

RINCON POINT SALES ON THE BEACH SINCE 2000

AS OF JANUARY 2019

RINCON POINT SALES ON THE BEACH IN 2018

None to date.

RINCON POINT SALES NEAR THE BEACH IN 2018

None to date.

RINCON POINT SALES ON THE BEACH 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>
8120 Puesta del Sol	\$5,235,000	n/a	n/a	1/17	n/a	60'	Original condition 1950's 1,908 sq.ft. 4/3 cottage on 0.2 ac. on the Ventura Cty side of gated Rincon Pt. Sold privately.

RINCON POINT SALES NEAR THE BEACH 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>
8113 Puesta del Sol	\$2,050,000	\$2,495,000	\$3,000,000	3/17	7 mo.	Redone 1950's 1,686 sq.ft. 3/2 with open kitchen, skylights and yard. One house back from beach with close beach access.

RINCON POINT SALES ON THE BEACH IN THE 2010'S

AS OF JANUARY 2019

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>FRONT FEET</u>	<u>COMMENTS</u>
176 Rincon Point	\$7,300,000	\$7,800,000	\$9,750,000	12/12	1 yr.	94'	5,212 sq.ft. redwood 5/4.5 Andy Neumann with slate floors, copper roof, black granite fireplace & separate guest apt.
8096 Puesta del Sol	5,700,000	7,500,000	8,995,000	8/10	2 mo.	121'	Newer 4/2.5 Cape Cod with coastline & surfline views, open beam ceilings, French doors, library and formal dining. Off the large beachside patio with fireplace is an oceanside spa.
8120 Puesta del Sol	5,235,000	n/a	n/a	1/17	n/a	60'	Original condition 1950's 1,908 sq.ft. 4/3 cottage on 0.2 ac. on the Ventura Cty side of gated Rincon Pt. Sold privately.
8082 Puesta del Sol	2,250,000	3,495,000	4,600,000	12/10	1.4 yrs.	64'	Built in 1950, this 2,241 sq.ft. 2/2 cottage has an ocean view lanai and two 1/1 guest suites over the detached 2 car garage.
8050 Puesta del Sol	1,800,000	2,750,000	3,985,000	10/10	1.9 yrs.	51'	1970's 2/2 cottage with stone fireplace, large deck and views. Next to the public beach access to famous Rincon Pt. surf.

RINCON POINT

SALES NEAR THE BEACH IN THE 2010'S

AS OF JANUARY 2019

<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>
195 Rincon Point	\$2,875,000	\$2,995,000	\$4,250,000	2/14	1.5 yrs	Rebuilt in 2005, this 3/3.5 ocean view single story 1,806 sq.ft. Contemp. has a roof-top deck. Sold newly built in 6/05 for \$3,100,000 and as a major fixer in 9/98 for \$975,000.
8113 Puesta del Sol	2,050,000	2,495,000	3,000,000	3/17	7 mo.	Redone 1950's 1,686 sq.ft. 3/2 with open kitchen, skylights and yard. One house back from beach with close beach access.
8134 Puesta del Sol	2,050,000	2,795,000	4,290,000	4/13	4 yrs.	Bank owned creekside 4/3 built in 1940 with ocean views, guest quarters and a garden setting on the Ventura County side.
8133 Puesta del Sol	1,975,000	1,999,000	2,550,000	8/14	1 yr.	Close to beach access with 2 partial ocean view decks, this 1960's 2,817 sq.ft. 5/3 home has an office and bonus room.
203 Rincon Pt. Rd.	1,750,000	1,950,000	1,950,000	5/13	3 mo.	This 1980's 1,700 sq.ft. 2 story 3/2.5 has a walled garden with spa.
183 Rincon Pt Rd.	1,600,000	2,195,000	2,195,000	3/12	3 wks.	Shingled non-beachfront 1,964 sq.ft. 2/2 cottage built in 1927 on a tropical 1/3 ac. lot across from the creek in gated Rincon Point.

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SALES ON THE BEACH IN THE 2000'S: COMPLETE

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8078 Puesta del Sol	\$13,200,000	n/a	n/a	5/08	n/a	160'	Three story 6/5 Cape Cod with pool, spa & gardens on 3 lots totaling a half acre. Sold in 3/00 for \$3,811,500.
162 Rincon Point	7,500,000	\$8,500,000	\$8,500,000	2/08	3 wks.	70'	On the sand, this 2 story 4/3 1970's Contemp. has an add'l studio apt. over the garage. Sold with multiple offers.
168 Rincon Point	5,500,000	6,500,000	6,500,000	4/09	1 mo.	70'	Right on the surf break, this 1970's wood & glass 2 story 3/4 2,312 sq.ft. Contemp. includes a detached studio with bath over the detached 2 car garage. Easy access to a sandy beach.
182 Rincon Point	4,900,000	5,200,000	5,750,000	10/03	1.9 yrs	93'	4,900 sq.ft. 4/4 Contemporary with angular rooms, koi pond and spa. This previously sold in April 1996 for \$2,200,000.
124 Rincon Point	4,500,000	4,900,000	6,500,000	1/04	1.3 yrs	50'	This casual 4/2.5 home, built in 1983, has a soaring wood ceilings, easy access to the sand and a deck with great views.
8078 Puesta del Sol	3,811,500	4,200,000	4,995,000	3/00	4+ yrs	160'	Three story Cape Cod with pool, spa and gardens on 3 lots totaling a half acre. This was substantially remodeled since its 7/94 foreclosure sale for \$2,075,000.
8072 Puesta del Sol	3,750,000	4,495,000	5,250,000	11/07	2 yrs	50'	1930's 1,465 sq.ft. 3/2 cottage with a breathtaking view of the world class surfing for which Rincon Point is famous.

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196 Rincon Point	\$3,700,000	\$4,550,000	\$5,600,000	7/09	2 yrs.	Right on the creek with lovely ocean views, this very private 3/3 Mid-Century home has an attached 2nd story studio without bath.
195 Rincon Point	3,100,000	3,195,000	3,195,000	6/05	3 wks.	See immediately below.
185 Rincon Point	2,850,000	3,150,000	3,950,000	6/07	1.4 yrs	Very charming 3/3 Nantucket cottage with partial ocean views over the creek mouth. A bedroom and bath have been added since 5/98 sale for \$1,200,000.
8111 Puesta del Sol	2,300,000	2,300,000	2,300,000	9/05	5 mo.	Tri-level ocean view 3/3.5 Mediterranean with 3 rd floor master suite, two fireplaces and hot tub. This also sold in 4/02 for \$1,400,000, 5/00 for \$1,353,333 and 8/97 for \$900,000.
8119 Buena Fortuna	1,550,000	1,650,000	1,890,000	6/04	1 mo.	Redone 2,312 sq.ft. late 1970's 4/2.5 Contemporary. Prior to the redo, this sold in 11/02 for \$1,150,000 and in 10/98 for \$937,500.
8111 Puesta del Sol	1,400,000	1,495,000	1,595,000	4/02	7 mo.	Unique 3 story 4/3.5 Mediterranean with ocean views and gardens with spa situated one house back from the beach. This also sold in 5/00 for \$1,353,333 and 8/97 for \$900,000.
8107 Buena Fortuna	1,200,000	1,250,000	1,250,000	7/03	1.4 yrs.	Completely redone 4/2.5 Cape Cod with soaring ceilings, hardwood floors, a gourmet kitchen, family room and private garden.
8119 Buena Fortuna	1,150,000	1,150,000	1,150,000	11/02	2 mo.	Partially redone 2,312 sq.ft. 3/2 late 1970's Contemp. just steps to the beach. Prior to the redo, this sold in 10/98 for \$937,500.

KATHLEEN WINTER

BEACH REAL ESTATE
FORMER ATTORNEY

DRE: 01022891

805.451.4663

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