

PENDING SALES IN 2012
BONNYMEDE & MONTECITO SHORES
 AS OF JANUARY 11, 2012

<u>BONNYMEDE</u>	<u>BEACH</u>	<u>AMENITIES</u>	<u>#UNITS</u>	<u>BUILT</u>
	HAMMOND'S	POOL, SPA, TENNIS, SECURITY	113	1965

<u>ADDRESS</u>	<u>CURRENT LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>	<u>BRM/ BATH</u>	<u>FLOOR</u>	<u>ASS'N FEE</u>	<u>COMMENTS</u>
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NONE AT PRESENT.

<u>MONTECITO SHORES</u>	<u>BEACH</u>	<u>AMENITIES</u>	<u>#UNITS</u>	<u>BUILT</u>
	HAMMOND'S	POOL, SPA, TENNIS, SECURITY	99	1974

<u>ADDRESS</u>	<u>CURRENT LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>	<u>BRM/ BATH</u>	<u>FLOOR</u>	<u>ASS'N FEE</u>	<u>COMMENTS</u>
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NONE AT PRESENT.

CLOSED SALES IN 2012
BONNYMEDE & MONTECITO SHORES
 AS OF JANUARY 11, 2012

<u>BONNYMEDE</u>	<u>BEACH</u>	<u>AMENITIES</u>	<u>#UNITS</u>	<u>BUILT</u>
	HAMMOND'S	POOL, SPA, TENNIS, SECURITY	113	1965

<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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NONE AT PRESENT.

<u>MONTECITO SHORES</u>	<u>BEACH</u>	<u>AMENITIES</u>	<u>#UNITS</u>	<u>BUILT</u>
	HAMMOND'S	POOL, SPA, TENNIS, SECURITY	99	1974

<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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20 Seaview Drive \$2,000,000 n/a n/a 1/12 n/a 2/2 1,599 1st Great ocean views from fully remodeled Contemporary style condo. This last sold in 1/02 for \$1,900,000.

CLOSED SALES IN 2011: COMPLETE
BONNYMEDE & MONTECITO SHORES

<u>BONNYMEDE</u>	<u>BEACH</u>	<u>AMENITIES</u>	<u>#UNITS</u>	<u>BUILT</u>
	HAMMOND'S	POOL, SPA, TENNIS, SECURITY	113	1965

<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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1344 Plaza Sonadores \$1,600,000 \$1,785,000 \$1,950,000 8/11 4 mo. 2/2 1,781 2nd Fab remodel with walnut flooring, stone counters & teak wood walls. South facing. 1 story. Prior to redo, this sold 11/03 for \$1,050,000.

1362 Plaza Pacifica 675,000 725,000 995,000 12/11 9 mo. 1/1.5 911 1st West-facing with tiled entry, wet bar and in unit laundry.

MONTECITO SHORES	BEACH HAMMOND'S	AMENITIES POOL, SPA, TENNIS, SECURITY	#UNITS 99	BUILT 1974
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<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>
78 Seaview Drive	\$2,650,000	\$2,880,000	\$3,450,000	6/11	2 mo.	3/2.5	2,336	1 st	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.
3 Seaview Drive	2,300,000	2,880,000	2,880,000	12/11	3 mo.	3/2.5	2,234	1 st	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.
56 Seaview Drive	1,400,000	1,600,000	1,975,000	6/11	9 mo.	2/2	1,860	1 st	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.
50 Seaview Drive	1,300,000	1,525,000	1,950,000	7/11	8 mo.	3/2	2,183	3 rd	Unique ocean view penthouse with loft with 2 bedrooms and an office. This last sold 1/07 for \$2,425,000.
42 Seaview Drive	1,200,000	1,350,000	1,450,000	8/11	7 mo.	2/2	1,724	1 st	Partial ocean views, very good privacy and sun exposure with formal dining and fireplace. In need of upgrading.
38 Seaview Drive	1,100,000	1,200,000	1,425,000	11/11	6 mo.	2/2	1,795	1 st	Redone with herringbone wood floors & a unique floor-plan with the 2 nd brm opened up to be a den/guest area.
51 Seaview Drive	930,000	n/a	n/a	4/11	n/a	2/2		3 rd	Top floor West facing 2/2 with formal dining room and fireplace. This sold privately without marketing.
55 Seaview Drive	890,000	998,000	1,095,000	1/11	4 mo.	2/2	1,795	1 st	Redone but dark with travertine entry, crown moldings, office niche and updated kitchen. View of tennis court.

CLOSED SALES IN 2010: COMPLETE BONNYMEDE & MONTECITO SHORES

BONNYMEDE	BEACH HAMMOND'S	AMENITIES POOL, SPA, TENNIS, SECURITY	#UNITS 113	BUILT 1965
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<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>
1300 Plaza Pacifica	\$3,000,000	\$3,325,000	\$3,325,000	2/10	1 yr.	3/3	2,136	1 st	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.
1309 Plaza Pacifica	1,345,000	1,395,000	1,695,000	12/10	8 mo.	1/1.5	938	1 st	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.
1311 Plaza Pacifica	1,225,000	1,395,000	2,100,000	4/10	2 yrs.	1/1	843	1 st	Redone East facing ocean view unit. Sold prior to the redo in 2/07 for \$1,340,000 and 4/06 for \$800,000.
1330 Plaza Pacifica	1,200,000	n/a	n/a	8/10	n/a	2/2.5		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 nd	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.

MONTECITO SHORES	BEACH HAMMOND'S	AMENITIES POOL, SPA, TENNIS, SECURITY	#UNITS 99	BUILT 1974
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30 Seaview Drive	\$1,722,000	n/a	n/a	8/10	n/a	3/2.5	1,994	2 nd	Ocean views are enjoyed over the top of Sea Meadow homes from this rarely available 3/2.5 unit.

99 Seaview Drive	1,610,000	1,599,000	1,599,000	7/10	1 wk.	2/2	1,948	3 rd	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.
76 Seaview Drive	1,400,000	1,595,000	1,695,000	12/10	4 mo.	2/2	1,722	1 st	Redone with some ocean views, formal dining, fireplace, wood parque 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 nd	Simply fabulous Contemporary remodel of 2 nd floor unit. Already redone when sold in 10/04 for \$1,645,000.
70 Seaview Drive	1,105,000	1,095,000	1,950,000	10/10	6 mo.	2/2	2,003	3 rd	Partially redone ocean view top floor condo with formal dining room (now used as office) and fireplace.
97 Seaview Drive	1,100,000	1,195,000	1,650,000	10/10	1.1 yrs	2/2	1,599	3 rd	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 st	Ground floor unit with limited ocean views, a redone kitchen, formal dining, fireplace, wood parque floors and a large terrace for entertaining.
60 Seaview Drive	1,075,000	n/a	n/a	2/10	n/a	2/2	1,724	1 st	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 rd	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 nd	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	2,250,000	10/10	3 yrs.	2/2	1,863	2 nd	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 rd	Original condition top floor unit with formal dining, fireplace and partial mountain views.
29 Seaview Drive	891,000	869,900	1,050,000	6/10	3 mo.	2/2	1,731	2 nd	Bank owned sale of redone 2 nd floor unit with formal dining, fireplace, shutters and granite kitchen. Redone since sale in 1/04 for \$1,350,000.

SALES IN THE 2000'S
BONNYMEDE & MONTECITO SHORES
AS OF JANUARY 11, 2012

BONNYMEDE	BEACH			AMENITIES			#UNITS	BUILT	
	HAMMOND'S			POOL, SPA, TENNIS, SECURITY			113	1965	
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1305 Plaza Pacifica	\$5,000,000	n/a	n/a	5/07	n/a	2/2	1,694	1 st	Gorgeous redone beachfront single level. Sold 1/06 for \$4,000,000, 7/04 for \$2,875,000 and, prior to redo, in 2/96 for \$1,100,000 and 4/93 for \$915,000.
1367 Plaza Pacifica	4,300,000	4,950,000	4,950,000	4/08	2 wks.	2/2.5	1,773	1 st	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 st	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.
1300 Plaza Pacifica	3,000,000	3,325,000	3,325,000	2/10	1 yr.	3/3	2,136	1 st	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.
1305 Plaza Pacifica	2,875,000	2,995,000	2,995,000	7/04	2 wks.	2/2	1,694	1 st	See above.

1319	Plaza Pacifica	2,755,000	2,495,000	2,495,000	5/06	1 day	3/3	2,023	1 st	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 st	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 st	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 nd	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 nd	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 nd	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 st	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 st	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 st	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 nd	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 nd	Single level overlooking the tennis court. This last sold in 4/04 for \$950,000.
1344	Plaza Sonadores	1,600,000	1,785,000	1,950,000	8/11	4 mo.	2/2	1,781	2 nd	Fab remodel with walnut floors & teak wood walls. 1 story. Prior to redo, this sold 11/03 for \$1,050,000.
1309	Plaza Pacifica	1,600,000	n/a	n/a	4/08	n/a	1/1.5	948	1 st	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 st	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 st	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 st	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 nd	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 st	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 nd	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 st	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 st	Redone south facing single level unit with garden views.
1309	Plaza Pacifica	1,345,000	1,395,000	1,695,000	12/10	8 mo.	1/1.5	938	1 st	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.
1311	Plaza Pacifica	1,340,000	n/a	n/a	2/07	n/a	1/1	843	1 st	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 nd	South facing. 1 story. This sold in 1/01 for \$1,150,000.
1311	Plaza Pacifica	1,225,000	1,395,000	2,100,000	4/10	2 yrs.	1/1	843	1 st	Redone East facing ocean view unit. Sold prior to the redo in 2/07 for \$1,340,000 and 4/06 for \$800,000.
1330	Plaza Pacifica	1,200,000	n/a	n/a	8/10	n/a	2/2.5		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 nd	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.
1344	Plaza Pacifica	1,150,000	n/a	n/a	1/01	n/a	2/2.5	1,754	2 nd	See above.
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 nd	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		2 nd	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 st	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		1 st	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		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 st	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 nd	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		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 st	Single level 3 bedroom unit.
1384 Plaza Sonadores	950,000	995,000	1,025,000	4/04	2 wks.	2/2	1,576	2 nd	Single level overlooking the tennis court.
1388 Plaza Pacifica	945,000	995,000	1,295,000	5/02	1 yr.	2/2.5		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 st	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 st	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 nd	Front row views. Expanded studio.
1327 Plaza Sonadores	900,000	899,000	899,000	3/02	1 wk.	2/2	1,406	1 st	End unit. Crown moldings, built-in bookcases. 1 story.
1363 Plaza Sonadores	895,000	950,000	950,000	5/07	2 mo.	1/1	783	1 st	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 nd	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 st	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 st	South facing. 1 story.
1311 Plaza Sonadores	775,000	812,000	812,000	2/04	3 mo.	1/1		1 st	Remodeled throughout and sold furnished. 1 story.
1382 Plaza Pacifica	775,000	775,000	775,000	1/00	5 mo.	2/2.5		2-3	West facing townhouse.
1336 Plaza Sonadores	770,000	879,000	949,000	10/03	4 mo.	2/2	1,350	1 st	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		1 st	Bonnymede corner unit with patio.
1320 Plaza Sonadores	750,000	795,000	795,000	1/04	4 mo.	1/1	813	1 st	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		1 st	South facing. 1 story.
1340 Plaza Pacifica	695,000	695,000	695,000	7/01	1 wk.	0/1	685	2 nd	South facing studio redone with black marble & mirrors.
1362 Plaza Pacifica	675,000	725,000	995,000	12/11	9 mo.	1/1.5	911	1 st	West-facing with tiled entry, wet bar and in unit laundry.
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 nd	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 nd	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 st	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 st	South facing unit with upgraded kitchen.
1326 Plaza Pacifica	445,000	450,000	450,000	2/01	1 mo.	0/1		2 nd	South facing studio with sunroom.
1320 Plaza Sonadores	435,000	n/a	n/a	6/01	n/a	1/1	813	1 st	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 nd	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 st	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 nd	Breezeway studio with new carpet.
1358 Plaza Pacifica	360,000	n/a	n/a	1/00	n/a	1/1.5	1,330	1 st	Upgraded with hardwood floors. Sold 7/96 for \$350,000.

MONTECITO SHORES		BEACH HAMMOND'S	AMENITIES POOL, SPA, TENNIS, SECURITY	#UNITS 99	BUILT 1974					
ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS	
13 Seaview Drive	\$3,800,000	\$3,495,000	\$3,495,000	3/05	1 wk.	3/2.5	2,106	3 rd	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 nd	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 rd	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		1 st	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 nd	Beachfront. Sold 5/93 for \$1,100,000.	
78 Seaview Drive	2,650,000	2,880,000	3,450,000	6/11	2 mo.	3/2.5	2,336	1 st	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.	
16 Seaview Drive	2,500,000	n/a	n/a	11/05	n/a	2/2	1,454	3 rd	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 nd	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 rd	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 st	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 st	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	2,300,000	2,880,000	2,880,000	12/11	3 mo.	3/2.5	2,234	1 st	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.	
3 Seaview Drive	2,250,000	2,650,000	2,650,000	2/07	2 wks.	3/2.5	2,234	1 st	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		2 nd	Beautifully remodeled, this ocean view unit has a fireplace 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		3 rd	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 st	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 nd	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 rd	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 rd	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 nd	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 st	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 nd	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 st	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 rd	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	2 nd	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 nd	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 st	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 nd	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 st	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 st	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 nd	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 nd	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 st	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 st	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 nd	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		3 rd	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 rd	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 nd	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 rd	New kitchen appliances have been installed in this top floor unit since its 8/04 sale at \$1,475,000.
30 Seaview Drive	1,722,000	n/a	n/a	8/10	n/a	3/2.5	1,994	2 nd	Ocean views are enjoyed over the top of Sea Meadow homes from this rarely available 3/2.5 unit.
79 Seaview Drive	1,700,000	1,700,000	1,745,000	6/05	2 mo.	2/2	1,599	2 nd	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 st	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 st	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		2 nd	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 nd	Fabulous Contemporary remodel.
99 Seaview Drive	1,610,000	1,599,000	1,599,000	7/10	1 wk.	2/2	1,948	3 rd	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.
95 Seaview Drive	1,600,000	1,725,000	1,725,000	12/05	1 mo.	2/2		2 nd	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 rd	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 rd	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 st	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 st	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 nd	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		2 nd	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 rd	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 nd	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.
56 Seaview Drive	1,400,000	1,600,000	1,975,000	6/11	9 mo.	2/2	1,860	1 st	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 st	Redone with some ocean views, formal dining, fireplace, wood parque 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 nd	Simply fabulous Contemporary remodel of 2 nd floor unit. Already redone when sold in 10/04 for \$1,645,000.
11 Seaview Drive	1,400,000	1,495,000	1,600,000	3/05	2 mo.	2/2	1,599	2 nd	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 rd	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 st	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 nd	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 nd	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 st	Some views across Sea Meadow. Sold 8/99 for \$705,000.
50 Seaview Drive	1,300,000	1,525,000	1,950,000	7/11	8 mo.	3/2	2,183	3 rd	Unique ocean view penthouse with loft with 2 bedrooms and an office. This last sold 1/07 for \$2,425,000.
53 Seaview Drive	1,300,000	1,595,000	1,595,000	6/04	2 mo.	2/2	1,956	3 rd	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 nd	Big ocean views across Sea Meadow.
42 Seaview Drive	1,200,000	1,350,000	1,450,000	8/11	7 mo.	2/2	1,724	1 st	Partial ocean views, very good privacy and sun exposure with formal dining and fireplace. In need of upgrading.
94 Seaview Drive	1,200,000	1,350,000	1,450,000	6/08	1 mo.	2/2	1,795	2 nd	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 nd	Big ocean views across Sea Meadow.
27 Seaview Drive	1,195,000	n/a	n/a	8/00	n/a	3/2.5		2 nd	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 st	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 nd	Remodeled with ocean views. Sold 1/99 for \$727,500.
70 Seaview Drive	1,105,000	1,095,000	1,950,000	10/10	6 mo.	2/2	2,003	3 rd	Partially redone ocean view top floor condo with formal dining room (now used as office) and fireplace.
38 Seaview Drive	1,100,000	1,200,000	1,425,000	11/11	6 mo.	2/2	1,795	1 st	Redone with herringbone wood floors & a unique floor-plan with the 2 nd 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 rd	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 st	Ground floor unit with limited ocean views, a redone kitchen, formal dining, fireplace, wood parque floors and a large terrace for entertaining.
52 Seaview Drive	1,100,000	1,195,000	1,195,000	5/03	1 mo.	2/2	1,670	3 rd	This upgraded unit also sold in 4/98 for \$570,750.
60 Seaview Drive	1,075,000	n/a	n/a	2/10	n/a	2/2		1 st	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.
28 Seaview Drive	1,075,000	1,175,000	1,175,000	7/01	7 mo.	2/2	1,650	2 nd	Some ocean views. This also sold in 8/93 for \$535,000.
87 Seaview Drive	1,050,000	1,200,000	1,200,000	1/10	2 mo.	2/2	1,663	3 rd	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 nd	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	2 nd	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 rd	Original condition top floor unit with formal dining, fireplace and partial mountain views.

87 Seaview Drive	975,000	1,150,000	1,150,000	4/02	2 mo.	2/2	1,663	3 rd	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 st	Upgraded.
62 Seaview Drive	950,000	n/a	n/a	5/02	n/a	2/2		2 nd	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 nd	Original condition unit with formal dining room and fireplace and a pleasant & private view of trees & mountains.
51 Seaview Drive	930,000	n/a	n/a	4/11	n/a	2/2		3 rd	Top floor West facing 2/2 with formal dining room and fireplace. This sold privately without marketing.
56 Seaview Drive	925,000	925,000	925,000	4/03	5 days	2/2	1,820	1 st	Modestly updated kitchen.
59 Seaview Drive	915,000	950,000	995,000	1/03	8 mo.	2/2	1,701	1 st	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 st	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.
29 Seaview Drive	891,000	869,900	1,050,000	6/10	3 mo.	2/2	1,731	2 nd	Bank owned sale of redone 2 nd 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 st	Redone but dark with travertine entry, crown moldings, office niche and updated kitchen. View of tennis court.
73 Seaview Drive	860,000	875,000	875,000	1/02	1 mo.	2/2		1 st	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 st	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 nd	Partial ocean view.
73 Seaview Drive	735,000	n/a	n/a	4/00	n/a	2/2		1 st	Updated kitchen. Also sold 12/92 for \$415,000.

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