

# SANTA BARBARA SALES ON THE BLUFF SINCE 2000

AS OF NOVEMBER 2018

## SANTA BARBARA SALES ON THE BLUFF IN 2018

<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>
3101 Cliff Drive	\$7,100,000	\$6,950,000	\$6,950,000	10/18	1 wk.	56'	1980's 2 story 4/3.5 4,187 sq.ft. Medit. with 2 master suites, 2 fireplaces, hardwood floors and vaulted ceilings. 1.28 ac parcel with 3 car garage and private gated driveway.
1631 Shoreline Dr.	3,950,000	n/a	n/a	10/18	n/a	94'	Modest 1960's 2/2 1,890 sq.ft. cottage on 1/2 ac. Sold with approved plans for new 3,830 sq.ft. 2 story. Sold 6/15 for \$1,950,000 as a bankruptcy short sale & 6/07 for \$2,650,000.
1611 Shoreline Dr.	3,870,000	3,950,000	3,950,000	8/18	2 wks.	97'	Modest 1970's 2,825 sq.ft. 4/3.5 Medit. with rose garden and spacious rooms. Sold 12/02 for \$2,100,000.
2339 Edgewater	3,395,000	3,395,000	3,395,000	4/18	1 wk.	37'	Modest 2,000 sq.ft. 1940's 4/2 on 1 ac. with long driveway and detached garage close to Mesa steps.
1419 Shoreline Dr.	2,200,000	2,700,000	2,700,000	8/18	2 wks.	102'	1940's single level 2,836 sq.ft. 4/3 fixer with a flat roof on a flag lot one parcel west of Shoreline Park.

## SANTA BARBARA SALES NEAR THE BLUFF IN 2018

<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>
2511 Medcliff Rd	\$1,625,000	\$1,725,000	\$1,725,000	2/18	2 wks	Modest 1950's 1/1 cottage on non-oceanfront 0.47 ac. within a block of the Wilcox Property and near the Mesa Steps.

## SANTA BARBARA SALES ON THE BLUFF IN 2017: 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>
5 Santa Cruz Blvd.	\$2,275,000	\$2,275,000	\$2,275,000	5/17	4 days	50'	Bluff-top 1,400 sq.ft. concrete block 2/2 home built in 1950 on a flag lot with walls of ocean view windows, master bedroom fireplace, garage and close beach access.

## SANTA BARBARA SALES NEAR THE BLUFF IN 2017: 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>COMMENTS</u>
2321 Edgewater	\$1,900,000	n/a	n/a	10/17	n/a	Modest 2 story 1950's 1,605 sq.ft. 2/1.5 A-frame with ocean peeks & 2 car carport. Sold 2/14 for \$1,325,000 and 3/00 for \$750,000.

# SANTA BARBARA SALES ON THE BLUFF IN THE 2010'S

AS OF NOVEMBER 2018

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL SALE PRICE	SALE DATE	TIME ON MARKET	ACRES/ FRONTAGE	COMMENTS
3219 Cliff Drive	\$8,400,000	\$7,995,000	\$7,995,000	8/14	1 wk.	100'	Remodeled late 1990's 6,691 sq.ft. 6/5 private Medit. on 1.3 ac. with luxury appointments and artisan craftsmanship. Redone since sold in 6/00 for \$3,750,000.
3511 Sea Ledge	7,800,000	8,200,000	8,200,000	2/15	3 mo.	94'	Redone in 2006, this pretty 3/3.5 Medit. home has walls of glass & pine floors. Redone since 8/03 sale for \$2,850,000.
3101 Cliff Drive	7,100,000	6,950,000	6,950,000	10/18	1 wk.	56'	1980's 2 story 4/3.5 4,187 sq.ft. Medit. with 2 masters, 2 fireplaces, hardwood floors and vaulted ceilings. 1.28 ac parcel with 3 car garage and private gated driveway.
3129 Cliff Drive	5,100,000	5,875,000	5,875,000	7/15	1 wk.	101'	Redone 1,880 sq.ft. 2/2 Spanish ranch with 2/2 guest home. The bluff in front gently slopes and there are newer wooden steps down to the beach.
3255 Cliff Drive	4,850,000	4,995,000	5,950,000	11/10	1.4 yrs	100'	1970's 4,500 sq.ft. 3/3 Contemp. Cape Cod with detached guest suite, pool, spa and patios on 1.5 acres. Sold 1/01 for \$5,050,000 and, prior to redo, in 3/00 for \$2,650,000.
1631 Shoreline	3,950,000	n/a	n/a	10/18	n/a	94'	Modest 1960's 2/2 1,890 sq.ft. on 1/2 ac. with approved plans for new 3,830 sq.ft. 2 story. Sold 6/15 for \$1,950,000 as a bankruptcy short sale & 6/07 for \$2,650,000.
1611 Shoreline	3,870,000	3,950,000	3,950,000	8/18	2 wks.	97'	Modest 1970's 2,825 sq.ft. 4/3.5 Medit. with rose garden and spacious rooms. Sold 12/02 for \$2,100,000.
1625 Shoreline	3,850,000	n/a	n/a	1/16	n/a	94'	1960's 1,934 sq.ft. single story 3/2 on a 0.46 acre parcel.
1409 Shoreline	3,800,000	4,100,000	5,000,000	8/14	1.5 yrs	190'	Airy 4,200 sq.ft. 4/3.5 Medit. on 0.77 ac. flag lot next to Shoreline Park with large frontage, vaulted wood ceilings, wood floors, master with fireplace and ocean view balcony.
2339 Edgewater	3,395,000	3,395,000	3,395,000	4/18	1 wk.	37'	Modest 2,000 sq.ft. 1940's 4/2 on 1 ac. with long driveway and detached garage close to Mesa steps.
1927 El Camino de la Luz	3,395,000	3,395,000	3,395,000	5/14	7 mo.	50'	Newly redone 1950's 1,558 sq.ft. 2/2 ranch home with office/rec room on 0.53 acres well back from the bluff and street. Prior to the redo, this sold in 8/06 for \$2,300,000.
2503 Medcliff	3,365,000	3,475,000	3,475,000	11/13	1 wk.	93'	Charming original 1950's Board n' Batten 3/3 cottage with wood walls, open beam wood ceilings & hardwood floors.
1903 El Camino de la Luz	3,300,000	n/a	n/a	12/14	n/a	100'	Modest 1,727 sq.ft. 3/2 built in 1955 on a wide 0.72 ac. flag lot off the street with blufftop deck & one car garage.
1 Mesa Lane	3,200,000	n/a	n/a	5/13	n/a	109'	Built in 1910 of clear redwood, this modest 3/3 1,936 sq.ft. cottage is on 1.2 acres adjacent to the Mesa Steps.
2547 Medcliff	3,175,000	3,175,000	3,175,000	8/10	5 days	162'	Vintage Mid-Century 4/2 2,218 sq.ft. home on 1.1 ac. with huge views, pool & spa 2 doors from the Wilcox Property.
1533 Shoreline	2,975,000	3,250,000	3,250,000	12/11	5 mo.	99'	Redone 3/2.5 cottage on a totally private double lot with open beam ceilings, wood floors and large terraces.
1661 Shoreline	2,940,000	3,150,000	3,675,000	7/12	2.4 yrs.	82'	Redone 2,636 sq.ft. 4/2 home with family room, office, new kitchen and baths, enclosed patio, two lane lap pool, spa, koi pond and yard. A new artist's studio was built and this completely redone since its 8/02 sale for \$2,375,000.
2201 Edgewater	2,900,000	2,975,000	2,975,000	7/12	3 mo.	93'	Spacious 2 story 3,200 sq.ft. 4/3 home with family room, 3 fireplaces and a large and private yard.
2417 Medcliff	2,895,000	2,895,000	2,895,000	6/10	2 days	98'	Partially redone 1950's 2,120 sq.ft. 3/3 on a secluded lot with a rare oceanside pool. Multiple offers. Prior to redo, this sold with multiple offers in 3/04 for \$2,350,000.

2 Oliver Road	2,830,000	2,895,000	2,895,000	6/10	3 wks.	117'	Redone 2 story 2,533 sq.ft. 3/3 Contemp. built in 1990 with an unusual floorplan (in which the LR and kitchen is downstairs from the entry level) with lovely ocean views.
1519 Shoreline	2,750,000	n/a	n/a	4/10	n/a	100'	Spanish style 2 story 2,761 sq.ft. 4/3 with fireplace on a flag lot with panoramic views and large date palms.
2345 Edgewater	2,375,000	2,495,000	2,495,000	6/13	2 mo.	50'	Modest 1,747 sq.ft. 1930's 3/2 Board n' Batten cottage with Cypress framed ocean views, wood floors, beam ceilings, formal dining room and gardens.
163 La Jolla Dr.	2,250,000	2,450,000	2,685,000	6/12	3 mo.	71'	West facing 1,325 sq.ft. 3/2 cottage with approved plans for a major redo and addition. Updated & plans acquired since bought 1/06 for \$2,200,000.
5 Santa Cruz	2,275,000	2,275,000	2,275,000	5/17	4 days	50'	Bluff-top 1,400 sq.ft. concrete block 2/2 home built in 1950 on a flag lot with walls of ocean view windows, master bedroom fireplace, garage and close beach access.
5281 Austin Rd.	2,250,000	2,650,000	2,650,000	3/10	1 mo.	118'	5 yr. old 2,895 sq.ft. 4/3 home with sweeping views, family room and brick patio on 1 ac. with access to private beach.
1607 Shoreline	2,150,000	2,350,000	2,350,000	4/10	2 wks.	80'	Orig. condition 1960's 2 story 2,803 sq.ft. 5/3 home with den, family room and study with panoramic ocean views.
1419 Shoreline	2,200,000	2,700,000	2,700,000	8/18	2 wks.	102'	1940's single level 2,836 sq.ft. 4/3 fixer with a flat roof on a flag lot one parcel west of Shoreline Park.
1631 Shoreline	1,950,000	n/a	n/a	6/15	n/a	94'	Modest 2/2 1,827 sq.ft. cottage built in 1967 on a half acre. This was a short sale following a bankruptcy. Sold privately. This last sold in 6/07 for \$2,650,000.
157 La Jolla Dr.	1,910,000	n/a	n/a	10/12	n/a	94'	Vacant 0.58 ac. lot with questionable build-ability given set-back issues. Purchased privately buy owner of adjacent property at 163 La Jolla. Last sold 11/05 for \$1,400,000.
1427 Shoreline	1,900,000	2,395,000	2,395,000	2/11	4 mo.	59'	Redone 1,256 sq.ft. 2 story 2/2 cottage set back from street with new kitchen & baths, hardwood floors, wood ceilings.
1839 El Camino de la Luz	1,800,000	n/a	n/a	2/10	n/a	60'	Partially redone 1,650 sq.ft. cottage built in 1957 at the end of a de sac with beach access. Sold 8/02 for \$1,325,000.
3xxx Cliff Drive	Unknown	n/a	n/a	11/00	n/a	100'	Vacant bluff top lot. Not listed at time of sale.
2011 Edgewater	1,300,000	1,595,000	1,595,000	6/12	7 mo.	70'	872 sq.ft. 1/1 Mesa home with beamed ceilings. This sold in 9/03 for \$1,549,000. It had been freshened up since its 5/03 sale for \$1,395,000.
1933 El Camino De La Luz	900,000	n/a	n/a	11/12	n/a	100'	Modest 1950's 5/1.5 1,784 sq.ft. home on a flag lot with 2 parcels which had a landslide in the 1970's. Sold privately.

## SANTA BARBARA SALES NEAR THE BLUFF IN THE 2010'S

AS OF NOVEMBER 2018

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1312 Shoreline	\$3,295,000	\$3,295,000	\$3,295,000	3/15	3 wks.	Newly redone multi-level 3/2.5 Contemp. across from Shoreline Park. This sold in 4/03 for \$2,395,000 and 12/00 for \$2,020,000.
1413 Shoreline	2,600,000	n/a	n/a	1/16	n/a	Redone 1,770 sq.ft. 1920's 2/1 cottage with partial ocean views, wood floors, fireplace on a 1/4 ac. Sold 11/12 for \$1,300,000.
1210 Shoreline	2,595,000	2,550,000	3,150,000	9/13	5 mo.	Redone 1990's 3,227 sq.ft. tri-level 3/2.5 with whitewater views, formal dining, family room, office and top floor master suite.
1394 Shoreline	2,500,000	2,500,000	2,500,000	7/12	1 wk.	Built in 2009 with limited views, this 3/4 has a great room, play room and outdoor kitchen and spa on an extra deep lot. Sold as a tear down in 9/03 for \$1,180,000 and in 11/00 for \$1,000,000.

3425 Sea Ledge	2,393,000	n/a	n/a	7/11	n/a	This private and charming 1,581 sq.ft. 3/1.5 home built in 1950 has wood floors, a fireplace and a wonderful private seaside deck.
2321 Edgewater	1,900,000	n/a	n/a	10/17	n/a	Modest 2 story 1950's 1,605 sq.ft. 2/1.5 A-frame with ocean peeks & 2 car carport. Sold 2/14 for \$1,325,000 and 3/00 for \$750,000.
1109 Luneta Pl.	1,900,000	2,250,000	2,250,000	4/11	1 mo.	Gutted 1960's 2,800 sq.ft. 2 story 4/3 overlooking Leadbetter Beach and the harbor. Sold 5/08 for \$2,200,000.
1232 Shoreline	1,875,000	1,975,000	2,599,000	1/11	2.2 yrs	Fully rebuilt and spacious 3/2 Contemp. across from Shoreline Park with high ceilings and hardwood floors but small yard.
1401 Shoreline	1,800,000	1,975,000	1,975,000	11/15	1 wk.	One house back from the bluff, this 1,901 sq.ft. 1960's 4/4 has a brick fireplace, open beam wood ceilings & 2 <sup>nd</sup> story master.
1220 Shoreline	1,780,000	1,825,000	1,950,000	4/12	8 mo.	Featured in <i>Coastal Living</i> , this newer 2/2.5 cottage across from Shoreline Park has approved plans to add 2 <sup>nd</sup> story. Sold as is in 2/09 for \$1,700,000 and as a fixer in 8/03 for \$1,000,000.
1841 El Camino de la Luz	1,713,000	1,795,000	1,895,000	10/13	3 wks	Two houses back from the bluff with easement to beach access. Redone in 2002, this 2,858 sq.ft. 4/3 home has a granite kitchen, red oak floors, limestone baths and family room.
2511 Medcliff Rd	1,625,000	1,725,000	1,725,000	2/18	2 wks	Modest 1950's 1/1 cottage on non-oceanfront 0.47 ac. within a block of the Wilcox Property and near the Mesa Steps.
101 Las Ondas	1,500,000	n/a	n/a	6/13	n/a	Modest 1,325 sq.ft. 3/1 cottage built in 1951 across the road from Shoreline Park. Sold privately.
1222 Shoreline	1,450,000	1,200,000	1,200,000	4/13	1 wk.	Fixer 1,098 sq.ft. 2/1 cottage built in 1951 across the road from Shoreline Park. Sold overnight amid multiple offers.
2321 Edgewater	1,325,000	1,550,000	1,700,000	2/14	4 mo.	Modest 2 story 1950's 1,605 sq.ft. 2/1.5 A-frame with fireplace, ocean peeks & 2 car carport. Sold 3/00 for \$750,000.
1413 Shoreline	1,300,000	1,395,000	1,795,000	11/12	14 mo.	Redone 1,770 sq.ft. 1920's 2/1 cottage with partial ocean views, hardwood floors, fireplace on a quarter acre lot.

## SANTA BARBARA SALES ON THE BLUFF IN THE 2000'S: THE COMPLETE DECADE

<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>
3317 Cliff Drive	6,350,000	n/a	n/a	5/05	n/a	104'	Gated 2 story 5/5.5 Spanish style home with tennis court, fountain, spa and 3 car garage on 1.58 acres. This has been redone since it sold in 1/91 for \$1,700,000.
3255 Cliff Drive	5,050,000	5,500,000	5,500,000	1/01	2 mo.	100'	Fully furnished 4,500 sq.ft. 3/3 Contemp. Cape Cod with 180° views, a detached guest suite, pool, spa and extensive patios and decking on approx. 1.5 landscaped acres.
3339 Cliff Drive	5,000,000	5,500,000	5,995,000	5/08	7 mo.	106'	Appx. 3,300 sq.ft. 4/3.5 ranch home with an ocean side pool and spa on 1.3 gated acres. Redone since sales in 6/05 for \$4,800,000 and 1/02 for \$3,500,000.
3339 Cliff Drive	4,800,000	5,350,000	5,350,000	6/05	5 mo.	106'	See above.
1547 Shoreline	4,500,000	4,995,000	5,895,000	7/07	1 yr.	85'	90's 4/4.5 4,996 sq.ft. Contemp. Craftsman with rich wood, office, sauna and detached studio on over a 1/2 acre.
3433 Sea Ledge Ln.	4,300,000	4,449,000	4,999,000	11/04	5 mo.	95'	Redone in 1999, this is a stylish 2/2 Contemporary with a 2 story 2/2 ocean view guest house and a private funicular to the beach. Sold as a fixer in March 1997 for \$1,240,000.
3219 Cliff Drive	3,750,000	3,995,000	4,395,000	6/00	8 mo.	100'	Newly constructed 6/6.5 Mediterranean with sweeping views, custom woodwork throughout and very spacious rooms. The lot was purchased in 7/98 for \$1,250,000.
3339 Cliff Dr.	3,500,000	4,995,000	4,995,000	1/02	6 mo.	106'	Appx. 3,300 sq.ft. ranch home redone by architect Barry Berkus with an oceanside pool and spa on 1.3 gated acres.

2305 Edgewater	3,100,000	3,200,000	4,250,000	10/06	1 year	165'	Vacant 1 acre bluff-top lot plus unique 2 story 5/2 turn of the century farmhouse with 1/1 guest house on adjacent non-bluff-top 0.27 acre lot.
3501 Sea Ledge Ln.	3,000,000	3,195,000	3,195,000	12/02	2 wks.	95'	1950's 3/3 ranch home in original condition with formal dining room, family room & 3 car garage on 1.03 acre lot.
3511 Sea Ledge Ln	2,850,000	2,970,000	3,250,000	8/03	3 mo.	94'	This 3/3.5 traditional home has floor to ceiling glass, bay windows & French doors. This sold in 2/99 for \$2,200,000 and in 3/90 for \$1,750,000.
3255 Cliff Drive	2,650,000	2,650,000	2,650,000	3/00	2 mo.	100'	Dated 70's Contemporary with fabulous ocean views, pool, spa, koi pond and a guest suite over the detached garage.
1631 Shoreline	2,650,000	n/a	n/a	6/07	n/a	94'	Modest 2/2 1,827 sq.ft. cottage built in 1967 on a half acre with sweeping ocean views near Shoreline Park.
5297 Austin Rd.	2,600,000	1,995,000	1,995,000	5/05	2 wks.	189'	Spacious 4/4 ranch home on More Mesa that is too close to the bluff for comfort given major past erosion. Sold 5/04 for \$1.5M, 2/00 for \$740K and 11/96 for \$525K.
1655 Shoreline	2,595,000	2,595,000	2,595,000	5/06	3 days	84'	Modest 1970's 1,614 sq.ft. 3/2 ranch home with large windows and a sunken, blufftop patio. Includes approved plans for a 3,500 sq.ft. redo. Sold in 1/04 for \$1,850,000.
1539 Shoreline	2,500,000	n/a	n/a	11/05	n/a	100'	Ranch style 1,617 sq.ft. 1950's 3/2 home on 0.45 acres on the bluff on the Mesa. Not listed when sold.
1661 Shoreline	2,375,000	2,500,000	2,695,000	8/02	5 mo.	82'	Spacious 4/2 home with panoramic ocean views, family room, office, living room with fireplace, gourmet kitchen, enclosed patio, two lane lap pool, spa, koi pond and yard.
2417 Medcliff	2,350,000	2,350,000	2,350,000	3/04	5 days	98'	1950's 2,120 sq.ft. 3/3 fixer on a secluded lot with a pool, raised patio and deck. Multiple offers.
1927 El Camino de la Luz	2,300,000	1,950,000	1,950,000	8/06	2 wks	50'	This original 1950's 1,558 sq.ft. 3/2 ranch view home is set on 0.53 acres well back from the bluff and the street.
2211 Edgewater	2,211,000	2,500,000	2,500,000	4/07	2 mo.	75'	Modest 1,030 sq.ft. 1950's 2/2 cottage on 0.59 acres with whitewater views and a prior severe drainage problem.
163 La Jolla Dr.	2,200,000	2,300,000	2,300,000	1/06	1.5 yrs.	71'	1,326 sq.ft. 3/2 ranch home built in 1961 within steps of the Douglas Family Preserve on the Mesa.
5205 Austin Rd.	2,200,000	2,750,000	3,200,000	5/04	1.5 yrs.	265'	Situated on More Mesa bluff with gated beach access, this 3,865 sq.ft. 5/6 home has a pool/spa on 1.81 ac.
1611 Shoreline	2,100,000	2,299,000	2,895,000	12/02	4 mo.	86'	Built in 1974, this 2,825 sq.ft. 4/3.5 Mediterranean style fixer has great views, a rose garden and spacious rooms.
1423 Shoreline	2,000,000	2,250,000	2,500,000	6/03	5 mo.	42'	Redone 1940's 2/2 cedar and glass Contemporary home on a deep but narrow lot with lovely landscaping. Prior to the remodel, this sold in 2/02 for \$1,605,000.
3429 Sea Ledge	2,000,000	2,195,000	2,195,000	3/00	2 mo.	135'	Unobstructed views are enjoyed from this charming 1940's 2/2 adobe with guest studio off the garage.
2101 Edgewater	1,974,000	1,900,000	1,900,000	1/06	1 wk.	109'	Original 1950's condition 1,826 sq.ft. 3/2 ranch home on just over a half acre corner lot with panoramic views.
2327 Edgewater	1,950,000	2,500,000	2,500,000	2/07	2 mo.	50'	Very modest 1940's 2,029 sqs.ft. 4/2 cottage on a flag lot.
1655 Shoreline	1,850,000	2,000,000	2,000,000	1/04	1.3 yrs.	84'	Built in 1970, this is a 1,614 sq.ft. 3/2 ranch home with large picture windows and a sunken, blufftop patio.
1431 Shoreline	1,674,000	1,899,000	2,200,000	4/04	1 year	94'	1920's walled 3/3 villa with marble and tile floors, and ornate columns close to the "1,000 Steps" beach access.
1423 Shoreline	1,605,000	1,675,000	2,100,000	2/02	1 year	45'	1940's cedar and glass 2/2 Contemporary home on deep but narrow lot with lovely landscaping.
1553 Shoreline	1,600,000	1,699,000	1,699,000	1/04	1 mo.	86'	Vacant ocean view, bluff top lot on the Mesa.
3xxx Cliff Drive	Unknown	n/a	n/a	11/00	n/a	100'	Vacant bluff top lot. Not listed at time of sale.
2011 Edgewater	1,549,000	1,549,000	1,660,000	9/03	3 mo.	70'	Newly redone on spec, this 872 sq.ft. 1/1 Mesa bluff-top home has beamed ceilings in the living room and bedroom. This has been refreshed since sale in 5/03 for \$1,395,000.

5297 Austin Rd.	1,500,000	1,495,000	1,495,000	5/04	2 wks	189'	Spacious More Mesa 4/4 ranch home in good condition, but is too close to the bluff given erosion.
157 La Jolla Dr.	1,400,000	1,600,000	1,600,000	11/05	1.3 yrs.	94'	Vacant half acre lot within steps of the Douglas Preserve.
2011 Edgewater	1,395,000	1,395,000	1,395,000	5/03	1 week	70'	872 sq.ft. 1/1 Mesa bluff-top fixer on a cul de sac. with beamed ceilings in the living room and bedroom.
2 Santa Cruz	1,325,000	1,395,000	1,450,000	9/01	3 mo.	95'	This approx. 1,750 sq.ft. updated 1950's 2/2 cottage is situated right above the Mesa's "1,000 steps" and has open beam ceilings, Pergo floors and a detached 2 car garage.
1839 El Camino de la Luz	1,325,000	1,395,000	1,395,000	8/02	2 mo.	60'	Partially remodeled fixer cottage at the end of a cul de sac with beach access and great coastline views.
5289 Austin Rd.	1,150,000	1,195,000	1,195,000	2/04	5 mo.	134'	Level 1.2 acre lot (1/2 acre of which is useable) with 360° views and permits for 3,000 sq ft. Cape Cod shingle home.
9 Arroyo Quemada	1,100,000	1,199,000	1,375,000	3/03	3 mo.	80'	Unique Contemporary designed to look like a wave with a detached two room 30' observation tower/guest house. About 15 minutes north of Goleta.
1921 El Camino de la Luz	1,000,000	1,395,000	1,395,000	4/05	5 mo.	100'	Vacant bluff-top 0.85 acre lot. This sold without approval that a house can be built. A previously existing house on the site had to be torn down due to a serious landslide.
5277 Austin Rd.	900,000	n/a	n/a	8/04	n/a	145'	Vacant 0.87 acre lot on the More Mesa blufftop.
1925 El Camino de la Luz	850,000	n/a	n/a	2/06	n/a	50'	Vacant bluff-top lot affected by a landslide that destroyed a house on the adjacent lot. Not listed at time of sale.

## SANTA BARBARA

### SALES NEAR THE BLUFF 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>
3405 Cliff Dr.	2,975,000	2,950,000	2,950,000	6/03	1 mo.	Extremely charming 3/3 Country Cottage on a fabulous ocean view 1.39 acre lot with over 320' of frontage and fruit orchard. Prior to the remodel, this sold for \$2,300,000 in 7/02.
3410 Sea Ledge	2,845,000	3,495,000	4,400,000	10/08	1.3 yrs.	Built in 2005, this 3,500 sq.ft. 4/2.5 Tuscan style home has a large loggia and nice great room and sweeping ocean views. The lot sold in 8/00 for \$300,000.
1312 Shoreline	2,395,000	2,495,000	2,695,000	4/03	6 mo.	5 yr old multi-level 3/2.5 Contemp. across from Shoreline Park with an open floorplan. This sold in 12/00 for \$2,020,000. In 12/95, a 3/2 1950's tear down on this property sold for \$410,000.
1101 Luneta Plaza	2,380,000	2,495,000	2,525,000	8/04	7 mo.	Gated 1920's 3/3 Mediterranean fixer on a bluff across from Leadbetter Beach on almost an acre. Sold in 1/98 for \$1,100,000.
3405 Sea Ledge Ln.	2,300,000	2,650,000	2,650,000	7/02	3 wks.	Bluff top but non-oceanfront 2/2 1,651 sq.ft. fixer with panoramic ocean, island and coastline views.
1109 Luneta Pl.	2,200,000	2,400,000	2,600,000	5/08	2 mo.	Built in 1963 and in original condition, this 2,800 sq.ft. 2 story 4/3 home looks down the coast over Leadbetter Beach and the harbor.
1206 Shoreline	2,200,000	2,600,000	2,600,000	6/00	4 mo.	Situated across from Shoreline Park, this new Contemp. 3/3 home has fabulous views and easy beach access. Vaulted ceilings, marble and hardwood floors, a gourmet kitchen and pool and spa.
1312 Shoreline	2,020,000	2,150,000	2,150,000	12/00	1 week	3 year old multi-level 3/2.5 Contemporary across from Shoreline Park with lovely views and an open floorplan. In 12/95, a 3/2 1950's tear down on this property sold for \$410,000.
2545 Medcliff	1,925,000	1,995,000	1,995,000	10/05	2 wks.	Basic 1,616 sq.ft. 3/2 ranch style home a half block from the Douglas Preserve with panoramic views, brick fireplace and hardwood floors. Not quite bluff-top, but appears to be so.
1242 Shoreline	1,750,000	n/a	n/a	5/08	n/a	Remodeled 849 sq.ft. 2/1 1950's cottage across from the park on a corner lot. This sold in 7/02 for 1,161,500. Prior to the redo, this sold for \$700,000 in 12/01.

1220 Shoreline	1,700,000	1,950,000	2,650,000	2/09	8 mo.	Featured in <i>Coastal Living</i> magazine, this darling 2/2.5 cottage was recently built with top quality including skylights, copper clad windows & spa. Sold as a fixer in 8/03 for \$1,000,000.
1216 Shoreline	1,500,000	1,600,000	1,600,000	9/01	1 week	Situated across from Shoreline Park, this early 1950's 4/2.5 with approx. 1,920 sq.ft. has great views.
1517 Shoreline	1,485,000	1,350,000	1,795,000	2/04	4 mo.	Newly remodeled and expanded 3 story 3/2 home with stone and wood floors one house back from the bluff. As a 2/1 fixer, this sold in 5/00 for \$520,000.
1374 Shoreline	1,295,000	n/a	n/a	2/08	n/a	Fixer 1,035 sq.ft. 3/1 cottage built in 1953 with 2 car garage across the street from Shoreline Park with nice ocean views.
1415 Shoreline	1,220,000	1,298,000	1,395,000	6/03	8 mo.	This 1920's 4/2 English Cottage, one of the first Mesa homes, is set one house off the bluff with a "realtor's view" of the ocean.
1394 Shoreline	1,180,000	1,350,000	1,350,000	9/03	7 mo.	Across from Shoreline Park with limited views, this 3/1 1950's home has an extra deep lot. Also sold in 11/00 for \$1,000,000.
1248 Shoreline	1,165,000	n/a	n/a	7/02	n/a	1,035 sq.ft. 3/1 cottage across from Shoreline Park. This also sold in 12/01 for \$1,000,000.
1242 Shoreline	1,161,500	1,195,000	1,195,000	12/02	2 mo.	Remodeled 806 sq.ft. 2/1 1950's cottage across from the park on a corner lot. Prior to the redo, this sold for \$700,000 in 12/01.
1394 Shoreline	1,000,000	1,085,000	1,085,000	11/00	1 mo.	Situated across from Shoreline Park, but with limited ocean views, this 3/1 1950's cottage has an extra deep lot.
1220 Shoreline	1,000,000	1,100,000	1,100,000	8/03	1 week	Modest "park-front" home with great ocean views.
1248 Shoreline	1,000,000	n/a	n/a	12/01	n/a	1,035 sq.ft. 3/1 cottage across from Shoreline Park.
1326 Shoreline Dr.	935,000	1,000,000	1,250,000	11/02	1.1 yrs.	Modest single level 1950's 3/1 cottage across from the park.
1380 Shoreline Dr.	895,000	925,000	999,000	1/02	2 mo.	Modest 3/1 1950's cottage across from Shoreline Park.
1242 Shoreline Dr.	700,000	n/a	n/a	12/01	n/a	Fixer 806 sq.ft. 2/1 1950's cottage across from the park.

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