

SANTA BARBARA SALES ON THE BLUFF SINCE 2000

SANTA BARBARA SALES ON THE BLUFF IN 2019

AS OF JANUARY 2019

NONE TO DATE

SALES NEAR THE BEACH OR BLUFF IN 2019

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>
1322 Shoreline Dr.	\$2,200,000	\$2,600,000	\$2,600,000	1/19	1 mo.	1950's 1,095 sq.ft. 3/1 Shoreline Park front cottage with ocean and park views on a 0.15 ac. parcel.

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3219 Cliff Drive	\$10,129,700	\$10,500,000	\$12,888,000	12/18	1¼ yrs.	100'	Redone 1990's 6,691 sq.ft. 6/5.5 Medit. on 1.3 ac. Redone since sold in 8/14 for \$8,400,000 and 6/00 for \$3,750,000.
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 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 THE 2010'S

AS OF JANUARY 2019

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL SALE PRICE	SALE DATE	TIME ON MARKET	ACRES/ FRONTAGE	COMMENTS
3219 Cliff Dr.	\$10,129,700	\$10,500,000	\$12,888,000	12/18	1¼ yrs.	100'	Redone 1990's 6,691 sq.ft. 6/5.5 Medit. on 1.3 ac. Redone since sold in 8/14 for \$8,400,000 and 6/00 for \$3,750,000.
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.

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AS OF JANUARY 2019

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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.
1322 Shoreline	2,200,000	2,600,000	2,600,000	1/19	1 mo.	1950's 1,095 sq.ft. 3/1 Shoreline Park front cottage with ocean and park views on a 0.15 ac. parcel.
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 nd 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 nd 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

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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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