

MONTECITO BEACH SALES SINCE 2000

MONTECITO 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>
1581 S. Jameson	\$21,000,000	n/a	n/a	4/24	n/a	50'	Two story 2,791 sq.ft. 4/3.5 wood & glass Contemp. with bamboo floors, den/tv room, office, outside 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.

MONTECITO SALES NEAR THE BEACH IN 2024

NONE TO DATE

MONTECITO SALES ON THE BEACH IN 2023: COMPLETE

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>FRONT FEET</u>	<u>COMMENTS</u>
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.

MONTECITO SALES NEAR THE BEACH IN 2023: COMPLETE

NONE TO DATE

MONTECITO SALES ON THE BEACH IN THE 2020'S TO DATE

<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>
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.
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.
1581 S. Jameson	21,000,000	n/a	n/a	4/24	n/a	50'	Two story 2,791 sq.ft. 4/3.5 wood & glass Contemp. with bamboo floors, den/tv room, office, outside 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.
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 with 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.

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SALES NEAR THE BEACH IN THE 2020'S TO DATE

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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.
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.
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.
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	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/4th 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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SALES ON THE BEACH IN THE 2010'S: THE COMPLETE DECADE

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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 and in unit laundry. This sold privately.
1813 Fernald Point	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 Point	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 Point	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.
1558 Miramar Beach	3,850,000	4,050,000	4,800,000	11/17	7 mo.	11'	Well 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. Sold for \$3,350,000 in 1/14 & \$3,500,000 in 3/11.
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 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 1/2 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 Beh	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.

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

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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 Medit. with tennis on 3 lots totaling 1.5 ac. 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.
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 Medit. 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	22 mo.	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	1 3/4 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.
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 cottage 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	See above description.
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 \$4,000,023.
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.

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SALES ON THE BEACH IN THE 2000'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>
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 beach-front 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 and 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.

MONTECITO

SALES NEAR THE BEACH IN THE 2000'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>COMMENTS</u>
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.
1159 Hill Road	2,985,000	n/a	n/a	8/03	n/a	Newer stone & glass 3/3 Zen Contemp. with ocean views, slate floors and deeded beach access.
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.

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