

SANDYLAND COVE SALES ON THE BEACH SINCE 2000

AS OF JANUARY 2019

SANDYLAND COVE SALES ON THE BEACH IN 2018

None to date.

SANDYLAND COVE 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>
4555 Ave. del Mar	\$8,700,000	\$8,995,000	\$8,995,000	6/17	3 wks	76'	Modest 1,531 sq.ft. 3/2 cottage and 1/1 guest house on a double lot with large Cypress tree. Sold 7/06 for \$5,675,000.

SANDYLAND COVE 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>
4257 Ave. del Mar	14,000,000	14,975,000	22,500,000	2/13	1.75 yrs.	80'	Redone 1940's compound with 6 brm main home, 1/1 guest home, tennis court, pool & spa on appx. 1 acre with ocean views only from the 2 nd story.
4555 Ave. del Mar	8,700,000	8,995,000	8,995,000	6/17	3 wks	76'	Modest 1,531 sq.ft. 3/2 cottage and 1/1 guest house on a double lot with large Cypress tree. Sold 7/06 for \$5,675,000.
4525 Ave. del Mar	8,500,000	n/a	n/a	2/15	n/a	76'	Partially redone 1928 sq.ft. 1950's Contemp. 3/2 main house with 1/1 guest house on a "double lot" with 76' of frontage.

SANDYLAND COVE SALES ON THE BEACH IN THE 2000'S :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>
4561 Ave. del Mar	15,423,112	17,500,000	17,500,000	11/06	3 wks.	114'	Gorgeous 5/6.5 Warm Contemporary with walls of glass, vast family room, 4 fps, a detached suite and a 4 car garage.
4267 Ave. del Mar	15,000,000	12,500,000	12,500,000	11/04	3 wks.	95'	Enchanting 1930's family compound with 4/3 main home, 2/1 guest suite, 2/2 guest house with library, and separate studio, all on over an acre with tennis court and lovely landscaping. Never before for sale. Sold in multiple offers.
4477 Ave. del Mar	7,500,000	8,525,000	9,325,000	11/05	7 mo.	54'	Remodeled with a tropical feel, this is a 2,880 sq.ft. 2/3 with extra guest suite, media room and office. This sold in 7/04 for \$5,725,000 and, prior to the redo, in 6/97 for \$1,575,000.
4301 Ave. del Mar	6,000,000	n/a	n/a	12/06	n/a	38'	Modest 1930's cottage designed by Lockwood de Forest with guest house. A rollup garage door in the living room opens to the sea & the 2 nd story brm is accessed up a ship's ladder.

4405 Ave. del Mar	5,740,000	n/a	n/a	9/08	n/a	38'	1930's 940 sq.ft. cottage with detached 2 car garage with a tiny room and bath. This sold privately to the neighbor, who had also tried to buy it when it sold in 11/04 for \$4,300,000.
4477 Ave. del Mar	5,725,000	6,200,000	6,900,000	7/04	6 mo.	54'	See above.
4555 Ave. del Mar	5,675,000	7,500,000	9,600,000	7/06	8 mo.	76'	Modest 1,531 sq.ft. 3/2 cottage and 1/1 guest house on a double lot with views and a gorgeous large Cypress tree.
4411 Ave. del Mar	4,600,000	5,200,000	5,200,000	8/03	1 week	56'	This 2/2 home has a new 2nd story master with dual fireplace. There is also an additional attached bedroom/bath with separate entrance and a 2 car garage.
4291 Ave. del Mar	4,400,000	4,500,000	4,500,000	9/03	1 week	38'	Modest 1930's compound with 3/4 main house, 2/2 guest house and studio on a narrow but extremely deep lot.
4405 Ave. del Mar	4,300,000	3,900,000	3,900,000	11/04	1 week	38'	Modest 1930's 1/1 cottage with detached 2 car garage with a tiny room and bath. This sold with multiple offers.
4599 Ave. del Mar	3,950,000	3,950,000	3,950,000	8/01	1 week	75'	1950's Contemporary designed by Lurah Riggs with detached guest suite on the eastern-most parcel within Sandyland Cove. This also sold in 6/97 for \$1,650,000.
4365 Ave. del Mar	3,200,000	3,500,000	3,900,000	3/02	5 mo.	57'	Darling redone 2/2 cottage with an oversized fireplace, large lawn and garden, three view decks and an ocean side spa.
4567 Ave. del Mar	2,300,000	2,300,000	2,300,000	5/00	4 mo.	38'	Older 4/3 cottage wherein one brm suite is accessed from a separate entrance. This also sold in 3/99 for \$1,900,000.

KATHLEEN WINTER

BEACH REAL ESTATE
FORMER ATTORNEY

DRE: 01022891

805.451.4663

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