

HOPE RANCH SALES ON THE BLUFF SINCE 2000

AS OF OCTOBER 2018

HOPE RANCH SALES ON THE BLUFF IN 2018

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL SALE PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>ACRES</u>	<u>COMMENTS</u>
4145 Creciente	\$11,500,000	\$14,000,000	\$21,500,000	2/18	3 yrs.	4.02	Sprawling 1950's 11,574 sq.ft. 6/6/3 island style Contemp. on a gated 4.02 ac. with tennis court, pool & beach access.
4653 Via Roblada	10,000,000	11,995,000	19,500,000	5/18	2¾ yrs.	13.0	Orchard on 13 ac. with 400' of ocean frontage with 5,120 sq.ft. 1960's 5/4.5 adobe home, guest facilities and pool.
4161 Creciente Dr.	7,100,000	n/a	n/a	10/18	n/a	1.22	1980's 3,860 sq.ft. 3/3.5 Contemp. with 1/1 guest qtrs. on 1.22 acres. This sold privately.

HOPE RANCH SALES ON THE BLUFF IN 2017: COMPLETE

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL SALE PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>ACRES</u>	<u>COMMENTS</u>
4305 Marina Dr.	\$17,500,000	\$19,500,000	\$35,000,000	10/17	2 yrs.	3.70	Spectacular new 10,143 sq.ft. 4/6.5 Contemp. with smart home tech, office, family room, multiple built-in fish tanks, pool, spa, tennis court and private beach access.

HOPE RANCH SALES ON THE BLUFF IN THE 2010'S

AS OF OCTOBER 2018

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL SALE PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>ACRES</u>	<u>COMMENTS</u>
4181 Creciente	\$18,440,000	\$23,500,000	\$28,500,000	10/10	6 mo.	7.76	Situated on 7.76 acres with a golf-cart path to the beach, this redone 4/5 main house has a media room, study, exercise room and wine cellar. There is a 3/3 guest house, pool, cabana, lighted tennis court and putting greens.
1555 Roble Drive	18,100,000	24,500,000	34,000,000	7/12	3.2 yrs.	14.52	Spectacularly landscaped 14.52 acre estate with 9,000 sq.ft. 6/8 English Cottage home built in 1999, 2 outbuildings, a sand volleyball court and acres of majestic trees & gardens.
4305 Marina Dr.	17,500,000	19,500,000	35,000,000	10/17	2 yrs.	3.70	Spectacular new 10,143 sq.ft. 4/6.5 Contemp. with smart home tech, office, family room, multiple built-in fish tanks, pool, spa, tennis court and beach access on 3.7 acres.
4145 Creciente	11,500,000	14,000,000	21,500,000	2/18	3 yrs.	4.02	Sprawling 1950's 11,574 sq.ft. 6/6/3 island style Contemp. on a gated 4.02 ac. with tennis court, pool & beach access.
4653 Via Roblada	10,000,000	11,995,000	19,500,000	5/18	2¾ yrs.	13.0	Orchard on 13 ac. with 400' of ocean frontage with 5,120 sq.ft. 1960's 5/4.5 adobe home, guest facilities and pool.
4161 Creciente	7,100,000	n/a	n/a	10/18	n/a	1.22	1980's 3,860 sq.ft. 3/3.5 Contemp. with 1/1 guest qtrs. on 1.22 acres. This sold privately.
4149 Creciente	7,000,000	7,000,000	7,000,000	3/14	3 wks.	1.80	1990's 6,119 sq.ft. 4/5/2 Contemp. with formal dining rm, family room, open beam ceilings, 4 car garage and lap pool.
4125 Creciente	4,000,000	4,500,000	4,500,000	10/12	n/a	1.74	Dated 3,446 sq.ft. 4/3.5 single level ranch built in 1941 on 1.74 ac. with office, wood floors and detached guest qtrs.

HOPE RANCH

SALES ON THE BLUFF IN THE 2000'S :COMPLETE

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

KATHLEEN WINTER

BEACH REAL ESTATE
FORMER ATTORNEY

DRE: 01022891

805.451.4663