

## PADARO LANE & BEACH CLUB ROAD SALES ON THE BEACH SINCE 2000

### PADARO LANE & BEACH CLUB ROAD SALES ON THE BEACH IN 2019

AS OF FEBRUARY 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>
3493 Padaro Lane	\$5,300,000	\$7,595,000	\$8,850,000	2/19	1¼ yrs.	62'	Modest 40's 1,749 sq.ft. 3/2 redwood Board n' Batten with open beam ceilings & wood floors, large deck with spa.

### PADARO LANE & BEACH CLUB ROAD SALES NEAR THE BEACH IN 2017

None to date

### PADARO LANE & BEACH CLUB ROAD SALES ON THE BEACH IN 2018

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3353 Padaro Lane	\$8,500,000	n/a	n/a	11/18	n/a	76'	Redone 1960's 2,238 sq.ft. 3/2 with den, wood ceilings & huge deck on a 0.37 ac. elevated lot. Sold privately subject to litigation. Enlarged & redone since 2/00 sale for \$2,450,000.

### PADARO LANE & BEACH CLUB ROAD SALES NEAR THE BEACH IN 2018

None to date.

## PADARO LANE & BEACH CLUB ROAD SALES ON THE BEACH IN THE 2010'S

AS OF FEBRUARY 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>
3271 Padaro Ln.	\$21,750,000	\$24,900,000	\$33,500,000	12/17	1.5 yrs.	105'	Stunning 2008 7,287 sq.ft. 6/6.5 Cape Cod on the knoll with private sandy play area, beachside deck & lovely landscaping on 3 lots. This home has 2 master suites & an attached guest apt. Sold new in 12/09 for \$17,500,000.
3389 Padaro Ln.	19,500,000	24,950,000	37,500,000	12/10	2.8 yrs	162'	Contemp. 4/3 home on the largest (1.7 ac.) and widest lot on the sand of Padaro Lane with guest house and lap pool. This has all new landscaping since it sold in 8/06 for \$27,000,000.
3333 Padaro Lane	19,000,000	22,500,000	22,500,000	3/15	3 mo.	62'	Gorgeous 13 yr. old 6,700 sq.ft. Cape Cod on the knoll. The main home has 4/4.5 with wine cellar, library, office & den. Guest apt. over a 3 car garage. Sold 11/03 for \$11,750,000.
3443 Padaro Lane	18,600,000	18,750,000	18,750,000	10/17	1 wk.	79'	Fabulous gated 6,862 sq.ft. 4/6.5 Contemp. on 1.13 ac. with 790 sq.ft. guesthouse, lighted tennis court and plunge pool. Foreclosed 8/17 for unknown sum. Over \$4M remodel since 2/06 sale for \$20,750,000.
3319 Padaro Lane	13,000,000	14,900,000	14,900,000	9/15	1 mo.	84'	See immediately below.
3319 Padaro Lane	12,750,000	13,500,000	13,500,000	3/17	8 mo.	84'	Redone 3/3.5 on the knoll on 0.64 ac. with 84' of frontage & panoramic views of the entire cove. Sold 9/15 for \$13M.

3339 Padaro Lane	12,500,000	13,900,000	15,600,000	10/14	7 mo.	75'	Compound on the knoll with 2/2 main home, 1/1 adobe, 1/1 cottage facing a courtyard and a studio with bath. The adobe is of historic merit and must be preserved.
3351 Padaro Lane	12,000,000	14,500,000	14,500,000	6/14	5 mo.	83'	Lovely 2/2 main house with detached guest studio, guest suite and office on Padaro's coveted knoll with sweeping ocean and coastline views. Sold 4/00 for \$4,400,000.
3485 Padaro Lane	10,100,000	12,500,000	12,900,000	6/17	4 yrs.	87'	Unique situation of 2 homes on 2 lots next to the slough: a newer 2 story 2/2 2,472 sq.ft. non-beachfront home with 1/1 guest suite and a darling 100 yr old 859 sq.ft. 2/2 cottage on the sand. The beachfront house was bought for \$4M in 12/12 and the back house for \$5.1M in 12/09.
3531 Padaro Lane	9,300,000	n/a	n/a	11/15	n/a	53'	Pristine redone 2,082 sq.ft. 3/3 home with sand blasted open beam ceilings, hickory floors, a covered porch for beachside dining, and 2 car garage. www.3531PadaroLane.com
3353 Padaro Lane	8,500,000	n/a	n/a	11/18	n/a	76'	Redone 1960's 2,238 sq.ft. 3/2 with den, wood ceilings & huge deck on a 0.37 ac. elevated lot. Sold privately subject to litigation. Enlarged & redone since 2/00 sale for \$2,450,000.
3449 Padaro Lane	8,355,000	11,795,000	13,250,000	2/15	11 mo.	50'	1990's 2 story 3,577 sq.ft. 3/3.5 Cape Cod accessed from a shared driveway on 2 tandem lots totaling 0.51 acres.
3250 Beach Club	8,290,000	9,850,000	9,850,000	12/13	5 mo.	75'	This 3,455 sq.ft. 2 story 1993 4/3 Cape Cod has extensive woodwork, dining area and living room with fireplace.
3579 Padaro Lane	8,250,000	n/a	n/a	1/15	n/a	50'	Pristine redone 2,400 sq.ft. 4/3 Cape Cod built in the 70's. The property is unchanged since it sold in 11/12 for \$7,750,000. It was redone after its \$7,600,000 sale in 1/05, \$4,200,000 in 12/02 and \$2,850,000 in 8/99.
3517 Padaro Lane	7,900,000	7,950,000	7,950,000	5/15	2 wks.	50'	Redone 836 sq.ft. 2/1 cottage on the sand, plus 2 extra guest spaces: a studio with bath and a 1/1 apartment above the detached 2 car garage. This last sold in 10/08 for \$6,150,000 and has been redone since its 4/04 sale for \$4,500,000 and 6/00 sale for \$3,150,000.
3579 Padaro Lane	7,750,000	7,950,000	8,450,000	11/12	1.3 yrs	50'	Fab remodeled 2,400 sq.ft. 4/3 Cape Cod built in the 70's. This was redone since it sold for \$7,600,000 in 1/05, \$4,200,000 in 12/02 and \$2,850,000 in 8/99.
3246 Beach Club	7,505,000	7,995,000	15,900,000	12/16	1¼ yrs	103'	Modest 3,000 sq.ft. 2 story 4/4 home built in 1959 with 2 fireplaces and koi pond. Short sale from reverse mortgage.
3284 Beach Club	7,300,000	7,950,000	8,250,000	11/16	4 mo.	68'	Built in 1970, this 1,701 sq.ft. 2/2 Contemp. has a 451 sq.ft. loft over the garage. Sold 4/09 for \$6,100,000.
3281 Padaro Lane	6,600,000	7,450,000	8,750,000	6/11	1 yr.	47'	Atop Padaro's coveted knoll with panoramic views, total privacy and easy beach access, this 3/3 home has open beam ceilings, a large family room and a large beachside terrace.
3555-1/2 Padaro Ln.	6,500,000	6,750,000	6,750,000	1/15	1 wk.	25'	Redone 2 story 2,467 sq.ft. 3/3 Cape Cod with 2 fireplaces and a den/bedroom on a half lot. Sold 10/11 for \$5,900,000 and redone since 6/04 sale for \$5,050,000.
3551 Padaro Lane	6,367,500	7,450,000	7,450,000	9/16	3 mo.	50'	This 1950's 2,916 sq.ft. home has 2/2 upstairs, a 2/1 apt. & studio apt. down. Improved since 10/13 sale for \$4,850,000.
3477 Padaro Lane	6,150,000	6,650,000	6,650,000	9/13	11 mo.	50'	Rebuilt in 2005, this 1,809 sq.ft. 3/3 Cape Cod uses bamboo, teak, palm and granite. Down a shared driveway with homes behind it. Prior to rebuild, this sold for \$2,200,000 in 2/00.
3555-1/2 Padaro Ln.	5,900,000	7,150,000	8,400,000	10/11	2.5 yrs.	25'	Lovely newer 2 story 2,467 sq.ft. 3/3 Cape Cod with 2 fireplaces and a den/bedroom on a half lot ±19' wide. Sold fully furnished. Totally redone since 6/04 sale for \$5,050,000.
3479 Padaro Lane	5,750,000	5,750,000	6,750,000	6/12	n/a	75'	This 1970's 3/2 1,808 sq.ft. cottage has open beam ceilings, a 1st floor beachfront master and a wide 75' of beach frontage.
3553 Padaro Lane	5,400,000	5,950,000	5,950,000	6/16	9 mo.	50'	Charming 1,240 sq.ft. 1950's 1/2 cottage with wood ceilings, fireplace and bonus room and bath off the garage.
3493 Padaro Lane	5,300,000	7,595,000	8,850,000	2/19	1¼ yrs.	62'	Modest 40's 1,749 sq.ft. 3/2 redwood Board n' Batten with open beam ceilings & wood floors, large deck with spa.

3567 Padaro Lane	4,968,000	n/a	n/a	10/10	n/a	50'	Two story 2,118 sq.ft. 4/3 Contemporary built in 1971 in need of updating throughout. This sold privately.
3551 Padaro Lane	4,850,000	5,195,000	5,950,000	10/13	1½ yrs	50'	Built in 1950, this spacious but dated 2,916 sq.ft. home has 3/2 upstairs, a 2/1 apt. & studio apt. down below grade.
3485-1/2 Padaro Ln.	4,000,000	4,800,000	6,250,000	12/12	3.5 yrs	87'	Tiny darling 100 yr old 859 sq.ft. 2/2 cottage on the slough. Bought by the neighbor in the back non-beachfront home.

## PADARO LANE & BEACH CLUB ROAD SALES ON THE BLUFF IN THE 2010'S

AS OF FEBRUARY 2019

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3165 Padaro Ln.	\$16,981,000	\$19,995,000	\$28,300,000	9/12	2 yrs.	175'	Appx. 10,000 sq.ft. 7/8/3 Georgian on 1.95 gated acres with a private path to the occasional beach, a 1/1 guest house with fireplace, mature trees and exceptional privacy.
3111 Padaro Ln.	10,950,000	11,900,000	22,000,000	5/16	2¾ yrs	186'	2.02 ac. with shared access to beach stairs and 3 structures: 2 story 3/3 1960's home, modest 1/1 guest home and garage/workshop. Bought by the next door neighbor.

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3271 Beach Club	\$3,260,000	\$3,475,000	\$3,475,000	1/13	9 mo.	Contemp. 2/2 built in 1999 with telescoping walls of glass, expert woodwork, Mexican pebble floors & direct beach access. Sold at auction in 6/05 for \$3,410,000 and in 9/03 for \$2,190,000.
3236 Beach Club	2,725,000	2,395,000	2,395,000	6/17	1 day	Built in 1975, this 1,521 sq.ft. single level 2/2 home has nice ocean views, easy beach access, a detached art studio and an attached 2 car garage. Sold amidst multiple offers.
3291 Beach Club	2,532,000	2,795,000	3,950,000	6/15	1 yr.	Dramatic 4/3 A-frame with wood beam ceilings, skylights, ocean view deck, flagstone patios and garden with koi pond.
3240 Beach Club	1,050,000	1,195,000	1,995,000	10/14	1.75 yrs.	Rustic fixers in creekside setting. Given setback requirements of 50' from the creek, future development may be limited.

## PADARO LANE & BEACH CLUB ROAD SALES ON THE BEACH IN THE 2000'S: THE COMPLETE DECADE

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3389 Padaro Ln.	\$27,000,000	\$35,000,000	\$35,000,000	8/06	3 mo.	162'	Contemporary 4/3 home on the largest (1.7 ac.) and widest parcel on the sand of Padaro Lane. There is a guest house, lap pool and gardens designed by Eric Nagelmann.
3443 Padaro Lane	20,750,000	n/a	n/a	2/06	n/a	79'	Gated 4,848 sq.ft. 4/6.5 Contemporary estate on 1.13 acres with new 790 sq.ft. guest house, lighted tennis court, lush landscaping and master suite with office and exercise room. The guest house has been built and the house refreshed since this sold in 6/97 for \$3,150,000.

3357-59 Padaro	20,600,000	24,000,000	24,000,000	6/06	2 mo.	102'	Compound in premier location consisting of a 4/3 Contemp. main house, a 1/1 guest house and, on a separate legal parcel, a 2/2 guest house, pool and pool cabana.
3271 Padaro Lane	17,500,000	22,500,000	22,500,000	12/09	4 mo.	105'	Stunning new 7,287 sq.ft. 6/6.5 Cape Cod on the knoll with private sandy play area, beachside deck, & lovely landscaping on 3 lots. Offered furnished, this home has 2 master suites & an attached guest apt.
3333 Padaro Lane	11,750,000	n/a	n/a	11/03	n/a	62'	Spectacular 2 yr. old 6,700 sq.ft. Cape Cod designed by Don Nulty with exceptional quality craftsmanship and materials throughout. The main residence has 4/4.5 with wine cellar, library, office and den. Detached guest suite over the 3 car garage. This was not actively marketed at the time of sale.
3315 Padaro Lane	11,500,000	12,500,000	12,500,000	5/05	1 mo.	92'	Fabulous 3/4 acre knoll-top parcel with sloping lawn to the sand with darling but modest 2/2 cottage.
3248 Beach Club	9,200,000	10,000,000	10,000,000	1/05	1 mo.	77'	Designed by Harold Levitt, this original condition 1960's 4/4 Contemporary has great views and an attached guest suite.
3579 Padaro Lane	7,600,000	n/a	n/a	1/05	n/a	50'	Remodeled 2,400 sq.ft. 4/3 1970's Cape Cod. This also sold for \$4,200,000 in 12/02, \$2,850,000 in 8/99 and, prior to the remodel, for \$1,475,000 in 11/97.
3373 Padaro Lane	7,600,000	8,200,000	9,275,000	5/02	7 mo.	99'	Elegant 1970's 3/3 Contemporary with day room and den. The acre lot, featuring a magnificent Moreton Bay Fig tree, includes a lap pool and spa and a detached teardown cottage.
3545 Padaro Lane	7,000,000	6,995,000	6,995,000	6/05	1 day	55'	Known as the "Ship Captain's house" and built in 1928, this is a charming 3/2 2,108 sq.ft. redwood cottage on the sand. Two small bedrooms are accessed up a ship's ladder. This last sold in 5/02 for \$3,900,000. There were multiple offers.
3445 Padaro Lane	6,350,000	8,150,000	9,950,000	3/09	8 mo.	75'	Two homes on a half acre lot including a 2,039 sq.ft. 3/2.5 main home and a detached 830 sq.ft. 2/1 guest house.
3595 Padaro Lane	6,350,000	7,300,000	10,000,000	6/04	2.7 yrs.	100'	Spacious 2 story 4/5.5 Contemporary with sweeping views and detached guest house on almost a half acre. This sits atop Padaro's eastern seawall with difficult beach access.
3517 Padaro Lane	6,150,000	7,250,000	7,850,000	10/08	2 mo.	50'	Nicely redone but small 2/1 cottage on the sand, plus 2 extra guest spaces: a studio with bath and a 1/1 apartment above the detached 2 car garage. This has been redone since its 4/04 sale for \$4,500,000 and 6/00 sale for \$3,150,000.
3284 Beach Club	6,100,000	6,850,000	9,950,000	4/09	4 mo.	68'	Built in 1970, this 1,701 sq.ft. 2/2 Contemp. has a 451 sq.ft. loft over the garage and some nice landscaping with sand.
3605 Padaro Lane	5,750,000	5,950,000	5,950,000	7/08	1 mo.	90'	Striking one bedroom Modern designed by Paul Tuttle with walls of glass. This sold in 3/99 for \$1,250,000.
3555-1/2 Padaro	5,050,000	n/a	n/a	6/04	n/a	25'	Well designed newer 2 story 2,139 sq.ft. 2/2.5 Cape Cod with 2 fireplaces and a den. This is one of only two half lots on Padaro Lane with a true width of ±19'.
3271 Padaro Lane	4,600,000	5,190,000	5,900,000	9/02	3 mo.	100'	Situated atop Padaro's desirable knoll, this spacious 1950's 4/4 Contemporary offers 2 beachside master suites, 3 fireplaces and a private sandy beach play area with vast deck.
3517 Padaro Lane	4,500,000	4,500,000	4,500,000	4/04	1 week	50'	Modest 2/1 cottage on the sand, plus 2 extra guest spaces: a studio with bath and a 1/1 apartment above the detached 2 car garage. This also sold in 6/00 for \$3,150,000.
3351 Padaro Lane	4,400,000	4,250,000	4,250,000	4/00	1 week	83'	Beautifully landscaped knoll-top lot with a dated 1960's 2/2 Contemporary, large ocean view studio over garage plus additional guest suite. This sold with multiple offers.
3575 Padaro Lane	4,250,000	4,200,000	4,200,000	8/00	1 week	100'	Classic 1930's Board n' Batten 4/3.5 home on a double lot. This sold with multiple offers and has since been razed.

3579 Padaro Lane	4,200,000	n/a	n/a	12/02	n/a	50'	Remodeled 2,400 sq.ft. 4/3 Cape Cod with hickory floors, custom cabinetry and top appliances. The sellers retained the right to lease back for 2 years. This also sold for \$2,850,000 in 8/99 and, prior to the remodel, for \$1,475,000 in 11/97.
3545 Padaro Lane	3,900,000	3,900,000	4,200,000	5/02	5 mo.	55'	Charming 3/2 2,108 sq.ft. 1928 redwood cottage. Two small bedrooms (with no bath) are accessed up a ship's ladder.
3517 Padaro Lane	3,150,000	2,795,000	2,795,000	6/00	1 day	50'	Modest 2/1 cottage on the sand, plus 2 extra guest spaces: a studio with bath and a 1/1 apartment above the detached 2 car garage. This sold amidst multiple offers.
3597 Padaro Lane	2,600,000	2,856,000	2,856,000	7/00	6 mo.	60'	Old 4/4.5 cottage in need of upgrading on the eastern point of Padaro with difficult beach access given the large seawall.
3353 Padaro Lane	2,450,000	2,495,000	2,495,000	2/00	1 week	75'	To access this 1960's Contemporary home, one must drive under the non-beachfront home right behind it. No major changes have been made to this home since it sold in 7/99 for \$2,150,000. This sold in a very quiet sale.
3477 Padaro Lane	2,200,000	2,200,000	2,200,000	2/00	1 week	50'	Two story Contemporary with 2/1 downstairs and a 2/1 guest suite upstairs accessed by an outside staircase.

## PADARO LANE & BEACH CLUB ROAD

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

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2781 Padaro	\$83,275,000	\$35,000,000	\$35,000,000	2-7/07	9 mo.	281'	Unique 8,000 sq.ft. blufftop Tuscan villa with wine cellar and theater on 3 landscaped acres with pool, spa, private bluff-top "beach" and guest house behind the gates at Loon Point. Additionally, the same buyer later acquired the remaining 3 lots behind the gates, one of which included a partially completed home. These 4 lots (which total 15 acres) were sold together for \$4M in 9/92.
2825 Padaro Ln.	28,500,000	32,000,000	32,000,000	3/06	1.3 yrs.	946'	"Rancho Carinoso" is a bluff-top 17.25 acre parcel with 2 modest homes, equestrian facilities, a polo practice field and private beach access. Zoned for 3 acre parcels, this may be sub-dividable.
2825 Padaro Ln.	25,000,000	n/a	n/a	12/09	n/a		This sale involves 7 vacant bluff-top acres of the Rancho Carinoso, which comprised 17.25 acres when it sold for \$28.5M in 3/06. This sold to the next door neighbor who paid \$83,275,000 for 2773-2781 Padaro Lane during 2007. This sale was consummated in 2007, but it took until 12/09 to complete the requisite lot line adjustment.
3055 Padaro Ln.	19,000,000	24,000,000	24,000,000	6/04	5 mo.	350'	French Country estate set on two bluff-top parcels totaling 4.3 acres featuring a guest suite over the garage, awesome trees and truly gorgeous views.
3151 Padaro Ln.	16,300,000	18,950,000	26,000,000	5/05	1.9 yrs.	390'	Modest 1940's 3/3 cottage on a gorgeous bluff-top 4.17 ac. lot with specimen trees and steps down to a secluded cove.

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3485-A Padaro Ln	\$5,100,000	\$5,850,000	\$5,850,000	12/09	2 mo.	Newer 2 story 2/2 2,472 sq.ft. non-beachfront home with 1/1 guest suite situated on and overlooking the slough to the ocean. This was completely redone since its 3/07 sale for \$3,950,000.

3485-A Padaro Ln	3,950,000	4,200,000	6,700,000	3/07	9 mo.	Newer 2 story 2/2 2,472 sq.ft. home with attached 1/1 guest suite. This home is situated on and overlooks the slough to the ocean.
3261 Beach Club	3,600,000	3,700,000	3,995,000	11/05	10 mo.	Private 4/3 Contemporary with open floorplan and great ocean views, one house back from the beach with direct access.
3271 Beach Club	3,410,000	Auction	Auction	6/05	n/a	Exciting newer Contemporary with telescoping walls of glass, Mexican pebble floors, expert woodwork and direct beach access. This sold in 9/03 for \$2,190,000.
3273 Padaro Lane	2,900,000	n/a	n/a	3/04	n/a	Non-oceanfront 2 story Santa Fe style home. This was bought by the oceanfront owner directly in front to settle litigation.
3453 Padaro Lane	2,250,000	2,450,000	2,450,000	6/04	2 mo.	With direct beach access but no ocean views, this 3/3 has a great room with fireplace opening to a tiled sun deck, a media room and a master suite with fireplace. This sold in 8/95 for \$650,000.
3271 Beach Club	2,190,000	2,475,000	2,990,000	9/03	1 yr.	Exciting new 2/2 Contemporary with telescoping walls of glass, Mexican pebble floors, expert woodwork and direct beach access.
3288 Beach Club	1,625,000	1,750,000	1,289,000	7/01	3 mo.	Contemporary 3/2 home built in 1972 with second floor ocean view den. Redone since it sold in 8/96 for \$690,000.
3267 Padaro Lane	1,625,000	n/a	n/a	8/03	n/a	This 1,728 sq.ft. 1977 Contemporary sold to the adjacent oceanfront neighbor without going on the market.
3292 Beach Club	1,350,000	1,425,000	1,425,000	10/04	1 yr.	Vacant lot (85' x 133') four houses back with partial views and a single story height restriction. This sold in 10/03 for \$1,100,000.
3292 Beach Club	1,100,000	1,225,000	1,325,000	10/03	7 mo.	See immediately above.

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