

Quick Summary of Comparable Properties

Residential Summary

Res. Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
3255 Vista Del Camino Circle	Marina	4	3 0	12	2,000	\$300.00	6,364 (sf)	\$599,999	0	\$600,000	09/30/16
296 Reindollar Avenue	Marina	3	2 0	25	2,604	\$216.97	7,743 (sf)	\$559,900	51	\$565,000	09/02/16
330 Morse Court	Marina	4	2 1	26	1,860	\$303.23	6,376 (sf)	\$569,000	26	\$564,000	09/27/16
3051 Vaughn Avenue	Marina	3	2 1	30	2,088	\$244.25	7,996 (sf)	\$529,500	54	\$510,000	09/16/16
226 Peninsula Drive	Marina	3	2 0	11	1,682	\$303.21	8,464 (sf)	\$499,850	58	\$510,000	09/09/16
3072 Helena Way	Marina	4	2 0	110	2,000	\$249.50	6,000 (sf)	\$515,000	50	\$499,000	09/08/16
231 Barbara Circle	Marina	3	2 0	4	1,427	\$325.86	7,092 (sf)	\$469,000	53	\$465,000	09/09/16
427 Diana Place	Marina	3	1 0	4	1,032	\$421.51	7,771 (sf)	\$429,000	54	\$435,000	09/30/16
474 Sunrise Place	Marina	4	2 1	32	1,964	\$218.94	10,716 (sf)	\$442,000	41	\$430,000	09/06/16

SOLD

# LISTINGS:	9	AVG VALUES:	28	1,851	\$287.05	7,614 (sf)	\$512,583	43	\$508,667
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# LISTINGS TOTAL:	9	AVG VALUES FOR ALL:	28	1,851	\$287.05	7,614 (sf)	\$512,583	43	\$508,667
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Quick Statistics (9 Listings Total)

	Min	Max	Median
List Price	\$429,000	\$599,999	\$515,000
Sale Price	\$430,000	\$600,000	\$510,000

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Residential Brief Report

Residential

Sold	3255 Vista Del Camino Circle, Marina 93933	\$599,999	MLS: ML81599688
	Beds: 4	Baths F/P: 3 0	DOM: 12



Property Overview

Area: Vista Del Camino (84)
 Bds,Bth: 4, 3|0 Age: 0
 Sqft: 2,000 Lot: 6,364 (sf)

Pricing / Dates

Original: **\$599,999** Date: 8/12/16
 List: **\$599,999** Date: 8/12/16
 Sold: **\$600,000** Date: 9/30/16
 \$/SqFt: **\$300.00**

OffMktDate: 8/24/16

Remarks

DISTINCTIVE, ELEGANT AND DIFFERENT.
 Looking for a hassle free home? A Beach retreat? Look no further, this 4 bed, 3 bath in an established neighborhood. A complete remodel down to the studs with today's upgrades, new electrical and plumbing, roof, stainless steel appliances, engineer hardwood floors, deck, high ceiling, patio, spacious master suite.
 Bring your personal touches and make it a home you will love forever....

Property Features

Family Room

Separate Family Room

Dining Area

Dining Area

Pool Options

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Garage/Parking

Attached, Enclosed

Listed By Martin Morales, Century 21 Showcase Realtors

Sold	330 Morse Court, Marina 93933	\$569,000	MLS: ML81592793
	Beds: 4	Baths F/P: 2 1	DOM: 26



Property Overview

Area: Lower Carmel (88)
 Bds,Bth: 4, 2|1 Age: 26
 Sqft: 1,860 Lot: 6,376 (sf)

Pricing / Dates

Original: **\$569,000** Date: 6/28/16
 List: **\$569,000** Date: 6/28/16
 Sold: **\$564,000** Date: 9/27/16
 \$/SqFt: **\$303.23**

OffMktDate: 8/4/16

Remarks

Fabulous Crescent Heights cul-de-sac location! Spacious 4 bedroom, 2.5 baths with wood burning fireplace and 2 car attached garage. Features include: granite counters, painted cabinets, SS appliances, large pantry cabinet, culinary cart, master en-suite with walk in closet and more. Property sits on a large sun filled yard with a great deck and low maintenance landscaping that is completely fenced. This is a great home that is close to schools, shopping and the beach!

Property Features

Family Room

No Family Room

Dining Area

Dining Area, Dining Bar

Pool Options

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Garage/Parking

Attached, Detached, Electric Gate

Listed By Monika Campbell, Alain Pinel Realtors

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Quick Summary of Comparable Properties

Sold	296 Reindollar Avenue, Marina 93933	Beds: 3	Baths F/P: 2 0	\$559,900	MLS: ML81588958
					DOM: 25



Property Overview	Pricing / Dates
Area: Lower Reindollar (89)	Original: \$559,900 Date: 6/3/16
Bds,Bth: 3, 2 0	List: \$559,900 Date: 6/3/16
Age: 51	Sold: \$565,000 Date: 9/2/16
Sqft: 2,604	Lot: 7,743 (sf)
	\$/SqFt: \$216.97
	OffMktDate: 6/27/16

Remarks

Fantastic opportunity on this larger 3/2 home with separate living/family rooms + 1br granny unit! Both are super clean and have dual pane windows, new paint, new carpet, new brushed nickel fixtures and new stainless appliances! Large yards with fruit trees and nice patio! Super clean and move in ready!

Property Features

Family Room
Separate Family Room

Dining Area
Eat in Kitchen

Pool Options
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Garage/Parking
Attached

Listed By Mark Delano Vincent, Coldwell Banker

Sold	3051 Vaughn Avenue, Marina 93933	Beds: 3	Baths F/P: 2 1	\$529,500	MLS: ML81592508
					DOM: 30



Property Overview	Pricing / Dates
Area: Lower Carmel (88)	Original: \$539,500 Date: 6/26/16
Bds,Bth: 3, 2 1	List: \$529,500 Date: 6/26/16
Age: 54	Sold: \$510,000 Date: 9/16/16
Sqft: 2,088	Lot: 7,996 (sf)
	\$/SqFt: \$244.25
	OffMktDate: 7/26/16

Remarks

This 3 Bedroom 2.5 bath home, with over 2000 square feet of living space, features wood burning fireplace in the living room, tiled kitchen and baths, & hot tub bonus room. Very private landscaped back yard, with side yard large enough for R.V. and trailer parking. Storage galore inside and out with lots of patio areas & built in BBQ.

Property Features

Family Room
Other

Dining Area
Eat in Kitchen, No Formal

Pool Options
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Garage/Parking
Attached, Off-Street Parking

Listed By Terry Wecker, Custom House Realty and Property

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Quick Summary of Comparable Properties

Sold	3072 Helena Way, Marina 93933	Beds: 4	Baths F/P: 2 0	\$515,000	MLS: ML81579071
					DOM: 110



Property Overview	Pricing / Dates
Area: Upper Carmel (91)	Original: \$54,500,000 Date: 4/11/16
Bds,Bth: 4, 2 0	List: \$515,000 Date: 4/11/16
Age: 50	Sold: \$499,000 Date: 9/8/16
Sqft: 2,000	Lot: 6,000 (sf)
	\$/SqFt: \$249.50
	OffMktDate: 7/28/16

Remarks

Nice starter home 4 bedroom 2 bath one level home walking distance for school. Extra parking area on side of house with a gate.
 Large bonus room child play or game room off the family room.

Property Features

Family Room
 Separate Family Room

Dining Area
 Eat in Kitchen, No Formal

Pool Options
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Garage/Parking
 Attached, Off-Street Parking, Room for Oversized Vehicle(s)

Listed By Youngseon Myong, KW Coastal Estates

Sold	226 Peninsula Drive, Marina 93933	Beds: 3	Baths F/P: 2 0	\$499,850	MLS: ML81592702
					DOM: 11



Property Overview	Pricing / Dates
Area: Vista Del Camino (84)	Original: \$499,850 Date: 6/28/16
Bds,Bth: 3, 2 0	List: \$499,850 Date: 6/28/16
Age: 58	Sold: \$510,000 Date: 9/9/16
Sqft: 1,682	Lot: 8,464 (sf)
	\$/SqFt: \$303.21
	OffMktDate: 7/9/16

Remarks

An extra bonus room, and family room (or bedroom), are just the beginning of what make this Vista del Camino home a great value. Sitting on a large corner lot, with RV parking, this home has been well maintained; newer exterior paint, roof, furnace and duct work, grounded electrical throughout, gutters and more ... Easy access to the beach, Highway 1, and all the Monterey Peninsula has to offer.

Property Features

Family Room
 Separate Family Room

Dining Area
 No Formal

Pool Options
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Garage/Parking
 Attached

Listed By Kathleen Hendricks, Teles Properties Inc.

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Quick Summary of Comparable Properties

Sold	231 Barbara Circle, Marina 93933	Beds: 3	Baths F/P: 2 0	\$469,000	MLS: ML81595207
					DOM: 4



Property Overview	Pricing / Dates
Area: Vista Del Camino (84)	Original: \$469,000 Date: 7/14/16
Bds,Bth: 3, 2 0	List: \$469,000 Date: 7/14/16
Age: 53	Sold: \$465,000 Date: 9/9/16
Sqft: 1,427	Lot: 7,092 (sf)
	\$/SqFt: \$325.86
	OffMktDate: 7/18/16
Remarks	
A well maintained home on a large lot with great location. Amenities include a living room with fireplace, family room, bright kitchen, 3 bedrooms, 2 bath and 2 car garage.	

Property Features

Family Room
Separate Family Room

Dining Area
Eat in Kitchen, No Formal

Pool Options
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Garage/Parking
Attached, Guest / Visitor Parking, On Street

Listed By Maria Betts, Shankle Real Estate

Sold	474 Sunrise Place, Marina 93933	Beds: 4	Baths F/P: 2 1	\$442,000	MLS: ML81592689
					DOM: 32



Property Overview	Pricing / Dates
Area: Upper Reindollar (90)	Original: \$442,000 Date: 6/27/16
Bds,Bth: 4, 2 1	List: \$442,000 Date: 6/27/16
Age: 41	Sold: \$430,000 Date: 9/6/16
Sqft: 1,964	Lot: 10,716 (sf)
	\$/SqFt: \$218.94
	OffMktDate: 7/27/16
Remarks	
Great location on a large lot. Downstairs are a living room, separate family room and a half bath. Two of the bedrooms upstairs have attached private baths. There are an additional two bedrooms and one bath upstairs.	

Property Features

Family Room
Separate Family Room

Dining Area
Eat in Kitchen

Pool Options
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Garage/Parking
Attached

Listed By Kathleen Jackson, The Home Team, Inc.

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Quick Summary of Comparable Properties

Sold	427 Diana Place, Marina 93933	Beds: 3	Baths F/P: 1 0	\$429,000	MLS: ML81601267
					DOM: 4



Property Overview	Pricing / Dates
Area: Upper Carmel (91)	Original: \$429,000 Date: 8/23/16
Bds,Bth: 3, 1 0	List: \$429,000 Date: 8/23/16
Age: 54	Sold: \$435,000 Date: 9/30/16
Sqft: 1,032	Lot: 7,771 (sf)
	\$/SqFt: \$421.51
	OffMktDate: 8/27/16

Remarks

This warm, bright home is sheltered from traffic at the end of a desirable lane. It boasts the following: hardwood floors easy to refinish for pizzazz; an updated kitchen with fresh cabinets and appliances (and don't miss the 2 deep pull-out pantries); an updated bathroom; a newer roof (2014) and furnace, three bedrooms with insulated walls and double-pane windows to keep them warm and dry, among other improvements. The pleasing kitchen opens via a sliding wood and glass door onto a wide fenced backyard for all your outdoor activities; plus, there's a storage shed. The house has an attached oversize 2-car garage. This location offers easy access to all of Marina and the rest of the Peninsula.

Property Features

Family Room
No Family Room

Dining Area
Eat in Kitchen

Pool Options
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Garage/Parking
Attached, Gate/Door Opener

Listed By Merritt Ringer, Sotheby's Int'l Realty-Rancho

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