335,000	2,600,000	9/05	4 mo.	2/2	1,599	1 <sup>st</sup>	Remodeled with crown moldings, granite kitchen and baths and radiant heat. Sold furnished. This sold 1/05 for \$2,175,000 and prior to the redo in 4/03 for \$925K.
3 Seaview Drive	2,250,000	2,650,000	2,650,000	2/07	2 wks.	3/2.5	2,234	1 <sup>st</sup>	Redone with travertine floors, plantation shutters and crown molding. Great ocean views from the patio. Sold in 7/03 for \$1,800,000 and 11/95 for \$725,000.
95 Seaview Drive	2,225,000	2,695,000	2,695,000	11/08	3 mo.	2/2	1,959	2 <sup>nd</sup>	Beautifully remodeled, this ocean view unit has a fire-place and formal dining room. Prior to the redo, this sold in 12/05 for \$1,600,000.
99 Seaview Drive	2,200,000	2,200,000	2,200,000	7/05	1 mo.	2/2	1,948	3 <sup>rd</sup>	Partly upgraded, this top floor unit has Bermuda shutters and sweeping ocean views over Sea Meadows.
56 Seaview Drive	2,175,000	2,175,000	2,175,000	1/05	3 wks.	2/2	1,820	1 <sup>st</sup>	South facing unit with built-in office. Redone since sale in 4/03 for \$925,000.
26 Seaview Drive	2,100,000	2,300,000	2,750,000	11/06	11 mo.	2/2	1,599	2 <sup>nd</sup>	Straight on ocean views; near original condition. Plans for full redo are included. Sold 2/05 for \$1,650,000.
15 Seaview Drive	2,100,000	2,395,000	2,395,000	1/02	2 mo.	3/2.5	1,994	3 <sup>rd</sup>	Beachfront. Sold 8/96 for \$1,100,000.
16 Seaview Drive	2,100,000	n/a	n/a	1/02	n/a	2/2	1,454	3 <sup>rd</sup>	Excellent ocean views to the east.
79 Seaview Drive	2,095,000	2,195,000	2,195,000	9/06	2 mo.	2/2	1,599	2 <sup>nd</sup>	Gorgeous remodel with an upscale Hampton's feel. Prior to the remodel, this sold in 6/05 for \$1,700,000.
57 Seaview Drive	2,060,000	2,180,000	2,400,000	10/06	5 mo.	2/2	1,608	1 <sup>st</sup>	Remodeled with sophistication including new bathrooms and kitchen, wood floors, fireplace, large patio area. Last sold 2/05 for \$1,700,000.
82 Seaview Drive	2,050,000	2,100,000	2,100,000	1/04	1 mo.	2/2	1,670	2 <sup>nd</sup>	Big ocean views. Redone since sale in 1/00 for 1,150k.
20 Seaview Drive	2,000,000	n/a	n/a	1/12	n/a	2/2	1,599	1 <sup>st</sup>	Great ocean views from fully remodeled Contemporary style condo. This last sold in 1/02 for \$1,900,000.
52 Seaview Drive	2,000,000	2,350,000	2,350,000	5/08	8 mo.	2/2	1,757	3 <sup>rd</sup>	Redone mtn view penthouse with open balconies, formal dining room & fireplace. Prior to the redo, this sold in 5/03 for \$1,100,000 and in 4/98 for \$570,750.
73 Seaview Drive	1,950,000	1,950,000	2,450,000	11/06	10 mo.	2/2	1,863	1 <sup>st</sup>	Beautifully redone with built in office, heated hardwood floors & crown molding. Prior to the redo, this sold 3/05 for \$1,533,500, 1/02 for \$860,000 & 4/00 for \$735,000.
28 Seaview Drive	1,950,000	1,995,000	1,995,000	3/05	2 wks.	2/2	1,650	2 <sup>nd</sup>	Ocean views, remodeled kitchen, marble fireplace. Prior to remodel, this sold in 7/01 for \$1,075,000.



20 Seaview Drive	1,900,000	1,850,000	1,850,000	1/02	3 mo.	2/2	1,599	1 <sup>st</sup>	Great ocean views. Fully redone since sales in 1/99 for \$727,500 and 6/98 for \$690,000.
25 Seaview Drive	1,875,000	n/a	n/a	5/06	n/a	2/2	1,599	2 <sup>nd</sup>	This southeast facing unit has nice ocean views.
20 Seaview Drive	1,850,000	1,995,000	1,995,000	12/03	4 mo.	2/2	1,599	1 <sup>st</sup>	See above. This sold for under its 2002 sale price.
74 Seaview Drive	1,825,000	1,875,000	2,000,000	10/07	9 mo.	2/2	1,510	1 <sup>st</sup>	This unit has some views across Sea Meadow. Partly redone since 4/04 sale for \$1,325,000 & 8/99 for \$705k.
9 Seaview Drive	1,800,000	n/a	n/a	8/08	n/a	3/2.5	2,014	2 <sup>nd</sup>	This bright 3/3 unit has broad ocean views. This sold newly remodeled in 10/05 for \$2,450,000. Prior to the redo, this sold in 10/02 for \$1,800,000.
25 Seaview Drive	1,800,000	1,998,000	1,998,000	7/08	5 mo.	2/2	1,599	2 <sup>nd</sup>	Southeast facing unit with nice ocean views in need of upgrading. This sold in 5/06 for \$1,875,000.
23 Seaview Drive	1,800,000	1,895,000	1,995,000	7/07	4 mo.	2/2	1,731	1 <sup>st</sup>	Newly painted and upgraded unit with fireplace, dining room and large secluded patio.
3 Seaview Drive	1,800,000	n/a	n/a	7/03	n/a	3/2.5	2,261	1 <sup>st</sup>	Great ocean views to the west. Sold 11/95 for \$725,000.
9 Seaview Drive	1,800,000	1,995,000	2,395,000	10/02	7 mo.	2/2	2,014	2 <sup>nd</sup>	Remodeled. Great ocean views. Sold 4/97 for \$985,000.
17 Seaview Drive	1,795,000	1,795,000	1,795,000	3/06	4 days	2/2	1,773	3 <sup>rd</sup>	Top floor unit in Building 1 with a peek of the harbor, nice mtn views, walk-in closets and an updated kitchen. This last sold in 12/99 for \$875,000.
68 Seaview Drive	1,750,000	1,775,000	1,980,000	11/09	5 mo.	2/2	1,505	3 <sup>rd</sup>	Nice ocean views are enjoyed from this bright top floor unit. Sold in 2/06 for \$1,730,000 8/04 sale at \$1,475,000.
43 Seaview Drive	1,750,000	1,850,000	1,850,000	3/07	1 mo.	2/2	1,716	2 <sup>nd</sup>	Bright unit with some ocean views, remodeled baths and kitchen and new wood floors. Sold 2/04 for \$1,350,000.
68 Seaview Drive	1,730,000	1,825,000	2,100,000	2/06	5 mo.	2/2	1,505	3 <sup>rd</sup>	New kitchen appliances have been installed in this top floor unit since its 8/04 sale at \$1,475,000.
79 Seaview Drive	1,700,000	1,700,000	1,745,000	6/05	2 mo.	2/2	1,599	2 <sup>nd</sup>	Fully furnished, with plantation shutters & Murphy bed.
57 Seaview Drive	1,700,000	1,745,000	1,745,000	2/05	1 wk.	2/2	1,731	1 <sup>st</sup>	Fireplace, formal dining room & views to the southwest.
19 Seaview Drive	1,650,000	1,695,000	1,695,000	6/05	4 days	2/2	1,599	1 <sup>st</sup>	South facing with lovely ocean views from living room, kitchen and master bedroom. Sold 5/96 for \$620,000.
26 Seaview Drive	1,650,000	n/a	n/a	2/05	n/a	2/2	1,788	2 <sup>nd</sup>	Ocean views across Sea Meadow. Not listed when sold.
61 Seaview Drive	1,645,000	1,645,000	1,995,000	10/04	1.1 yr.	2/2	1,757	2 <sup>nd</sup>	Fabulous Contemporary remodel.
95 Seaview Drive	1,600,000	1,725,000	1,725,000	12/05	1 mo.	2/2	1,959	2 <sup>nd</sup>	Original condition unit with nice ocean views, fireplace and formal dining room.
98 Seaview Drive	1,600,000	1,749,000	1,749,000	7/04	1 mo.	2/2	1,668	3 <sup>rd</sup>	Big ocean views over Sea Meadow. Orig. condition.
32 Seaview Drive	1,600,000	1,850,000	2,000,000	6/03	1 mo.	2/2	1,664	3 <sup>rd</sup>	Redone with big ocean views. Sold in 2/97 for \$765,000.
4 Seaview Drive	1,535,000	1,500,000	1,500,000	9/00	1 day	2/2	1,599	1 <sup>st</sup>	Great ocean views. Redone since 8/97 sale for \$725,000.
73 Seaview Drive	1,533,500	1,595,000	1,595,000	3/05	2 wks.	2/2	1,510	1 <sup>st</sup>	South facing unit. This sold in 1/02 for \$860,000.
83 Seaview Drive	1,525,000	1,695,000	1,695,000	12/05	3 mo.	2/2	1,731	2 <sup>nd</sup>	North facing Montecito Shores unit with dining room and fireplace, redone kitchen and open balconies.
81 Seaview Drive	1,475,000	1,695,000	1,695,000	12/06	2 mo.	2/2	1,993	2 <sup>nd</sup>	West facing unit with formal dining room and fireplace.
68 Seaview Drive	1,475,000	1,550,000	1,550,000	8/04	3 mo.	2/2	1,505	3 <sup>rd</sup>	Redone since 4/98 sale for 690,000.
79 Seaview Drive	1,450,000	1,595,000	1,950,000	7/09	8 mo.	2/2	1,599	2 <sup>nd</sup>	Gorgeous remodel with an upscale Hampton's feel. This was a "short sale." This had sold in 9/06 for \$2,095,000. Prior to the remodel, this sold in 6/05 for \$1,700,000.
11 Seaview Drive	1,400,000	1,495,000	1,600,000	3/05	2 mo.	2/2	1,599	2 <sup>nd</sup>	In building closest to the beach, but no ocean views.
97 Seaview Drive	1,381,500	1,550,000	1,750,000	5/08	4 mo.	2/2	1,599	3 <sup>rd</sup>	Top floor South-facing unit in orig. condition with partial ocean views, cathedral ceilings and enclosed balconies.
75 Seaview Drive	1,350,000	1,399,000	1,525,000	3/05	4 mo.	2/2	1,724	1 <sup>st</sup>	Original condition. Northwest facing unit with fireplace.
43 Seaview Drive	1,350,000	1,350,000	1,350,000	2/04	1 wk.	2/2	1,716	2 <sup>nd</sup>	Partly redone since sale in 5/95 for \$566,300.
29 Seaview Drive	1,350,000	n/a	n/a	1/04	n/a	2/2	1,731	2 <sup>nd</sup>	This was not listed when it sold.
74 Seaview Drive	1,325,000	1,350,000	1,350,000	4/04	1 wk.	2/2	1,510	1 <sup>st</sup>	Some views across Sea Meadow. Sold 8/99 for \$705,000.
53 Seaview Drive	1,300,000	1,595,000	1,595,000	6/04	2 mo.	2/2	1,956	3 <sup>rd</sup>	Redone. Sold 6/97 for \$775,000 and 12/93 for \$550,000.
66 Seaview Drive	1,250,000	1,275,000	1,325,000	9/01	4 mo.	2/2	1,724	2 <sup>nd</sup>	Big ocean views across Sea Meadow.

94 Seaview Drive	1,200,000	1,350,000	1,450,000	6/08	1 mo.	2/2	1,795	2 <sup>nd</sup>	Orig. condition South-facing unit with some ocean views.
44 Seaview Drive	1,200,000	1,300,000	1,300,000	9/03	2 mo.	2/2	1,510	2 <sup>nd</sup>	Big ocean views across Sea Meadow.
27 Seaview Drive	1,195,000	n/a	n/a	8/00	n/a	3/2.5	1,994	2 <sup>nd</sup>	This also sold in 8/96 for \$850,000.
38 Seaview Drive	1,175,000	1,175,000	1,175,000	5/00	1 mo.	2/2	1,795	1 <sup>st</sup>	Some ocean views. Redone since 12/97 sale for \$530k.
82 Seaview Drive	1,150,000	1,195,000	1,195,000	1/00	3 mo.	2/2	1,670	2 <sup>nd</sup>	Remodeled with ocean views. Sold 1/99 for \$727,500.
52 Seaview Drive	1,100,000	1,195,000	1,195,000	5/03	1 mo.	2/2	1,670	3 <sup>rd</sup>	This upgraded unit also sold in 4/98 for \$570,750.
28 Seaview Drive	1,075,000	1,175,000	1,175,000	7/01	7 mo.	2/2	1,650	2 <sup>nd</sup>	Some ocean views. This also sold in 8/93 for \$535,000.
87 Seaview Drive	975,000	1,150,000	1,150,000	4/02	2 mo.	2/2	1,663	3 <sup>rd</sup>	This also sold in 9/95 for \$484,500.
40 Seaview Drive	960,000	975,000	975,000	8/02	1 mo.	2/2	1,731	1 <sup>st</sup>	Upgraded.
62 Seaview Drive	950,000	n/a	n/a	5/02	n/a	2/2	1,599	2 <sup>nd</sup>	This was not listed when it sold.
47 Seaview Drive	945,000	945,000	945,000	10/09	1 wk.	2/2	1,731	2 <sup>nd</sup>	Original condition unit with formal dining room and fireplace and a pleasant & private view of trees & mountains.
56 Seaview Drive	925,000	925,000	925,000	4/03	5 days	2/2	1,820	1 <sup>st</sup>	Modestly updated kitchen.
59 Seaview Drive	915,000	950,000	995,000	1/03	8 mo.	2/2	1,701	1 <sup>st</sup>	Remodeled. Also sold 9/98 for \$690,000.
75 Seaview Drive	900,000	995,000	1,195,000	11/09	2 mo.	2/2	1,724	1 <sup>st</sup>	Redone Northwest facing unit overlooking tennis court with formal dining room and fireplace. This was a bank "short sale." Sold 3/05 for \$1,350,000 prior to the redo.
73 Seaview Drive	860,000	875,000	875,000	1/02	1 mo.	2/2	1,863	1 <sup>st</sup>	Updated kitchen. Also sold 4/00 for \$735,000.
92 Seaview Drive	800,000	950,000	1,125,000	8/01	4 mo.	2/2	1,731	1 <sup>st</sup>	Partial ocean view. Also sold in 2/94 for \$470,000.
96 Seaview Drive	810,000	n/a	n/a	1/00	n/a	2/2	1,702	2 <sup>nd</sup>	Partial ocean view.
73 Seaview Drive	735,000	n/a	n/a	4/00	n/a	2/2	1,863	1 <sup>st</sup>	Updated kitchen. Also sold 12/92 for \$415,000.

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