

RINCON POINT SALES SINCE 2000

RINCON POINT SALES ON THE BEACH IN 2024

<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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None to date

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8109 Puesta del Sol \$4,000,000 n/a n/a 1/24 n/a Built in 1978, this 4/2.5 Contemporary has beach access nearby.

RINCON POINT SALES ON THE BEACH IN 2023: COMPLETE

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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 Contemp. close to beach access with 2 partial ocean view decks and bonus room. Redone since 8/14 sale for \$1,975,000.

RINCON POINT SALES ON THE BEACH IN THE 2020's

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8 Rincon Point Ln \$6,300,000 \$6,395,000 \$6,395,000 9/21 1 wk. 3/3 Beachfront 2,822 sq.ft. townhouse built in 1987 with 2 fireplaces, tile floors, cathedral ceilings, deck with spa and built in BBQ.

RINCON POINT SALES NEAR THE BEACH IN THE 2020's

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8109 Puesta del Sol 4,000,000 n/a n/a 1/24 n/a Built in 1978, this 4/2.5 Contemporary has beach access nearby.

RINCON POINT

SALES ON THE BEACH 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>
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.
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.

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

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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.

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SALES ON THE BEACH IN THE 2000'S: THE COMPLETE DECADE

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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.

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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.

KATHLEEN WINTER

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