

RINCON

SALES ON THE BEACH SINCE 2000

RINCON 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>
2904 Solimar Beach	\$3,752,500	n/a	n/a	2/19	n/a	48'	Darling redone appx. 1,300 sq.ft. 1939's 3/2 cottage. Sold 5/01 as a redo for \$1,260,000.

RINCON SALES ON THE BEACH IN 2018: 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>
3102 Solimar Beach	\$7,000,000	n/a	n/a	8/18	n/a	80'	Redone 5,742 sq.ft. 5/6.5 Contemp. Medit. with family rm, office and 3 car garage. Last sold 3/08 for \$6,725,000.
3108 Solimar Beach	4,450,000	\$4,800,000	\$4,800,000	6/18	3 wks	60'	Modest 2,434 sq.ft. 3/3 built in 1967 on a large lot with spa.
5372 Rincon Beach Park Drive	3,800,000	4,250,000	4,995,000	10/18	7 mo.	40'	Redone 2 story 3/3 Contemp. with 2 fireplaces, a detached suite, firepit and vast deck. Redone since 2/14 sales for \$2,900,000 and 3/11 for \$2,275,000.
5454 Rincon Beach Park Drive	3,600,000	3,990,000	4,750,000	7/18	1¾ yrs	40'	Cape Cod 3,200 sq.ft. 4/4 blt in 2009 with limestone floors, 2 fireplaces, granite kitchen, sweeping staircase. Sold as new in 10/09 for \$3,975,000. The lot sold for 2,400,000 in 1/06.
4070 Faria Road	3,350,000	3,450,000	3,450,000	11/18	1 mo.	52'	Redone 1,345 sq.ft. 1940's 3/2 cottage with tile floors, open beam ceilings. Remodeled since 6/01 sale for \$875,000.
6694 Breakers Way	2,470,000	2,699,000	2,899,000	1/18	5 mo.	42'	2 story 60's 1,847 sq.ft. 3/2 next to the pier in Mussel Shoals with fireplace, large 2 nd floor balcony and 240° degree views.
5406 Rincon Beach Park Drive	2,240,000	2,295,000	2,495,000	10/18	4 mo.	40'	Darling remodeled 1950's 810 sq.ft. 2/2 cottage with deck, spa, firepit and fenced tropical back yard in gated enclave.
3968 P.C.H.	2,175,000	2,299,000	2,495,000	6/18	4 mo.	34'	Newly redone 1920's 1,286 sq.ft. 2/2 cottage with an open floorplan, skylights and a brick fireplace in the great room. Prior to redo, sold 1/16 for \$1,790,000.
5514 Rincon Beach Park Drive	2,000,000	2,100,000	2,900,000	6/18	6 mo.	40'	Redone 868 sq.ft. 2/1 built in 1940 with fireplace & deck. Redone since sales in 9/11 for \$990K & 5/07 for \$2,160,000.
6614 Old P.C.H.	1,874,000	1,995,000	3,300,000	12/18	2¾ yrs	67'	Redone 1,911 sq.ft. 1970's 3/2 single story with fireplace, office & 10' x 50' deck next to Cliff House in Mussel Shoals.

RINCON SALES NEAR THE BEACH IN 2018: 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>
4223 Faria Road	\$1,899,000	\$1,995,000	\$1,995,000	10/18	1 mo.	Redone 1960's 1,632 sq.ft. 3/2 with grand rm, office, granite kitchen & radiant heat floors. Some updates since 12/13 sale for \$1,430,000. Redone since 12/01 sale for \$630,000.
6727 Breakers Way	1,137,045	1,160,000	1,160,000	7/18	1 mo.	Bright 2,913 sq.ft. multi-level 3/3 Contemp. with living rm, family rm, office, rooftop deck and 3 car garage. Sold 12/03 for \$945,000 and 10/01 for \$670,000.

RINCON

SALES ON THE BEACH IN THE 2010'S

AS OF FEBRUARY 2019

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	FRONT FEET	COMMENTS
3102 Solimar Bch	\$7,000,000	n/a	n/a	8/18	n/a	80'	Redone 5,742 sq.ft. 5/6.5 Contemp. Medit. with family rm, office and 3 car garage. Last sold 3/08 for \$6,725,000.
6746 Breakers Way	6,300,000	n/a	n/a	5/13	n/a	80'	Fab. 2004 Neumann Contemp. with a 3,155 sq.ft. 4/4.5 main house & 1,453 sq.ft. 2/3.5 guest house on 2 legal lots.
2916 Solimar Beach	5,350,000	\$5,600,000	\$6,850,000	4/10	1.6 yrs.	40'	Built in 2004, this 3,955 sq.ft. 4/3.5 Contemporary has high ceilings, travertine floors and detailing in onyx, granite and cherry wood. The lot was purchased in 10/01 for \$1,325,000.
3144 Solimar Beach	5,100,000	n/a	n/a	1/16	n/a	75'	Built in 1990, this 3/3.5 3,378 sq.ft. Contemp. with white-washed floors, a glass enclosed spa & 3 car garage. This has been upgraded since its 7/14 sale for \$4,400,000.
3060 Solimar Beach	5,000,000	5,398,000	7,750,000	12/10	3.2 yrs.	47'	Striking 2 story 3,954 sq.ft. 4/4 Contemp. with top quality finishes throughout. Redone since 10/04 sale for \$4,025,000.
2956 Solimar Beach	4,750,000	5,195,000	5,950,000	7/14	4 yrs.	40'	Gorgeous 4,316 sq.ft. 4/4 Medit. built in 2008 with hand-carved woodwork, limestone floors, gourmet granite kitchen, 2 fireplaces, a rooftop deck & 4 car subterranean parking. The lot sold in 5/02 for \$1,276,000.
3108 Solimar Beach	4,450,000	4,800,000	4,800,000	6/18	3 wks	60'	Modest 2,434 sq.ft. 3/3 built in 1967 on a large lot with spa.
3144 Solimar Beach	4,400,000	4,750,000	4,750,000	7/14	1¼ yrs.	75'	Built in 1990, this 3/3.5 3,378 sq.ft. Contemp. with white-washed floors, large master with sitting area and balcony, a glass enclosed spa & 3 car garage.
3772 P.C.H.	4,100,000	4,320,000	4,995,000	8/17	1 yr.	64'	Two story 1970's 3,200 sq.ft. 3/4 wood and glass Contemp. with soaring ceilings, walls of glass, patio and 3 car garage.
3032 Solimar Beach	3,950,000	n/a	n/a	11/13	n/a	60'	Redone 2 story 1,664 sq.ft. 2/2 + den plus detached room with ½ bath. Prior to redo, sold for \$3,100,000 in 4/09.
5458 Rincon Beach Park Drive	3,990,000	4,390,000	4,400,000	8/13	1¼ yrs	40'	New 3,419 sq.ft. 4/4.5 Cape Cod with Great Room, sweeping staircase, hardwood floors and telescoping walls of glass.
2928 Solimar Beach	3,900,000	3,950,000	4,200,000	9/13	9 mo.	36'	Redone 2,527 sq.ft. 3/3.5 Contemp. home built in 1980 with high ceilings, limestone floors and granite kitchen counters.
5372 Rincon Beach Park Drive	3,800,000	4,250,000	4,995,000	10/18	7 mo.	40'	Redone 2 story 3/3 Contemp. with 2 fireplaces, a detached suite, firepit and vast deck. Redone since 2/14 sales for \$2,900,000 and 3/11 for \$2,275,000.
2904 Solimar Beach	3,752,500	n/a	n/a	2/19	n/a	48'	Darling redone appx. 1,300 sq.ft. 1939's 3/2 cottage. Sold 5/01 as a redo for \$1,260,000.
6772 Breakers Way	3,750,000	4,050,000	4,050,000	10/15	1 yr.	80'	Classic 1940's 1,597 sq.ft. 4/2 bridging two 40' lots in Mussel Shoals. First time on the market.
5454 Rincon Beach Park Drive	3,600,000	3,990,000	4,750,000	7/18	1¾ yrs	40'	Cape Cod 3,200 sq.ft. 4/4 blt in 2009 with limestone floors, 2 fireplaces, granite kitchen, sweeping staircase. Sold as new in 10/09 for \$3,975,000. The lot sold for 2,400,000 in 1/06.
3116 Solimar Beach	3,425,000	3,950,000	4,495,000	6/12	2 yrs.	60'	Newly remodeled, 1970's 2 story 1,955 sq.ft. Contemp. Prior to the redo, this sold in 12/04 for \$2,750,000.
6702 Breakers Way	3,400,000	3,795,000	4,498,000	11/14	2¼ yrs.	40'	New 3,670 sq.ft. 3/4 Medit. with sweeping staircase, rooftop deck, auto sliding glass doors, elevator, 3 car garage.
4070 Faria Road	3,350,000	3,450,000	3,450,000	11/18	1 mo.	52'	Redone 1,345 sq.ft. 1940's 3/2 cottage with tile floors, open beam ceilings. Remodeled since 6/01 sale for \$875,000.
2960 Solimar Beach	3,155,000	3,195,000	3,195,000	5/11	2 mo.	40'	This 1980's 2,366 sq.ft. 3/2.5 home has an upstairs master, high ceilings & 2 fireplaces. Next to a comm. open space.
3398 P.C.H.	3,033,000	3,500,000	3,500,000	5/13	5 mo.	101'	Lovely 3,008 sq.ft. 4/4 2001 Cape Cod with wood floors, dual windows, open beam ceilings. Sold 4/04 for \$3,150,000.

3532 P.C.H.	3,025,000	3,297,000	3,397,000	12/17	6 mo.	60'	Redone 70's 2,637 sq.ft. 3/3 Contemp. with walls of glass in 2 story living room with fireplace. Sold 11/07 for \$3,000,000.
5372 Rincon Beach Park Drive	2,900,000	n/a	n/a	2/14	n/a	40'	Redone 2 story 3/3 Contemp. with 2 fireplaces, a detached guest suite, fire-pit and vast deck. Sold 3/11 for \$2,275,000.
2854 P.C.H.	2,900,000	3,095,000	3,095,000	1/16	2 wks	40'	Recently redone 1,298 sq.ft. 1940's 3/2 with fireplace, courtyard & 2 car garage. Redone since sold 4/11 for \$1,665,000.
2854 P.C.H.	2,850,000	2,950,000	3,290,000	9/17	5 mo.	40'	Recently redone 1,298 sq.ft. 1940's 3/2 with fireplace, courtyard & 2 car garage. Re-landscaped & freshened since it sold 1/16 for \$2,900,000. Redone since sold 4/11 for \$1,665,000.
6638 P.C.H.	2,800,000	2,995,000	3,299,500	4/15	2 yrs.	40'	Stunning 2006 2,725 sq.ft. 3/3 Contemp. with infinity pool, spa, stone floors, top finishes. Sold 3/12 for \$2,775,000.
5478 Rincon Beach Park Drive	2,788,800	2,850,000	2,850,000	12/14	1 mo.	40'	This 1957 2 story 2,422 sq.ft. 3/2 has open beam ceilings, tile floors, master with fireplace and large patio with hot tub.
6638 P.C.H.	2,775,000	2,995,000	2,995,000	3/12	4 mo.	40'	Stunning 2006 built 2,725 sq.ft. 3/3 Contemp. with infinity pool, spa, pocket floor to ceiling glass doors, stone floors, etc
4026 P.C.H.	2,775,000	3,195,000	3,825,000	9/10	1 yr.	43'	Redone mid 80's 2 story 4/2.5 home with granite kitchen, LR with fireplace, lush grounds and a 3 car garage.
2940 Solimar Beach	2,625,000	2,845,000	3,250,000	7/13	5 mo.	39'	Built in 1987, this pretty redone 2/2.5 Cape Cod has a wood open beam ceilings, tile floors & an apt. over the garage.
5384 Rincon Beach Park Dr.	2,624,000	n/a	n/a	2/17	n/a	40'	Built in 1959, this 2,487 sq.ft. A frame 3/3 cottage in the gated Seacliff Beach Colony sold privately.
3016 Solimar Beach	2,616,800	2,799,000	2,950,000	10/14	9 mo.	40'	Modest 1,454 sq.ft. 3/2 cottage built in 1950.
4280 Faria Road	2,600,000	2,749,000	2,950,000	6/17	4 mo.	53'	Redone 2/2 with detached studio, spa, outdoor fireplace and sauna. Sold 9/11 for \$1,320,000 and 8/01 for \$1,205,000.
6694 Breakers Way	2,470,000	2,699,000	2,899,000	1/18	5 mo.	42'	2 story 60's 1,847 sq.ft. 3/2 next to the pier in Mussel Shoals with fireplace, large 2 nd floor balcony and 240° degree views.
5470 Rincon Beach Park Dr.	2,450,000	2,600,000	3,250,000	11/16	5 mo.	40'	Modest 2,813 sq.ft. 1960's 4/3.5 home with concrete block walls and outside stairs between floors on one of the deepest lots in Seacliff Colony.
5344 Rincon Beach Park Drive	2,385,000 (foreclosure)	n/a	n/a	2/11	n/a	50'	Gorgeous 3,086 sq.ft. 4/3 Contemp. built in 2000 with high ceilings, crown moldings, granite kitchen and game room. This sold for \$4,380,000 in 4/06.
3870 P.C.H.	2,300,000	2,450,000	2,495,000	3/16	3 mo.	41'	1950's 1,342 sq.ft. 2 story 2/2 with stone fireplace, open beam ceilings, large 2nd story deck and approved seawall.
3128 Solimar Beach	2,300,000	2,580,000	2,695,000	9/13	1 mo.	80'	Modest 1,455 sq.ft. 3/2 cottage built in 1970 on unusually wide lot at Solimar Beach Colony.
5372 Rincon Beach Park Drive	2,275,000	2,485,000	3,295,000	3/11	9 mo.	40'	Nicely redone 2 story 3/3 Contemporary with 2 fireplaces, a detached guest suite, built-in fire-pit and vast deck.
3924 P.C.H.	2,250,000	2,395,000	2,395,000	3/16	4 mo.	39'	Redone 2 story 1,530 sq.ft. 4/2 with large deck & spa. Prior to the redo, this sold in 2/13 for \$1,645,000.
5406 Rincon Beach Park Drive	2,240,000	2,295,000	2,495,000	10/18	4 mo.	40'	Darling remodeled 1950's 810 sq.ft. 2/2 cottage with deck, spa, firepit and fenced tropical back yard in gated enclave.
3968 P.C.H.	2,175,000	2,299,000	2,495,000	6/18	4 mo.	34'	Newly redone 1920's 1,286 sq.ft. 2/2 cottage with an open floorplan, skylights and a brick fireplace in the great room. Prior to redo, sold 1/16 for \$1,790,000.
3726 P.C.H.	2,175,000	2,300,000	2,450,000	9/17	3 mo.	39'	Built in 1963, this 1,454 sq.ft. single level 3/2 home has a fireplace and 2 car garage.
5344 Rincon Beach Park Drive	2,175,000	2,649,000	2,649,000	10/11	4 mo.	50'	Gorgeous 3,086 sq.ft. 4/3 Contemp. built in 2000 with high quality throughout. This property was foreclosed upon in 2/11 for \$2,385,000. It sold for \$4,380,000 in 4/06.
3438 P.C.H.	2,044,000	2,350,000	2,350,000	6/15	2 mo.	35'	Redone 1,348 sq.ft. 2/2.5 Nantucket style home at Faria has a rooftop deck with 360° views. Sold in an exchange in 3/09, for \$2,495,000 in 2/08 and in 10/02 for \$925,000.
5514 Rincon Beach Park Drive	2,000,000	2,100,000	2,900,000	6/18	6 mo.	40'	Redone 868 sq.ft. 2/1 built in 1940 with fireplace & deck. Redone since sales in 9/11 for \$990K & 5/07 for \$2,160,000.

3010 Solimar Beach	2,000,000	2,250,000	2,750,000	8/10	1.2 yrs.	40'	Tear-down 2/2 cottage on a 40' lot adjacent to a common open space for added privacy.
4232 Faria Road	1,875,000	1,875,000	1,875,000	8/12	1 wk.	64'	Redone 1,216 sq.ft. 2/2.5 built in 1969 with granite kitchen and heated bathroom floors. The 2 nd brm has a separate entrance. Prior to redo, sold 6/01 for \$1,165,000.
6614 Old P.C.H.	1,874,000	1,995,000	3,300,000	12/18	2¾ yrs	67'	Redone 1,911 sq.ft. 1970's 3/2 single story with fireplace, office & 10' x 50' deck next to Cliff House in Mussel Shoals.
3988 P.C.H.	1,800,000	1,900,000	1,900,000	4/15	1 mo.	29'	Built in 1928, this 3/2 cottage has 1,632 sq.ft., new stainless steel appliances, hardwood floors in master and a fireplace.
5502 Rincon Beach Park Drive	1,800,000	1,850,000	3,850,000	1/12	2.2 yrs	40'	Redone partial 2 story 4/3 Cape Cod cottage with open beam ceilings and a new patio with outdoor fireplace. Sold furnished. Prior to the redo, this sold 6/05 for \$3,372,800.
3968 P.C.H.	1,790,000	1,950,000	1,950,000	1/16	3 mo.	34'	Redone 1920's 1,342 sq.ft. 2/2 cottage with an open floor-plan, skylights and a brick fireplace in the great room. Large deck with fire pit.
3798 P.C.H.	1,775,000	1,995,000	2,195,000	10/13	4 mo.	44'	Built in 1977, this unique 1,431 sq.ft. 3/2 home has open beam wood ceilings, a stove fireplace and large deck.
5340 Rincon Beach Park Drive	1,750,000	1,790,000	2,395,000	7/10	4 mo.	50'	Two story 2/2 2,000 sq.ft. Contemp. built in 1988 on the eastern-most parcel in gated Seacliff Beach Colony.
5364 Rincon Beach Park Drive	1,700,000	1,995,000	3,590,000	3/12	5 yrs.	40'	Furnished 4/3 has upstairs main living area with fireplace & spiral staircase to downstairs master with fireplace & library.
5498 Rincon Beach Park Drive	1,692,500	1,995,000	3,400,000	2/13	4¾ yrs	40'	Approvals included for a 5,000 sq.ft. Medit. style redo to the existing 3/3 Contemp., which sold in 11/06 for \$2,450,000.
4224 Faria Road	1,675,000	1,850,000	1,995,000	6/12	1 yr.	40'	Redone 1960's 1,438 sq.ft. 2/2 cottage with new kitchen, dual pane glass and floors. This sold in 9/07 for \$2,525,000.
2854 P.C.H.	1,665,000	2,350,000	2,350,000	4/11	1 mo.	41'	Just outside the gates at Solimar, this 1,298 sq.ft. 3/2 cottage was built in 1946.
3924 P.C.H.	1,645,000	1,790,000	2,395,000	2/13	2 yrs.	39'	Two story 1,800 sq.ft. 4/2 home with large deck & sand pit.
3386 P.C.H.	1,570,000	1,599,000	2,500,000	7/13	1.5 yrs	62'	Built in 1994 on stilts, this 1,535 sq.ft. 2/2 Contemp. has a rooftop deck. Sold 7/04 for \$1,725,000, 4/03 for \$1,295,000 and as a tear-down/lot for \$475,000 in 11/00.
4250 Faria Road	1,525,500	n/a	n/a	12/10	n/a	44'	Remodeled 3/2 home with a large great room. Crime scene. Sold in 1/06 for \$2,575,000, 4/05 for \$2,000,000 and prior to the redo, in 3/03 for \$1,225,000.
5496 Rincon Beach Park Drive	1,425,000	1,050,000	1,050,000	9/12	2 wks.	40'	Short sale of 1950's 2,208 sq.ft. 4/2.5 bungalow in gated Seacliff. This sold following multiple offers.
5504 Rincon Beach Park Drive	1,350,000	n/a	n/a	12/13	n/a	40'	Modest 1/1 cottage with newer deck. Estate sale. Purchased an adjacent neighbor without coming on the market.
4280 Faria Road	1,320,000	1,450,000	1,600,000	9/11	2 yrs.	53'	Updated 2/2 home with detached guest studio at the water, spa, outdoor fireplace & sauna. Sold 8/01 for \$1,205,000.
5412 Rincon Beach Park Drive	1,150,000	1,175,000	1,750,000	2/11	2 yrs.	40'	Short sale of a modest 2/1.5 cottage on a 3,720 sq.ft. lot with patio and 2 car garage. This sold in 5/07 for \$2,250,000.
5440 Rincon Beach Park Drive	1,065,000	1,150,000	1,800,000	7/11	1 yr.	40'	Modest 1,281 sq.ft. 2/2 cottage built in 1961 with a loft in the guest bedroom. New appliances and new carpets.
3422 P.C.H.	1,050,000	1,099,999	1,549,000	2/12	1.3 yrs.	42'	Built in 1920, this redone 1,395 sq.ft. 3/2 has a stone fireplace, 2 bedrooms down and a master upstairs. Short sale.
5380 Rincon Beach	1,050,000	1,349,000	1,750,000	3/11	7 mo.	40'	Fixer 1,646 sq.ft. 4/2 cottage built in 1960. Bank sale.
5514 Rincon Beach Park Drive	990,000	1,050,000	2,100,000	9/11	2 yrs.	40'	Short sale of 1950's 2/1 868 sq.ft. home. Includes plans for a 5,000 sq.ft. Modern. This sold in 5/07 for \$2,160,000.

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4223 Faria Road	\$1,899,000	\$1,995,000	\$1,995,000	10/18	1 mo.	Redone 1960's 1,632 sq.ft. 3/2 with grand rm, office, granite kitchen & radiant heat floors. Some updates since 12/13 sale for \$1,430,000. Redone since 12/01 sale for \$630,000.
4252 P.C.H.	1,600,000	n/a	n/a	11/14	n/a	Redone 1980's 1,875 sq.ft. 3/2 view home behind the gates at one row back. This sold in 3/06 for \$2,200,000, 11/02 for \$951,500 and 3/00 for \$725,000.
4245 Faria Road	1,450,000	1,589,000	1,725,000	7/16	4 mo.	Within the gates at Faria, this redone 2 story 1,180 sq.ft. 2/2 Contemp. has partial ocean views, bamboo floors, 2 car garage and ocean view deck. Redone since 12/11 sale for \$750,000.
4223 Faria Road	1,430,000	1,490,000	1,490,000	12/13	3 mo.	Redone 1960's 1,632 sq.ft. 3/2 with grand room, office, granite kitchen & radiant heat floors. Redone since 12/01 sale for \$630K.
6741 Breakers Way	1,200,000	1,399,000	1,795,000	11/16	1 yr.	Redone 2,913 sq.ft. multi-level 3/3 home with living room, office, family room, roof-top deck and a 3 car garage. Prior to redo, sold 6/02 for \$625,000.
6727 Breakers Way	1,137,045	1,160,000	1,160,000	7/18	1 mo.	Bright 2,913 sq.ft. multi-level 3/3 Contemp. with living rm, family rm, office, rooftop deck and 3 car garage. Sold 12/03 for \$945,000 and 10/01 for \$670,000.
6733 Breakers Way	1,033,500	1,195,000	1,325,000	9/17	4 mo.	Multi-level 2,811 sq.ft. 3/3.5 Contemp. with living room, family room, office, rooftop deck & 3 car garage. Sold 3/00 for \$600K.
6216 W. Ocean	1,025,000	1,100,000	1,100,000	7/13	2 wks	Bank sale of modest 1,300 sq.ft. 2/1 built in 1930 on corner lot in Mussel Shoals with ocean and pier views across road from beach.
4245 Faria Road	750,000	799,000	799,000	12/11	3 wks.	Two story 2/1.5 1970 fixer behind the gates at Faria Beach with ocean views from the second story over the oceanfront homes.

RINCON

SALES ON THE BEACH IN THE 2000'S: THE COMPLETE DECADE

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3102 Solimar	\$6,725,000	\$7,395,000	\$8,500,000	3/08	1.4 yrs	80'	Vast 5,742 sq.ft. 5/6.5 Contemp. Mediterranean on Solimar's largest lot with soaring ceilings, walls of glass, media/family room, custom music studio, office and 3 car garage.
5344 Rincon Beach Park Drive	4,380,000	4,500,000	5,300,000	4/06	1 mo.	50'	Beautiful 4/3 3,086 sq.ft. Contemp. with walls of glass, high ceilings, crown moldings, granite kitchen and game room.
3006 Solimar Beach	4,350,000	n/a	n/a	6/05	n/a	40'	This 2,122 sq.ft. 3/2 cottage was built in 1971 and sold privately without hitting the market.
3024 Solimar Beach	4,200,000	4,500,000	4,995,000	2/08	9 mo.	40'	3,689 sq.ft. 1970's tri-level 4/4.5 Contemporary in original condition yet has a great floorplan and very high ceilings.
3060 Solimar Beach	4,025,000	4,500,000	4,500,000	10/04	2 mo.	47'	Fabulous 2 story 4/4 3,954 sq.ft. Contemporary with top quality finishes and designer touches throughout.
3020 Solimar Beach	4,000,000	n/a	n/a	12/05	2 mo.	40'	Built in 1946, this 2,296 sq.ft. 3/2.5 cottage has 2 fireplaces and a 2 car garage.
5390 Rincon Beach Park Drive	4,000,000	4,295,000	4,295,000	2/06	4 mo.	40'	Built in 2004, this 3,170 sq.ft. 2 story 3/4 home offers formal dining, library, gourmet kitchen, and media room/office.

5454 Rincon Beach Park Drive	3,975,000	4,595,000	4,595,000	10/09	3 mo.	40'	Brand new 3,200 sq.ft. 4/4 Seacliff home with limestone floors, 2 fireplaces, a granite kitchen, a sweeping staircase to 2 nd floor, built-in BBQ. The lot sold for 2,400,000 in 1/06.
5518 Rincon Beach Park Drive	3,650,000	3,750,000	3,750,000	9/07	2 mo.	40'	Brand new, this gorgeous 2 story 3,000 sq.ft. 3/3 Cape Cod has 10' ceilings, hickory floors and a fabulous kitchen. The lot (western-most in Seacliff) sold in 5/05 for \$925,000.
3784 P.C.H.	3,625,000	3,995,000	4,495,000	6/07	9 mo.	59'	This 1970's 2 story 2,116 sq.ft. 4/2.5 Contemp. has cathedral beam ceilings and floor to ceiling glass throughout.
5368 Rincon Beach Park Drive	3,400,000	3,590,000	4,500,000	10/08	2.5 yrs.	40'	Elegant 3,011 sq.ft. 2 story 4/3.5 built in 2002 with travertine floors, wine cellar, gourmet kitchen and marble fireplace.
5502 Rincon Beach Park Drive	3,372,800	n/a	n/a	6/05	n/a	40'	Charming 3/3 Cape Cod cottage with soaring ceilings and windows within the Seacliff Beach Colony.
5348 Rincon Beach Park Drive	3,175,000	3,949,000	4,750,000	9/09	1.9 yrs.	50'	Tri-level 3,971 sq.ft. 4/4.5 Contemp. built in 1991 with 10' ceilings, elevator, granite kitchen, onyx bathrooms and master with fireplace and veranda.
5402 Rincon Beach Park Drive	3,122,500	3,488,000	3,677,000	7/08	8 mo.	40'	Beautifully redone 2,147 sq.ft. 2 story 3/2.5 Contemp. with travertine floors, granite kitchen & master suite w/fireplace.
3398 P.C.H.	3,150,000	3,300,000	3,300,000	4/04	3 mo.	101'	Spectacular newer 2 story 4/4 Cape Cod with high quality appointments, including two master suites, plentiful French doors, spacious deck with hot tub, firepit and built in BBQ.
3032 Solimar Beach	3,100,000	2,950,000	2,950,000	4/09	1 wk.	60'	Built in 1951, this 2 story 1,664 sq.ft. cottage has 2/2 + a den and a detached room with 1/2 bath on a very wide (60') lot.
3532 P.C.H.	3,000,000	3,599,000	3,599,000	11/07	1 mo.	60'	Redone 1970's 2,637 sq.ft. 3/3 Contemporary with huge walls of glass in the 2 story living room with fireplace.
2892 Solimar Beach	3,000,000	3,500,000	3,500,000	7/01	4 mo.	98'	Spectacular 5,854 sq.ft. two story 5/6 Contemporary home with tremendous construction quality the largest lot on gated Solimar Beach. This last sold in 1/92 for \$1,230,000.
6702 Breakers Way	2,950,000	3,100,000	3,500,000	3/06	1.1 yrs.	80'	Mussel Shoals 2/1 with sunroom, fireplace, pine walls, open beams, and updated kitchen. The detached garage has been converted to a studio without permits. On 2 legal lots.
5488 Rincon Beach Park Drive	2,900,000	2,985,000	2,985,000	6/09	3 mo.	40'	Beautiful spacious 3/3 home built in 1991 with formal dining dining room, spacious library, upstairs great room with pool table area, loft and full entertainment bar.
3116 Solimar Beach	2,750,000	2,850,000	2,950,000	12/04	7 mo.	60'	Built in 1970, this 2 story 3/3 approx. 1,955 sq.ft. Contemp. home needs substantial updating.
6758 Breakers Way	2,700,000	2,850,000	2,850,000	7/06	1 day	40'	Redone Mussel Shoals 1,200 sq.ft. home with great new deck and entertaining area. Ample storage on the lower level.
4192 Faria Road	2,625,000	2,750,000	2,750,000	11/04	2 mo.	60'	Striking 2,859 sq.ft. 3/2.5 Contemporary with walls of glass, 2 fireplaces, a sleek kitchen and tile floors. This also sold in 11/03 for \$2,175,000.
4250 Faria Road	2,575,000	2,695,000	2,695,000	1/06	7 mo.	44'	Remodeled 3/2 home behind the gates at Faria Beach with a large great room with a wall of glass. This sold in 4/05 for \$2,000,000 and prior to the redo, in 3/03 for \$1,225,000.
3154 Solimar Beach	2,575,000	2,750,000	2,750,000	3/03	11 mo.	75'	Fabulous 3,562 sq.ft. 2 story 4/5 Contemporary built in 1990 with gourmet kitchen, master with fireplace and private balcony, slate flooring, etc. This sold in 4/99 for \$1,300,000.
4224 Faria Road	2,525,000	2,895,000	3,250,000	9/07	1.2 yrs	40'	Redone 1960's 1,438 sq.ft. 2/1 cottage with new double pane glass, floors and kitchen. There is a permitted seawall.
2886 Solimar Beach	2,505,000	2,500,000	2,800,000	11/04	3 mo.	48'	Built in 1954, this 1,300 sq.ft. 2 story 4/3 cottage needs updating or to be torn down. This sold in multiple offers.
5428 Rincon Beach	2,500,000	n/a	n/a	3/08	n/a	40'	This modest 2,404 sq.ft. 2 story home was built in 1960.
6768 Breakers Way	2,500,000	n/a	n/a	7/07	n/a	40'	This modest 1,442 sq.ft cottage in Mussel Shoals was sold without coming on the market.
5474 Rincon Beach Park Drive	2,500,000	2,695,000	2,695,000	5/07	1 mo.	40'	Built in 1959, this 1,860 sq.ft. 4/2 cottage has open beam ceilings, tile floors & retro bath tiles on a 6,783 sq.ft. lot.
5486 Rincon Beach	2,500,000	n/a	n/a	9/05	n/a	40'	Very modest 2/2 cottage built in 1942.

3438 P.C.H.	2,495,000	2,595,000	3,490,000	2/08	5 mo.	35'	This 1,348 sq.ft. 2/2.5 Contemporary style home at Faria has a rooftop deck with 360° views. Sold 10/02 for \$925,000.
3438 P.C.H.	Exchange	2,895,000	2,895,000	3/09	3 mo.	35'	This 1,348 sq.ft. 2/2.5 Contemp. has a rooftop deck. This sold in 2/08 for \$2,495,000 and 10/02 for \$925,000.
5498 Rincon Beach Park Drive	2,450,000	2,995,000	3,995,000	11/06	1.4 yrs.	40'	This 1992 3/3 Mediterranean has a large tiled living room/dining area overlooking a raised tile patio with big views.
5458 Rincon Beach Park Drive	2,400,000	2,650,000	2,995,000	10/06	3 mo.	40'	Modest 2/1 cottage with 1/.5 guest quarters with one of the larger building footprints in the gated Seacliff community.
5454 Rincon Beach	2,400,000	2,575,000	2,575,000	1/06	1 day	40'	Tear down 2/1 cottage in the Seacliff community.
5446 Rincon Beach	2,395,000	2,495,000	2,495,000	6/08	4 days	40'	Two story 4/2.5 bath cottage built in 1959 with a river stone fireplace, redone kitchen, open beam ceilings and new deck.
3828 P.C.H.	2,375,000	2,495,000	2,495,000	6/07	3 wks.	40'	Built in 1983, this 1,472 sq.ft. 3/2 Faria Beach home has new carpet, fresh paint, and a 2 car garage.
2968 Solimar Beach	2,350,000	2,600,000	2,995,000	8/03	1.2 yrs	40'	Completely remodeled a few years ago, this 4,070 sq.ft. 4/4 3-story Contemporary features a huge master suite with stone fireplace, his/hers baths and 2 walk-in closets.
5412 Rincon Beach Park Drive	2,250,000	2,450,000	2,450,000	5/07	1 wk.	40'	This modest 896 sq.ft. 2/1.5 cottage is on a 3,720 sq.ft. lot with beachside patio and 2 car garage.
4192 Faria Road	2,175,000	2,300,000	2,500,000	11/03	1 year	60'	Striking 2,859 sq.ft. 3/2.5 Contemporary with walls of glass, 2 fireplaces, a sleek kitchen and tile floors.
5514 Rincon Beach Park Dr.	2,160,000	2,375,000	2,950,000	5/07	1.9 yrs.	40'	This 1950's 868 sq.ft. 2/1 cottage is close to the western end of the Seacliff Beach Colony on a 5,258 sq.ft. lot.
4250 Faria Road	2,000,000	n/a	n/a	4/05	n/a	44'	Remodeled 3/2 home behind the gates at Faria Beach with a large great room with a wall of glass to the view. Prior to the redo, this sold in 3/03 for \$1,225,000.
5444 Rincon Beach Park Drive	1,959,500	2,099,000	2,099,000	12/09	9 mo.	40'	A new master bedroom and a loft was recently added to this 3/3 cottage was built in 1956 behind the gates at Seacliff.
6708 Breakers Way	1,950,000	2,399,000	3,500,000	8/09	3 yrs.	40'	2 story 3/3 home used as a duplex with a family room and 1/1 on the 1st floor and living room, kitchen and 2/2 on the 2nd floor. Each floor is separately metered. There is also a 2-car garage and hot tub.
5430 Rincon Beach	1,900,000	1,990,000	3,050,000	10/08	2 yrs.	40'	Modest 1,465 sq.ft. 2/2 cottage on a 4,198 sq.ft. lot.
4166 Faria Road	1,875,000	2,275,000	2,275,000	2/09	1 mo.	38'	Built in 1945, this 2 story 1,260 sq.ft. 2/1.5 cottage has a river rock fireplace and 2 car garage.
3898 P.C.H.	1,810,000	1,899,000	1,899,000	1/02	3 mo.	75'	Large 6/4 two story home built in 1974 with family room, living room and den and sweeping ocean and island views.
3386 P.C.H.	1,725,000	1,800,000	1,800,000	7/04	1 mo.	62'	Built in 1995 on stilts at the eastern end of ungated Faria, this 2/2 Contemp. has a rooftop deck. This sold in 4/03 for \$1,295,000 and as a teardown/lot for \$475,000 in 11/00.
3164 Solimar Beach	1,625,000	n/a	n/a	3/02	n/a	139'	Vacant lot situated at the western-most place within Solimar. This last sold in 11/00 for \$975,000.
3134 Solimar Beach	1,555,000	1,840,000	1,840,000	1/00	2 mo.	107'	Built in 1990, this 4,098 sq.ft. 3/4.5 Contemporary has stone floors, a gourmet kitchen, multiple decks and a 3 car garage.
3750 P.C.H.	1,520,000	1,695,000	1,695,000	3/01	2 mo.	41'	Very attractive 1,758 sq.ft. Craftsman style 3/2 built in 1988 with gourmet kitchen, custom cabinets and high ceilings.
3560 P.C.H.	1,500,000	1,500,000	1,500,000	8/00	1 week	81'	This 1,880 sq.ft. 3/2 home, on the western-most parcel in "ungated Faria," was sold fully furnished.
4286 Faria Road	1,400,000	n/a	n/a	12/03	n/a	55'	Modest 2/2 1920's cottage. Last sold 12/96 for \$450,000.
3808 P.C.H.	1,380,000	n/a	n/a	6/00	n/a	44'	Built in 1990, this 4 bedroom home has 2,636 sq.ft.
2916 Solimar Beach	1,325,000	1,399,000	1,500,000	10/01	3 mo.	40'	Older 1/1 cottage with a 1/1 over the garage.
3088 Solimar Beach	1,297,000	n/a	n/a	11/01	n/a	36'	Two story 1,720 sq.ft. 3/2 cottage built in 1968. This probate sale sold before it hit the market.
3386 P.C.H.	1,295,000	1,295,000	1,295,000	4/03	1 week	62'	Built in 1995 on stilts, this 2/2 Contemp. has a rooftop deck. This sold as a teardown in 11/00 for \$475,000.
2956 Solimar Beach	1,276,000	1,495,000	1,495,000	5/02	1 week	40'	572 sq.ft. 1930's cottage with no garage. Multiple offers.

4086 Faria Road	1,270,000	1,350,000	1,350,000	8/02	6 mo.	38'	Contemporary 3/2 cottage. This also sold in 10/01 for \$1,145,000 and in 9/97 for \$590,000.
2904 Solimar Beach	1,260,000	1,300,000	1,300,000	5/01	2 wks	48'	Teardown 1930's beach shack.
4250 Faria Road	1,225,000	1,250,000	1,590,000	3/03	1.6 yrs	44'	Well maintained 3/2 home behind the gates at Faria Beach with large living room, updated kitchen and triple closets.
4280 Faria Road	1,205,000	1,295,000	1,295,000	8/01	4 mo.	53'	Updated 2/2 home with detached 1/1 guest house. The existing second story no longer conforms to the CCR's, so if this house is remodeled, the second story must be removed.
3084 Solimar Beach	1,200,000	1,250,000	1,395,000	6/02	11 mo.	40'	Built in 1950, this 1,139 sq.ft. 2/2 Contemporary needs upgrading. This also sold in 11/99 for \$700,000.
4232 Faria Road	1,165,000	1,295,000	1,295,000	6/01	6 mo.	65'	1,216 sq.ft 3/1 built in 1969. Last sale: 12/96 for \$650,000.
3744 P.C.H.	1,151,500	1,295,000	1,295,000	4/01	2 mo.	39'	This 2/2 beach cottage was built in 1963 with 1,675 sq.ft. Sold in estate court overbid despite appraisal at \$1,040,000.
4062 Faria Road	1,150,000	1,185,000	1,185,000	8/01	1 mo.	52'	One story 1,188 sq.ft. 2/1.5 1960's beach getaway with spa and Viking BBQ. This last sold in 7/99 for \$695,000.
4086 Faria Road	1,145,000	1,145,000	1,145,000	10/01	1 week	38'	White, bright 3/2 cottage on the sandy part of gated Faria. This previously sold in 9/97 for \$590,000.
5430 Rincon Beach Park Drive	1,100,000	1,595,000	1,595,000	4/05	7 mo.	40'	Modest 1,300 sq.ft. 2/1.5 cottage within Seacliff in need of upgrading. This closed escrow prior to the leasehold buyout. It last sold in 6/04 for \$1,050,000.
4104 Faria Road	n/a	925,000	925,000	12/01	1 week	44'	Modular 2/2 1,260 sq.ft. 1980's home near the tennis court.
5518 Rincon Beach	925,000	n/a	n/a	5/05	n/a	40'	Tear down cottage on western-most lot in gated Seacliff.
3086 Solimar Beach	925,000	985,000	985,000	5/01	1 mo.	40'	Updated 1946 3/2 1,194 sq.ft. beach cottage with hardwood and tile floors and fireplace. This sold for \$750,000 in 2/00.
3438 P.C.H.	925,000	989,000	989,000	10/02	9 mo.	35'	Built in 1984, 2 story 1,348 sq.ft. 2/2.5 French Provincial with rooftop deck has new kitchen appliances.
3486 P.C.H.	910,000	949,000	949,000	5/00	1.6 yrs.	31'	Built in 1983, this 1,918 sq.ft. 3/3 has 4 fireplaces, a designer staircase, custom spa and sauna, and tile and oak accents.
3458 P.C.H.	910,000	925,000	925,000	5/00	11 mo.	47'	Early 1960's two level home, each with separate entrances and a fireplace, totaling 1,908 sq.ft.
3828 P.C.H.	900,000	935,000	1,025,000	5/02	11 mo.	31'	Modular 1,472 sq.ft. 3/2 home built in 1983.
3006 Solimar Beach	885,000	n/a	n/a	2/00	n/a	40'	Built in 1971, this 3/2 cottage has 1,536 sq.ft.
4070 Faria Road	875,000	n/a	n/a	6/01	n/a	52'	Modest 1940's 3/2 cottage with 1,345 sq.ft.
6643 Breakers Way	799,000	799,000	799,000	6/02	3 mo.	53'	Modest 1920's 1/1 with hardwood floors and fireplace.
3086 Solimar Beach	750,000	849,000	849,000	2/00	1 mo.	40'	Built in 1946, this is a 3/2 1,194 sq.ft. beach cottage.
3902 P.C.H.	529,000	n/a	n/a	8/00	n/a	39'	This 840 sq.ft. 2/1 teardown sold for lot value.

RINCON

SALES NEAR THE BEACH 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>
4252 P.C.H.	\$2,200,000	\$2,249,000	\$2,249,000	3/06	1 wk.	Built in 1981 and recently redone, this 1,875 sq.ft. 3/2 home behind the Faria gates is one row back from the beach with sweeping views. Sold in 11/02 for \$951,500 and 3/00 for \$725k.
4267 Faria Road	1,550,000	1,749,000	1,995,000	8/07	1 yr.	This remodeled 2 story 3/3 1,608 sq.ft. 1960's Contemporary has stone fireplaces, new kitchen appliances and new baths.
4252 P.C.H.	951,500	992,500	1,175,000	11/02	4 mo.	See above.
6727 Breakers Way	945,000	979,000	979,000	12/03	3 wks.	Multi-level 2,913 sq.ft. 3/3 Cape Cod built in 1990 with high ceilings, modern design and roof top deck. Sold 10/01 for \$670,000.
4252 P.C.H.	725,000	740,000	740,000	3/00	1 mo.	See above.

6727 Breakers Way	670,000	695,000	725,000	10/01	6 mo.	Multi-level 2,913 sq.ft. 3/3 Cape Cod built in 1990 with high ceilings, modern design and roof top deck.
4267 Faria Road	635,500	675,000	675,000	3/00	2 mo.	Remodeled 1960's 3/3 1,608 sq.ft. home with 2 fireplaces. This last sold in 7/98 for \$452,000.
4223 Faria Road	630,000	655,000	680,000	12/01	2 mo.	Early 1960's 1,962 sq.ft. 2/2 with living room, bedroom, office and bath upstairs and family room, 2/1 downstairs.
4201 Faria Road	625,000	625,000	625,000	8/00	2 mo.	Built in 1973, this 1,260 sq.ft. 3/2 home uses exotic woods such as teak and mahogany to create a nautical theme.

KATHLEEN WINTER

BEACH REAL ESTATE
FORMER ATTORNEY

DRE: 01022891

805.451.4663

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