

SANDYLAND ROAD ALL CONDOMINIUM SALES SINCE 2000

SANDYLAND ROAD SALES ON THE BEACH SIDE IN 2024

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
4925-F Sandyland	\$4,600,000	n/a	n/a	5/24	n/a	3/3	1,794	2 nd	Beachfront top floor end unit on the sand with 180° views. Sold as is for 7/20 for \$3,400,000.
4755 Sandyland #6	1,170,000	n/a	n/a	6/24	n/a	2/1	875	1 st	This streetside 1 st floor Los Meganos unit sold privately.

SANDYLAND ROAD SALES ON THE MOUNTAIN SIDE IN 2024

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
4880 Sandyland #64	\$1,158,500	\$1,150,000	\$1,150,000	4/24	2 wks.	2/1	780	2 nd	Redone La Cabana with new flooring, kitchen and bath.
4980 Sandyland #203	1,050,000	n/a	n/a	2/24	n/a	2/1	693	1 st	Sunset Shores with ocean peeks and mountain views.
4700 Sandyland #8	990,000	985,000	985,000	2/24	1 wk.	1/1	558	1 st	Newly redone corner Solimar Sands with patio and ocean peeks. Redone since sales in 12/21 for \$790,000, 12/20 for \$649,000 and 9/02 for \$415,000.
4700 Sandyland #51	967,500	995,000	995,000	7/24	1 mo.	2/2	828	2-3	North facing Solimar Sands with mtn views. Partial redo since 10/14 sale for \$699,000.
4700 Sandyland #35	964,100	995,000	995,000	6/24	1 mo.	2/2	828	2-3	Pool view end unit with cottage cheese ceilings and dated finishes. Owned since 1970 when building was built.
4950 Sandyland #129	801,000	801,000	795,000	7/24	2 wks.	1/1	436	1 st	Ground floor Sunset Shores with tile floors and shutters.
4700 Sandyland #16	700,000	n/a	n/a	1/24	n/a	1/1	558	1 st	Updated condo in Solimar Sands with stainless steel kitchen. Sold 10/12 for \$560,000 and 8/12 for \$387,000.

SANDYLAND ROAD SALES ON THE BEACH SIDE IN 2023

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
4923 Sandyland	\$8,100,000	\$8,100,000	\$8,100,000	2/23	2 wks	4/3	2,361	1-2	Newly redone free standing tri-level Craftsman on the sand with fireplace, Great Room, 2 decks. Redone since 12/12 sale for \$3,555,000 and 3/12 foreclosure sale for \$2,250,000.
4975 Sandyland #105	2,550,000	n/a	n/a	9/23	n/a	2/1	686	1 st	Beachfront in need of redo with 180° views and patio.

SANDYLAND ROAD SALES ON THE MOUNTAIN SIDE IN 2023

4700 Sandyland #29	\$1,065,000	\$1,150,000	\$1,150,000	11/23	2 mo.	2/2	828	2-3	Upstairs Solimar Sands townhome with balcony & peeks of ocean, bird refuge and mtns. Sold 7/21 for \$875,000.
4980 Sandyland #104	950,000	n/a	n/a	5/23	n/a	2/1	748	1 st	Updated Sunset Shores with tile floors and an ocean peek from the bedrooms. Redone kitchen since 9/16 sale for \$680,000 and 11/07 sale for \$610,000.
4902 Sandyland #134	896,000	929,000	929,000	5/23	1 wk.	1/1	462	1 st	Newly redone ground floor Sunset Shores with patio. Redone nicely since 7/22 sale for \$769,000.
4880 Sandyland #4	810,000	829,000	829,000	8/23	1 wk.	0/1	432	1 st	La Cabana studio with patio and updated bathroom.
4950 Sandyland #226	600,000	n/a	n/a	4/23	n/a	1/1	514	2 nd	This upstairs Sunset Shores unit sold privately.

SANDYLAND ROAD SALES ON THE BEACH SIDE IN THE 2020'S

VILLA SORTINO	<u>AMENITIES</u>	<u>NUMBER OF UNITS</u>	<u>YEAR BUILT</u>
	FIREPIT, SPA, CHANGING ROOM, GATED PARKING	6	1987

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4925-F Sandyland	\$4,600,000	n/a	n/a	5/24	n/a	3/3	1,794	2 nd	Beachfront top floor end unit on the sand with 180° views. Sold as is for 7/20 for \$3,400,000.
4925-F Sandyland	3,400,000	\$3,495,000	\$4,000,000	7/20	5 mo.	3/3	1,794	2 nd	See immediately above.
4925-E Sandyland	3,120,000	3,325,000	3,250,000	9/20	2 mo.	2/2	1,443	2 nd	Beachfront top floor on the sand with panoramic views in 6 unit building with elevator.

CARPINTERIA SHORES	<u>AMENITIES</u>	<u>NUMBER OF UNITS</u>	<u>YEAR BUILT</u>
	BBQ	36	1964

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4975 Sandyland #105	2,550,000	n/a	n/a	9/23	n/a	2/1	686	1 st	Beachfront in need of redo with 180° views and patio.
4975 Sandyland #107	2,135,000	n/a	n/a	10/21	n/a	2/1	686	1 st	Beachfront unit with 180° views and patio.
4975 Sandyland #206	1,350,000	1,350,000	1,350,000	6/21	1 yr.	2/1	686	2 nd	Beachfront unit with 180° views and tile floors.
4975 Sandyland #302	1,190,000	n/a	n/a	5/21	n/a	2/1	686	3 rd	Side unit with partial ocean views. Sold 12/04 for \$565K.

LOS MEGANOS	<u>AMENITIES</u>	<u>NUMBER OF UNITS</u>	<u>YEAR BUILT</u>
	PATIO	12	1959

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4709 Sandyland #4	1,650,000	1,549,000	1,549,000	4/21	1 wk.	1/1	612	2 nd	South facing upstairs unit in Los Meganos with ocean & mtn views, open beam ceilings and wrap around balcony.
4755 Sandyland #6	1,170,000	n/a	n/a	6/24	n/a	2/1	875	1 st	This streetside 1 st floor Los Meganos unit sold privately.
4755 Sandyland #7	1,150,000	n/a	n/a	8/21	n/a	2/1	875	1 st	Los Meganos unit with no views in dated condition.

SANDYLAND	<u>AMENITIES</u>	<u>NUMBER OF UNITS</u>	<u>YEAR BUILT</u>
	BBQ	8	1978

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4825 Sandyland #6	1,495,000	1,495,000	1,495,000	12/20	4 days	2/2	966	2 nd	Updated condo with a private beach entrance, fireplace and mtn views. One of 8 units. Sold 8/15 for \$1,195,000. 8/13 for \$1,049,000.

MISCELLANEOUS

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4923 Sandyland	8,100,000	8,100,000	8,100,000	2/23	2 wks	4/3	2,361	1-2	Newly redone free standing tri-level Craftsman on the sand with fireplace, Great Room, 2 decks. Redone since 12/12 sale for \$3,555,000 and 3/12 foreclosure sale for \$2,250,000.

SANDYLAND ROAD

SALES ON THE MOUNTAIN SIDE IN THE 2020'S

<u>PACIFIC SHORES</u>	<u>AMENITIES</u>	<u>NUMBER OF UNITS</u>	<u>YEAR BUILT</u>
	GATED CARPORT PARKING	5	1978

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4840 Sandyland	\$1,650,000	\$1,495,000	\$1,495,000	\$1,495,000	9/22	4 days	3/2.5	1,275	1-2		Redone end unit townhouse with ocean & mtn peeks, fireplace, private patio off primary bedroom and balcony.
4848 Sandyland	1,150,000	1,195,000	1,495,000	1,495,000	12/20	2 mo.	3/2.5	1,288	1-2		2 story condo with fireplace, wet bar, 2 gated parking spaces and additional storage.

<u>LA CABANA</u>	<u>AMENITIES</u>	<u>NUMBER OF UNITS</u>	<u>YEAR BUILT</u>
	POOL, CLUBHOUSE, BBQ	66	1961

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4880 Sandyland #64	\$1,158,500	\$1,150,000	\$1,150,000	\$1,150,000	4/24	2 wks.	2/1	780	2 nd		Redone La Cabana with new flooring, kitchen and bath.
4880 Sandyland #61	1,075,000	1,195,000	1,195,000	1,195,000	11/22	2 wks.	2/1	780	2 nd		Redone upper level condo sold to family member. No changes since 7/17 sale for \$750,000. Prior to redo, sold 5/15 for \$600,000 in original condition.
4880 Sandyland #4	810,000	829,000	829,000	829,000	8/23	1 wk.	0/1	432	1 st		La Cabana studio with patio and updated bathroom.
4880 Sandyland #27	730,000	725,000	725,000	725,000	9/21	1 wk.	1/1	660	1 st		La Cabana with newly redone kitchen and bath. Sold 10/15 for \$543,000 and 7/14 for \$395,000.
4880 Sandyland #53	649,000	649,000	649,000	649,000	7/21	2 wks.	1/1	604	2 nd		La Cabana with dual paned windows and ceiling fans.

<u>SOLIMAR SANDS</u>	<u>AMENITIES</u>	<u>NUMBER OF UNITS</u>	<u>YEAR BUILT</u>
	POOL, SPA, CLUBHOUSE	60	1973

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4700 Sandyland #29	\$1,065,000	\$1,150,000	\$1,150,000	\$1,150,000	11/23	2 mo.	2/2	828	2-3		Upstairs Solimar Sands townhome with balcony & peeks of ocean, bird refuge and mtns. Sold 7/21 for \$875,000.
4700 Sandyland #8	990,000	985,000	985,000	985,000	2/24	1 wk.	1/1	558	1 st		Newly redone corner Solimar Sands with patio and ocean peeks. Redone since sales in 12/21 for \$790,000, 12/20 for \$649,000 and 9/02 for \$415,000.
4700 Sandyland #51	967,500	995,000	995,000	995,000	7/24	1 mo.	2/2	828	2-3		North facing Solimar Sands with mtn views. Partial redo since 10/14 sale for \$699,000.
4700 Sandyland #35	964,100	995,000	995,000	995,000	6/24	1 mo.	2/2	828	2-3		Pool view end unit with cottage cheese ceilings and dated finishes. Owned since 1970 when building was built.
4700 Sandyland #47	885,000	n/a	n/a	n/a	5/22	n/a	2/2	828	2-3		Upstairs Solimar Sands with mountain views.
4700 Sandyland #29	875,000	n/a	n/a	n/a	7/21	n/a	2/2	828	2-3		Upstairs Solimar Sands with mountain views.
4700 Sandyland #48	875,000	845,000	845,000	845,000	2/21	3 days	2/2	828	2-3		Redone Solimar Sands with mtn views. Redone and half bath added since 5/15 sale for \$810,000.
4700 Sandyland #2	805,000	799,000	799,000	799,000	8/20	3 mo.	1/1	700	1 st		Across from bird refuge with big mtn views, this 1/1 + den has Mtn views and ocean peek from patio. Sold 4/13 for \$739,500 and 2/05 for \$735,000.
4700 Sandyland #8	790,000	n/a	n/a	n/a	12/21	n/a	1/1	558	1 st		Corner Solimar Sands with patio and ocean peeks. Sold 12/20 for \$649,000 and 9/02 for \$415,000.
4700 Sandyland #52	790,000	n/a	n/a	n/a	1/21	n/a	2/2	828	2-3		This Solimar Sands sold without coming on the market.
4700 Sandyland #16	700,000	n/a	n/a	n/a	1/24	n/a	1/1	558	1 st		Updated condo in Solimar Sands with stainless steel kitchen. Sold 10/12 for \$560,000 and 8/12 for \$387,000.
4700 Sandyland #8	649,000	649,000	649,000	649,000	12/20	1 mo.	1/1	558	1 st		Corner unit with patio and some ocean views. Sold 9/02 for \$415,000.

4700 Sandyland #16	700,000	n/a	n/a	1/24	n/a	1/1	558	1 st	Updated condo in Solimar Sands with stainless steel kitchen. Sold 10/12 for \$560,000 and 8/12 for \$387,000.
4700 Sandyland #16	560,000	599,000	599,000	10/12	2 mo.	1/1	558	1 st	Updated. New floors since 8/12 sale for \$387,000.

SUNSET SHORES	<u>AMENITIES</u> POOL, SPA	<u>NUMBER OF UNITS</u> 78	<u>YEAR BUILT</u> 1958
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4980 Sandyland #203	\$1,050,000	n/a	n/a	2/24	n/a	2/1	693	1 st	Sunset Shores with ocean peeks and mountain views.
4980 Sandyland #104	950,000	n/a	n/a	5/23	n/a	2/1	748	1 st	Updated Sunset Shores with tile floors and an ocean peek from the bedrooms. Redone kitchen since 9/16 sale for \$680,000 and 11/07 sale for \$610,000.
4902 Sandyland #134	896,000	929,000	929,000	5/23	1 wk.	1/1	462	1 st	Newly redone ground floor Sunset Shores with patio. Redone nicely since 7/22 sale for \$769,000.
4950 Sandyland #120	860,000	n/a	n/a	8/21	n/a	2/2	744	1 st	South facing ground floor end unit overlooking the BBQ area and the pool.
4950 Sandyland #224	850,500	849,000	849,000	9/22	4 days	1/1	540	2 nd	Redone pool view unit with tile floors, shutters and open beam ceilings. Sold 8/20 for \$470,000.
4950 Sandyland #220	850,000	850,000	850,000	6/21	2 wks.	2/1	744	2 nd	This updated end unit overlooking the pool has ocean peeks, wood floors and shutters.
4902 Sandyland #136	823,000	n/a	n/a	6/22	n/a	0/1	442	1 st	This redone studio sold in 12/04 for \$525,000, 7/04 for \$488,000 and 1/90 for \$135,000.
4950 Sandyland #129	801,000	801,000	795,000	7/24	2 wks.	1/1	436	1 st	Ground floor Sunset Shores with tile floors and shutters.
4950 Sandyland #230	799,000	799,000	799,000	8/22	3 days	1/1	436	2 nd	Beachy unit overlooking the pool. Redone since 4/18 sale for \$395,000.
4902 Sandyland #134	769,000	769,000	769,000	7/22	2 mo.	1/1	462	1 st	Modest ground floor unit with patio.
4950 Sandyland #229	750,000	699,000	699,000	11/21	2 days	1/1	436	2 nd	Newly redone pool view unit with open beam ceilings. Redone since 9/20 sale for \$450,000.
4950 Sandyland #223	720,000	759,000	779,000	11/21	1 mo.	1/1	574	2 nd	Furnished unit with newer bath, ceiling fans.
4950 Sandyland #226	600,000	n/a	n/a	4/23	n/a	1/1	514	2 nd	This upstairs unit sold privately.
4980 Sandyland #208	540,000	550,000	550,000	1/20	1 mo.	1/1	396	2 nd	Sunset Shores with ocean view balcony. Sold 8/15 for \$540,000, 8/04 for \$565,000 and 12/03 for \$440,000.
4950 Sandyland #224	470,000	499,000	499,000	8/20	1 mo.	1/1	540	2 nd	Redone pool view unit with tile floors, shutters and open beam ceilings.
4950 Sandyland #229	450,000	465,000	465,000	9/20	1 mo.	1/1	436	2 nd	Pool view unit with open beam ceilings.

KATHLEEN WINTER

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FORMER ATTORNEY

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SANDYLAND ROAD

SALES ON THE BEACH SIDE IN THE 2010'S: THE COMPLETE DECADE

BEACH CLUB	<u>AMENITIES</u>	<u>NUMBER OF UNITS</u>	<u>YEAR BUILT</u>
	UNDERGROUND PARKING	8	1992

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL PRICE</u>	<u>LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
4885 Sandyland #2	\$4,000,000	\$3,995,000	\$3,995,000		9/18	1 wk.	3/3	1,780	1-2	Redone Beach Club townhome with 2 180° ocean view balconies, fireplace, marble kitchen and wood tile floors.
4885 Sandyland #4	3,900,000	n/a	n/a		7/17	n/a	2/2.5	1,502	1-2	Beachfront corner unit with office and rooftop deck. Sold 2/11 for \$2,200,000, 6/05 for \$1,800,000 and 4/02 for \$1,500,000.
4885 Sandyland #3	2,300,000	n/a	n/a		7/11	n/a	3/3	1,780	1-2	Beachfront townhouse with panoramic ocean views. Sold privately. This last sold in 10/97 for \$835,000.
4885 Sandyland #4	2,200,000	2,550,000	2,795,000		2/11	1 yr.	2/2.5	1,502	1-2	Beachfront corner unit with office and rooftop deck. Sold 6/05 for \$1,800,000 and 4/02 for \$1,500,000.
4885 Sandyland #6	2,040,000	1,995,000	1,995,000		11/15	1 wk.	3/3	1,679	1-2	Beach Club townhome with partial ocean views. This sold in 3/11 for \$1,250,000, traded for a home in 5/04, and sold in 3/02 for \$980,000.
4885 Sandyland #5	1,800,000	n/a	n/a		3/16	n/a	3/3	1,612	1-2	Beach Club townhome with rooftop deck, high ceilings, fireplace and shutters, but no view. Sold 6/02 for \$970K.
4885 Sandyland #6	1,250,000	1,295,000	1,875,000		3/11	1.6 yrs	3/3	1,679	1-2	See above.

CARPINTERIA SHORES	<u>AMENITIES</u>	<u>NUMBER OF UNITS</u>	<u>YEAR BUILT</u>
	BBQ	36	1964

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4975 Sandyland #312	1,125,000	n/a	n/a		9/15	n/a	2/1	683	3 rd	Carpinteria Shores top floor end unit with redone bath. Sold 9/14 for \$879,995.
4975 Sandyland #308	945,000	n/a	n/a		4/14	n/a	2/1	690	3 rd	Carpinteria Shores top floor unit in original condition.
4975 Sandyland #312	879,995	n/a	n/a		9/14	n/a	2/1	683	3 rd	Carpinteria Shores top floor end unit with redone bath. This sold privately without coming on the market.
4975 Sandyland #202	875,000	998,775	1,149,900		7/19	4 mo.	2/1	683	2 nd	Carpinteria Shores side unit with partial ocean views.

SANDYLAND	<u>AMENITIES</u>	<u>NUMBER OF UNITS</u>	<u>YEAR BUILT</u>
	BBQ	8	1978

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4825 Sandyland #6	1,195,000	1,225,000	1,225,000		8/15	1 mo.	2/2	966	2 nd	Updated condo with a private beach entrance, fireplace and mtn views. One of 8 units. Sold 8/13 for \$1,049,000.
4825 Sandyland #4	1,090,000	1,095,000	995,000		7/11	4 mo.	2/2	966	2 nd	Redone with great ocean views and fireplace. Sold fully furnished. Sold 5/05 for \$1,200,000 prior to redo.
4825 Sandyland #6	1,049,000	n/a	n/a		8/13	n/a	2/2	966	2 nd	Updated condo with a private beach entrance, fireplace and mtn views. One of 8 units in the gated building.
4825 Sandyland #2	925,000	975,000	975,000		8/11	5 mo.	2/2	966	1 st	Single level condo with fireplace & beachy décor with wainscoting. Sold furnished. Sold 10/00 for \$610,000.

MISCELLANEOUS

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL PRICE</u>	<u>LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
4923 Sandyland	3,555,000	3,699,000	3,699,000		12/12	6 days	4/3	2,361	1-2	Newer free standing tri-level Craftsman on the sand. This sold in a foreclosure sale for \$2,250,000 in 3/12.

4921 Sandyland	2,600,000	2,795,000	2,795,000	5/17	4 days	2/2	1,725	1-2	Charming free standing townhouse one back from the sand with a rooftop deck with panoramic views. Redone since 5/00 sale for \$787,500.
4923 Sandyland	2,250,000	3,995,000	9,500,000	3/12	4 yrs.	4/3	2,361	1-2	Foreclosure sale. See top entry above.
4925-A Sandyland	2,250,000	2,495,000	2,495,000	5/10	3 mo.	3/3	1,825	1 st	Single level end unit has fabulous views, a fireplace, large private balcony and gated parking.

SANDYLAND ROAD

SALES ON THE MOUNTAIN SIDE IN THE 2010'S: THE COMPLETE DECADE

MISCELLANEOUS

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS
4854 Sandyland Rd.	\$1,900,000	n/a	n/a	6/19	n/a	5/4	1,840	1-2	Legal duplex with ocean peeks & mountain views with 3/2 upstairs and 2/2 downstairs and small yard.
4846 Sandyland Rd.	795,000	\$795,000	\$1,250,000	10/17	1 yr.	3/2	1,288	2 nd	Ocean peeks from deck are enjoyed from this large 3/2 redone condo in a 5 unit building.

SOLIMAR SANDS	<u>AMENITIES</u> POOL, SPA, CLUBHOUSE	<u>NUMBER OF UNITS</u> 60	<u>YEAR BUILT</u> 1973
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ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS
4700 Sandyland #59	941,000	949,000	949,000	6/15	1 wk.	2/1.5	828	2-3	Partial ocean view end unit with remodeled kitchen and baths, wood floors & ceiling fans.
4700 Sandyland #44	920,000	920,000	920,000	8/17	2 days	2/1	828	2-3	Ocean peeks from redone fully furnished Solimar Sands upper level unit with wainscoting and new flooring.
4700 Sandyland #58	849,000	849,000	849,000	1/17	4 mo.	2/2	828	2-3	This condo has an ocean view deck.
4700 Sandyland #56	841,000	839,000	839,000	3/15	1 mo.	2/1.5	925	2-3	Redone with granite counters, built in dining banquette, wood floors, redone baths and wainscoting throughout. Ocean view from terrace.
4700 Sandyland #42	840,000	n/a	n/a	1/16	n/a	2/2	828	2-3	This condo sold privately without coming on the market.
4700 Sandyland #48	810,000	n/a	n/a	5/15	n/a	2/1.5	828	2-3	This condo sold privately without coming on the market.
4700 Sandyland #4	784,000	799,500	799,500	8/16	2 mo.	2/1	700	1 st	Remodeled unit with Carpinteria Salt Marsh views. Sold 9/06 for \$792,500.
4700 Sandyland #12	775,000	799,900	799,900	9/19	1 wk.	2/1	700	1 st	Redone Solimar Sands with stainless appliances, custom cabinets, quartz counters, new floors and lighting.
4700 Sandyland #31	775,000	n/a	n/a	8/19	n/a	2/1.5	828	1-2	Mountain view Solimar Sands townhome. Sold privately.
4700 Sandyland #13	745,000	759,000	759,000	6/16	1 mo.	1/1	700	1 st	Solimar Sands 1/1 plus den next to pool with mtn views, updated kitchen and tile floors. Sold 11/13 for \$699,000.
4700 Sandyland #2	739,500	739,500	739,500	4/13	6 days	1/1	700	1 st	Across from bird refuge with big mtn views, this 1/1 + den has ocean peek from patio. Sold 2/05 for \$735,000.
4700 Sandyland #30	699,000	699,000	699,000	7/15	1 wk.	2/2	828	2-3	Mountain view unit upgraded with new flooring.
4700 Sandyland #51	699,000	699,000	789,000	10/14	9 mo.	2/2	828	2-3	Furnished North facing Solimar Sands with mtn views.
4700 Sandyland #13	699,000	709,000	725,000	11/13	2 mo.	1/1	700	1 st	Furnished Solimar Sands 1/1 plus den next to pool with mountain views, updated kitchen and tile floors.
4700 Sandyland #28	668,360	695,000	735,000	6/19	2 mo.	2/2	828	1-2	Mtn view Solimar Sands townhome with new paint and flooring. Gated parking, 2 pools, spa and on site mgr.
4700 Sandyland #50	665,000	729,000	785,000	9/18	1 1/4 yrs.	2/2	828	2-3	Solimar Sands with mountain views.
4700 Sandyland #25	645,000	659,000	659,000	5/10	3 wks.	2/2	828	2-3	Solimar Sands townhome with great views of the mtns, Carp. Salt Marsh and ocean, fireplace, granite kitchen.

4700 Sandyland #14	640,000	699,000	699,000	9/18	2 mo.	1/1	700	1 st	Solimar Sands unit with patio, wood tile flooring and newer bath.
4700 Sandyland #16	387,000	419,000	465,000	8/12	9 mo.	1/1	558	1 st	Updated, furnished condo in Solimar Sands with stainless steel kitchen, plantation shutters and tiled bath.

LA CABANA	AMENITIES POOL, CLUBHOUSE, BBQ	NUMBER OF UNITS 66	YEAR BUILT 1961
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<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
4880 Sandyland #61	750,000	784,000	799,900	7/17	11 mo.	2/1	780	2 nd	Redone upper level condo. Sold 5/15 for \$600,000 in original condition.
4880 Sandyland #57	699,000	699,900	699,900	9/18	1 wk.	2/1	780	2 nd	La Cabana unit with mountain peeks.
4880 Sandyland #48	615,000	n/a	n/a	6/15	n/a	1/1	660	2 nd	Upper level condo. Sold privately.
4880 Sandyland #61	600,000	575,000	575,000	5/15	1 wk.	2/1	780	2 nd	Upper level condo in original condition.
4880 Sandyland #29	550,000	550,000	550,000	6/17	1 wk.	1/1	612	1 st	Redone La Cabana with custom Cherry wood cabinets, new appliances & counters. Largest patio in the complex.
4880 Sandyland #16	550,000	550,000	550,000	4/17	3 wks.	0/1	499	1 st	South facing end unit in La Cabana with shutters and Murphy bed. Sold in 11/06 for \$440,000, 6/01 for \$255,000 and 11/00 for \$200,000.
4880 Sandyland #27	543,000	599,000	599,000	10/15	2 mo.	1/1	660	1 st	La Cabana unit. Sold privately in 7/14 for \$395,000.
4880 Sandyland #51	535,000	n/a	n/a	9/18	n/a	1/1	648	2 nd	This La Cabana unit sold without coming on the market.
4880 Sandyland #15	477,000	499,000	499,000	12/19	2 mo.	0/1	432	2 nd	La Cabana studio with new paint, windows and updated kitchen cabinets, counters and fixtures.
4880 Sandyland #31	422,500	409,000	409,000	5/13	2 wks	1/1	612	1 st	La Cabana ground floor unit sold furnished.
4880 Sandyland #54	420,000	425,000	425,000	3/10	1 wk.	1/1	648	2 nd	Top flr La Cabana sold furnished. Sold 7/05 for \$600k.
4880 Sandyland #27	395,000	n/a	n/a	7/14	n/a	1/1	660	1 st	La Cabana ground floor unit. Sold privately.
4880 Sandyland #30	395,000	395,000	488,000	3/10	7 mo.	1/1	620	1 st	Short sale in La Cabana. Redone unit with travertine kitchen counters, custom cabinetry and redone bath.
4880 Sandyland #10	395,000	415,000	415,000	9/10	2 mo.	0/1	620	1 st	La Cabana studio with new kitchen tile floor, redone bath and dual paned windows near pool. Sold 11/06 for \$467,000 & 5/00 for \$145,000.
4880 Sandyland #19	310,000	375,000	399,000	12/12	3 mo.	0/1	494	2 nd	La Cabana studio half a block to the beach.

SUNSET SHORES	AMENITIES POOL, SPA	NUMBER OF UNITS 78	YEAR BUILT 1958
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<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
4980 Sandyland #216	820,000	849,900	849,000	9/16	3 wks	1/1	693	2 nd	Redone and furnished in Sunset Shores. Redone since sale in 7/14 for \$580,160.
4980 Sandyland #104	680,000	699,000	699,000	9/16	3 wks	2/1	748	1 st	This furnished unit has a peek of the ocean. The floors have been tiled since 11/07 sale for \$610,000.
4980 Sandyland #216	580,160	n/a	n/a	7/14	n/a	1/1	693	2 nd	Sunset Shores 2 nd floor unit. Sold privately.
4980 Sandyland #208	540,000	559,000	559,000	8/15	1 mo.	1/1	396	2 nd	Ocean view furnished condo. Sold in 8/04 for \$565,000 and 12/03 for \$440,000.
4980 Sandyland #116	530,000	n/a	n/a	8/12	n/a	2/1	730	1 st	Remodeled. Sold 1/04 for \$590K and 5/03 for \$495,000.
4902 Sandyland #139	525,000	549,000	549,000	10/14	5 mo.	1/1	468	1 st	End unit with brick patio. Sold in 11/02 for \$339,000.
4902 Sandyland #141	494,500	n/a	n/a	5/15	n/a	0/1	432	1 st	Ground floor studio in mostly original condition. Sold in 3/06 for \$470,000 and 2/04 for \$450,000.
4902 Sandyland #138	488,675	549,000	549,000	9/16	6 mo.	0/1	384	1 st	Redone Sunset Shores studio with patio, granite kitchen and bath. Sold 8/12 for \$369,000 and prior to redo, in 5/00 for \$182,500.
4902 Sandyland #237	418,000	459,995	459,995	3/11	6 mo.	1/1	442	2 nd	Ocean view in Sunset Shores with new kitchen, paint & carpet. Sold 6/03 for \$417,500 and 6/01 for \$230,000.

4902 Sandyland #241	415,000	425,000	599,000	7/16	7 mo.	1/1	435	2 nd	Updated Sunset Shores end unit with mountain views.
4950 Sandyland #230	395,000	419,000	419,000	4/18	1 day	1/1	436	2 nd	Beachy Sunset Shores unit overlooking the pool.
4902 Sandyland #138	369,000	389,500	389,500	8/12	2 mo.	0/1	384	1 st	Street-side South facing with patio and granite kitchen counters. Last sold 5/00 for \$182,500.
4902 Sandyland #245	350,000	375,000	375,000	6/17	1 day	0/1	406	2 nd	Sunset Shores studio with mtn views and skylight.
4980 Sandyland #213	325,000	349,000	429,000	4/17	1¼ yrs.	0/1	362	2 nd	Updated studio in Sunset Shores with mtn views, skylight and plantation shutters.
4950 Sandyland #126	325,000	n/a	n/a	11/12	n/a	1/1	436	1 st	East facing Sunset Shores. Sold 4/07 for \$450,000.
4902 Sandyland #244	265,000	299,000	369,000	8/11	6 mo.	1/1	406	2 nd	Sunset Shores unit with tile floors & tiled kitchen.
4902 Sandyland #246	230,000	229,000	329,000	5/12	4 mo.	0/1	406	2 nd	Short sale of top floor unit with mountain views. This sold in 1/05 for \$505,000 and 12/02 for \$285,000.

SANDYLAND ROAD

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

BEACH CLUB	<u>AMENITIES</u> UNDERGROUND PARKING	<u>NUMBER OF UNITS</u> 8	<u>YEAR BUILT</u> 1992
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ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS
4885 Sandyland #4	1,800,000	n/a	n/a	6/05	n/a	2/2.5	1,502	1-2	Beachfront corner unit with office and rooftop deck.
4885 Sandyland #4	1,500,000	1,600,000	1,800,000	4/02	7 mo.	2/2.5	1,502	1-2	See immediately above.
4885 Sandyland #6	1,250,000	n/a	n/a	5/04	n/a	3/3	1,679	1-2	Beach Club townhome with partial ocean views.
4885 Sandyland #6	980,000	1,049,000	1,094,000	3/02	5 mo.	3/3	1,679	1-2	See immediately above.
4885 Sandyland #5	970,000	975,000	975,000	6/02	3 mo.	3/3	1,612	1-2	Rooftop deck. High ceilings, fireplace, shutters. No view. This sold 9/92 for \$450,000.

CARPINTERIA SHORES	<u>AMENITIES</u> BBQ	<u>NUMBER OF UNITS</u> 36	<u>YEAR BUILT</u> 1964
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ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS
4975 Sandyland #109	1,250,000	n/a	n/a	11/06	n/a	2/1	690	1 st	Beachfront with panoramic views unit and large deck.
4975 Sandyland #109	1,000,000	n/a	n/a	11/05	n/a	2/1	690	1 st	See immediately above.
4975 Sandyland #206	567,000	n/a	n/a	11/03	n/a	2/1	690	2 nd	Beachfront with panoramic ocean views.
4975 Sandyland #302	565,000	n/a	n/a	12/04	n/a	2/1	690	3 rd	Side unit, partial ocean views. Sold 9/89 for \$173,900.
4975 Sandyland #204	475,000	n/a	n/a	6/03	n/a	2/1	690	2 nd	Corner unit with panoramic ocean views.
4975 Sandyland #306	325,000	n/a	n/a	9/00	n/a	2/1	690	3 rd	Beachfront with panoramic views. Sold 2/89 for \$159k.
4975 Sandyland #310	200,000	n/a	n/a	6/00	n/a	2/1	690	3 rd	Beachfront with panoramic views.

SANDYLAND	<u>AMENITIES</u> BBQ	<u>NUMBER OF UNITS</u> 8	<u>YEAR BUILT</u> 1978
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ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS
4825 Sandyland #4	1,200,000	n/a	n/a	5/05	n/a	2/2	966	2 nd	Side unit in Sandyland complex. Needs redoing.
4825 Sandyland #2	610,000	675,000	759,000	10/00	5 mo.	2/2	966	1 st	Beachfront. Sold furnished. This complex changed from co-op to condo since this sold in 8/94 for \$330,000.

MISCELLANEOUS									
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ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS
4763 Sandyland Rd.	4,500,000	n/a	n/a	10/05	n/a	3/2.5	3,100±	1 st	Beautiful 3,100±sq.ft. 1 st floor condo with living room and family room, 2 fireplaces, huge kitchen and deck. In 1/03, this building sold for \$4 mil. It has since been divided into 2 condos; only the lower story sold here.
4763 Sandyland Rd.	4,000,000	5,900,000	7,249,000	8/09	1 yr.	3/2.5	3,100±	1 st	See immediately above.
4809-B Sandyland	2,000,000	n/a	n/a	9/04	n/a	2/2		1-2	Beachfront. "Upside down" townhouse with panoramic views in a 1980's triplex. Sold in 4/97 for \$675,000.
4809-A Sandyland	1,250,000	1,279,000	1,279,000	9/02	1 wk.	2/2.5		1-2	Beachfront. Ground floor unit in the same 1980's triplex as above. This last sold in 4/97 for \$627,500.
4921 Sandyland Rd.	787,500	849,000	849,000	5/00	7 mo.	2/2	1,814	1-2	Charming townhouse one back from the sand with a rooftop deck with panoramic views. This also sold 1/98 for \$585,000 and 8/94 for \$460,000.

SANDYLAND ROAD

SALES ON THE MOUNTAIN SIDE IN THE 2000'S: THE COMPLETE DECADE

SOLIMAR SANDS	<u>AMENITIES</u> POOL, SPA, CLUBHOUSE	<u>NUMBER OF UNITS</u> 60	<u>YEAR BUILT</u> 1973
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ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS
4700 Sandyland #4	\$792,500	\$799,000	\$799,000	9/06	2 wks.	2/1	700	1 st	Remodeled unit with Carpinteria Salt Marsh views.
4700 Sandyland #3	789,000	n/a	n/a	4/05	n/a	1/1	700	1 st	Views of Carpinteria Salt Marsh and mountains. This was not listed when sold. Sold in 11/03 for \$550,000.
4700 Sandyland #2	735,000	750,000	750,000	2/05	1 mo.	1/1	700	1 st	Solimar Sands 1/1 plus den across from bird refuge with sweeping mountain views and peek of ocean from patio.
4700 Sandyland #58	700,000	n/a	n/a	8/04	n/a	2/2	828	2-3	South facing with partial ocean views.
4700 Sandyland #5	550,000	590,000	590,000	10/09	2 mo.	1/1	764	1 st	Solimar Sands ground floor unit with den and mtn views.
4700 Sandyland #3	550,000	550,000	550,000	11/03	3 days	2/1	700	1 st	Views of Carpinteria Salt Marsh and mountains.
4700 Sandyland #8	415,000	429,000	429,000	9/02	2 days	1/1	558	1 st	Corner unit with some ocean views.

LA CABANA	<u>AMENITIES</u> POOL, CLUBHOUSE, BBQ	<u>NUMBER OF UNITS</u> 66	<u>YEAR BUILT</u> 1961
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ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS
4880 Sandyland #34	685,000	685,000	685,000	5/05	2 mo.	1/1	612	1 st	La Cabana unit sold fully furnished. Fully remodeled since sale in 10/04 for \$500,000.
4880 Sandyland #54	600,000	n/a	n/a	7/05	n/a	1/1	612	2 nd	Top floor La Cabana unit
4880 Sandyland #34	500,000	529,000	529,000	10/04	1 mo.	1/1	612	1 st	South facing end unit in need of upgrading.
4880 Sandyland #21	490,000	509,000	509,000	3/03	5 days	2/1		2 nd	Remodeled. Mountain views. Sold 11/00 for \$258,000.
4880 Sandyland #10	467,000	489,500	489,500	11/06	3 mo.	0/1		1 st	La Cabana south facing end unit. Sold 5/00 for \$145k.
4880 Sandyland #36	460,000	525,000	625,000	1/07	10 mo.	1/1		1 st	North facing La Cabana end unit. Sold 5/00 for \$182k.
4880 Sandyland #16	440,000	449,000	484,500	11/06	3 mo.	0/1	499	1 st	South facing end unit with shutters and Murphy bed. Sold in 6/01 for \$255,000 and 11/00 for \$200,000.
4880 Sandyland #50	410,000	429,000	440,000	9/07	2 mo.	1/1		2 nd	La Cabana unit in original condition.
4880 Sandyland #12	405,000	405,000	405,000	7/03	1 mo.	0/1	515	2 nd	New carpet and flooring since 7/94 sale for \$135,000.
4880 Sandyland #56	399,000	n/a	n/a	10/02	n/a	2/1	780	2 nd	This also sold in 6/98 for \$180,000.
4880 Sandyland #41	320,000	n/a	n/a	8/02	n/a	1/1		2 nd	End unit. South facing.
4880 Sandyland #7	300,000	n/a	n/a	10/07	n/a	0/1	494	1 st	La Cabana ground floor studio.
4880 Sandyland #18	267,500	284,000	299,900	11/02	3 mo.	0/1	494	2 nd	South facing.
4880 Sandyland #21	258,000	n/a	n/a	11/00	n/a	2/1		2 nd	Mountain views.
4880 Sandyland #16	255,000	n/a	n/a	6/01	n/a	0/1		2 nd	Corner unit. This also sold in 11/00 for \$200,000.
4880 Sandyland #25	255,000	260,000	260,000	4/01	3 mo.	1/1		1 st	South facing end unit.
4880 Sandyland #26	215,000	n/a	n/a	6/01	n/a	1/1		1 st	South facing end unit.
4880 Sandyland #44	205,000	205,000	205,000	9/00	1 mo.	1/1		2 nd	South facing end unit.
4880 Sandyland #16	200,000	n/a	n/a	11/00	n/a	0/1		2 nd	Corner unit.
4880 Sandyland #36	182,000	n/a	n/a	5/00	n/a	1/1		1 st	End unit. North facing.
4880 Sandyland #10	145,000	n/a	n/a	5/00	n/a	0/1		1 st	End unit. South facing.

SUNSET SHORES	<u>AMENITIES</u> POOL, SPA	<u>NUMBER OF UNITS</u> 78	<u>YEAR BUILT</u> 1958
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ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS
4980 Sandyland #204	650,000	750,000	750,000	3/08	3 mo.	2/1	693	2 nd	This furnished top floor unit has a very nice ocean views.
4980 Sandyland #104	610,000	650,000	750,000	11/07	5 mo.	2/1		1 st	This furnished unit has a peek of the ocean.

4980 Sandyland #116	590,000	595,000	595,000	1/04	1 mo.	2/1	730	1 st	Remodeled. Sold fully furnished. Sold 5/03 for \$495,000.
4980 Sandyland #102	585,000	n/a	n/a	5/04	n/a	2/1	748	1 st	This also sold 4/03 for \$530,000.
4980 Sandyland #208	565,000	559,000	559,000	8/04	1 wk.	0/1	396	2 nd	Park and some ocean views. Sold 12/03 for \$440,000.
4980 Sandyland #205	560,000	569,000	569,000	12/04	1 day	0/1	396	2 nd	Park and some ocean views. Sold fully furnished.
4950 Sandyland #128	550,000	589,000	649,000	3/06	5 mo.	1/1	584	1 st	East facing. New carpet & paint. Sold 8/02 for \$300k.
4902 Sandyland #239	550,000	n/a	n/a	9/04	n/a	1/1	469	2 nd	Streetside end unit. South facing.
4980 Sandyland #102	530,000	n/a	n/a	4/03	n/a	2/1	748	1 st	Views across street of the park.
4902 Sandyland #136	525,000	538,000	538,000	12/04	1 wk.	0/1	442	1 st	This sold in 7/04 for \$488,000 and 1/90 for \$135,000.
4902 Sandyland #246	505,000	495,000	495,000	1/05	1 mo.	0/1	406	2 nd	Mountain views. This sold in 12/02 for \$285,000.
4980 Sandyland #116	495,000	n/a	n/a	5/03	n/a	2/1	730	1 st	East facing.
4902 Sandyland #136	488,000	519,000	559,000	7/04	1 mo.	0/1	442	1 st	Recently painted interior. Sold 1/90 for for \$135,000.
4950 Sandyland #124	480,000	525,000	525,000	8/07	1 wk.	1/1	540	1 st	Sunset Shores South facing unit sold furnished. Last sold in 9/01 for \$245,000.
4902 Sandyland #136	472,500	499,000	625,000	4/08	11 mo.	0/1	442	1 st	Redone since sales in 12/04 for \$525K, 7/04 for \$488K.
4902 Sandyland #141	470,000	475,000	475,000	3/06	3 days	1/1	432	1 st	West facing Sunset Shores unit with new carpet and paint and the largest yard space in the complex.
4902 Sandyland #245	470,000	465,000	440,000	5/05	1 wk.	0/1	406	2 nd	Sunset Shores mountain view studio with skylights.
4950 Sandyland #126	450,000	479,000	499,000	4/07	7 mo.	1/1	436	1 st	Sunset Shores East facing unit sold fully furnished.
4980 Sandyland #208	440,000	459,000	459,000	12/03	1 wk.	0/1	396	2 nd	Park and some ocean views.
4950 Sandyland #131	420,000	449,000	489,000	9/09	3 mo.	1/1	584	1 st	East facing unit with new paint, carpet and appliances. This last sold in 1/08 for \$420,000.
4950 Sandyland #131	420,000	434,500	459,000	1/08	6 mo.	1/1	584	1 st	East facing unit with new paint, carpet and appliances.
4902 Sandyland #237	417,500	435,000	435,000	6/03	1 wk.	0/1	442	2 nd	This sold in 6/01 for \$230,000 and 9/93 for \$123,500.
4902 Sandyland #139	339,000	339,000	339,000	11/02	1 day	1/1	468	1 st	End unit. This also sold in 11/95 for \$146,000.
4950 Sandyland #128	300,000	n/a	n/a	8/02	n/a	2/1		1 st	East facing.
4950 Sandyland #125	277,000	n/a	n/a	10/00	n/a	2/1	744	1 st	End unit. Mountain views.
4902 Sandyland #246	275,000	285,000	295,000	12/02	1 mo.	0/1	406	2 nd	Mountain views. This last sold 10/94 for \$135,000.
4980 Sandyland #203	246,000	n/a	n/a	3/00	n/a	2/1	748	2 nd	Upgraded with partial ocean views.
4950 Sandyland #124	245,000	250,000	250,000	9/01	1 wk.	1/1		1 st	South facing.
4902 Sandyland #237	230,000	225,000	225,000	6/01	1 mo.	0/1	442	2 nd	This last sold 9/93 for \$123,500.
4980 Sandyland #211	224,000	n/a	n/a	9/00	n/a	1/1		2 nd	End unit. Also sold 5/98 for \$155,000.
4902 Sandyland #235	199,000	199,000	199,000	9/00	1 mo.	0/1	366	2 nd	This sold 9/95 for \$125,000 and 4/94 for \$110,000.
4902 Sandyland #138	182,500	n/a	n/a	5/00	n/a	0/1	384	1 st	Street-side. South facing.
4902 Sandyland #242	170,000	175,000	175,000	10/00	4 mo.	0/1	406	2 nd	Mountain view. This sold 2/97 for \$95,000.

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