

Subject Property Profile for

P. O. Box 21



The following features have been identified to aid in the search for properties that are comparable to yours. This will help in determining proper pricing for your home.

County: San Luis Obispo

Year Built: 1975

Bedrooms: 3

Parking: 2-car garage

Fireplace: In Living room

Laundry: In garage

Floors: Wood

Int Feat: Granite Counters in

Ext Feat: Decks/ocean views

City: Grover Beach

SqFt: 2533

Bathrooms: 2

Heating: Forced Air

Fireplace:

Patio:

Floors: Tile Flooring

Int Feat:

Ext Feat: Extra off street par

Lot SqFt: 6150

Levels: 2

Gar Capacity: 2

Cooling:

Eating Area: Dining room

Pool:

Roof:

Int Feat:

Ext Feat:



Jo Ann Outland, NRBA, CDPE, CDSP

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Comparative Market Analysis Summary

Currently On The Market

<u>Address</u>	<u>Levels</u>	<u>Beds</u>	<u>Baths</u>	<u>Year</u>	<u>Sqft</u>	<u>Sold Price</u>	<u>List Price</u>
638 Ocean View Avenue	Two	3	2	1956	1695		\$785,000
121 Grandview Drive	Two	5	5	1976	2908		\$795,000
1125 Ritchie	Two	3	2	2019	2528		\$899,000
Average of 3 Properties: \$826,333		Min: \$785,000		Max: \$899,000		Median: \$795,000	

Recently Sold

<u>Address</u>	<u>Levels</u>	<u>Beds</u>	<u>Baths</u>	<u>Year</u>	<u>Sqft</u>	<u>Sold Price</u>	<u>List Price</u>
563 N 9th Street	Two	4	4	1999	1964	\$785,000	\$809,000
1015 Atlantic City Ave	Two	3	3	2019	2100	\$825,000	\$849,000
348 N 5th Street	Two	4	4	2019	2000	\$825,000	\$859,999
1555 Baden Avenue	One	5	4	2007	2702	\$852,000	\$859,000
Average of 4 Properties: \$821,750		Min: \$785,000		Max: \$852,000		Median: \$825,000	

Off The Market

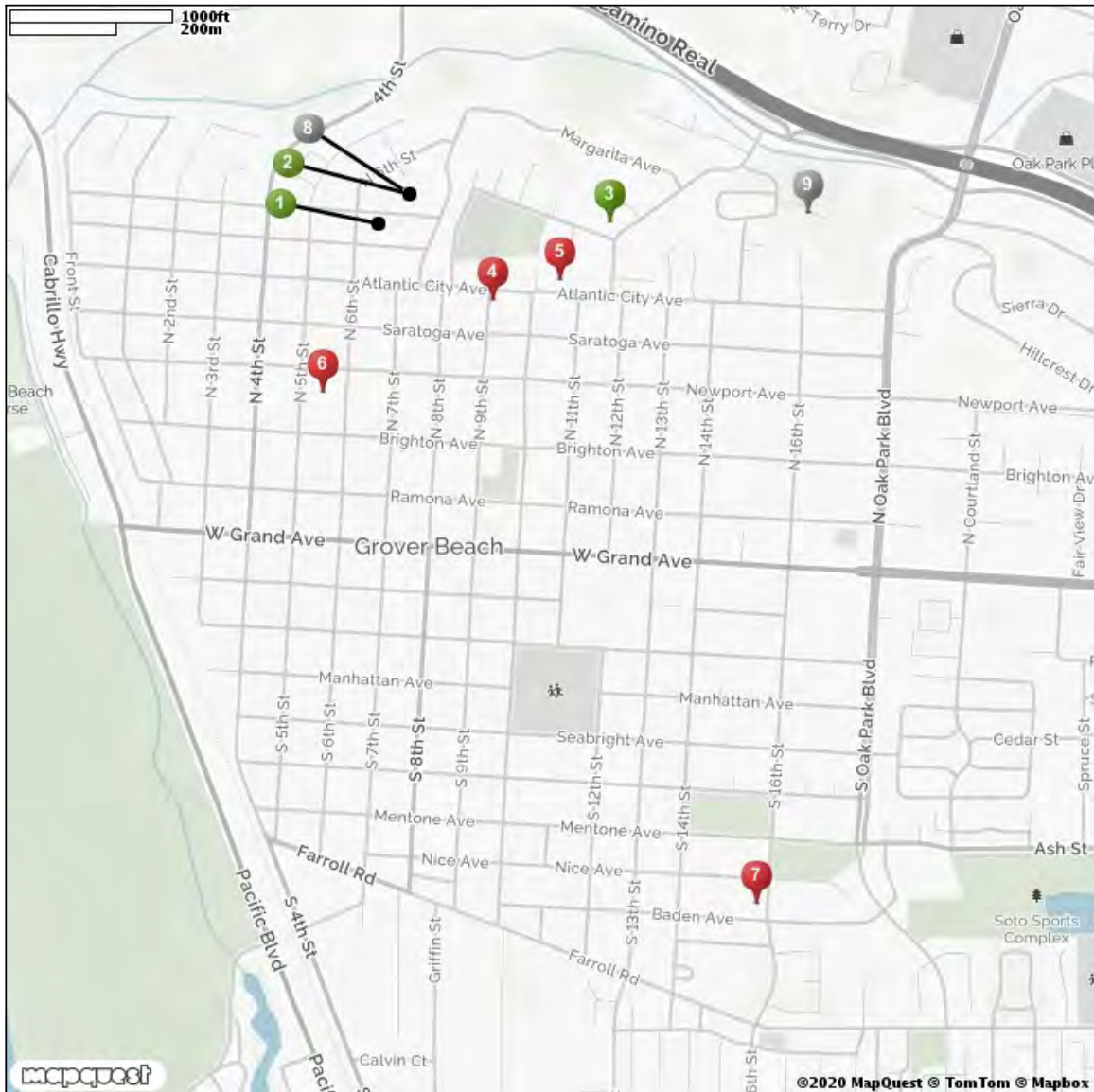
<u>Address</u>	<u>Levels</u>	<u>Beds</u>	<u>Baths</u>	<u>Year</u>	<u>Sqft</u>	<u>Sold Price</u>	<u>List Price</u>
121 Grandview Drive	Two	5	5	1976	2908		\$799,000
1628 Laguna Court	Multi/Split	4	5	2020	3200		\$1,175,000
Average of 2 Properties: \$987,000		Min: \$799,000		Max: \$1,175,000		Median: \$987,000	



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Map of Comparable Properties



<u>Ref #</u>	<u>Status</u>	<u>Address</u>
1	Currently On The Market	638 Ocean View Avenue
2	Currently On The Market	121 Grandview Drive
3	Currently On The Market	1125 Ritchie
4	Recently Sold	563 N 9th Street
5	Recently Sold	1015 Atlantic City Ave
6	Recently Sold	348 N 5th Street
7	Recently Sold	1555 Baden Avenue
8	Off The Market	121 Grandview Drive



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List of mapped properties continued...

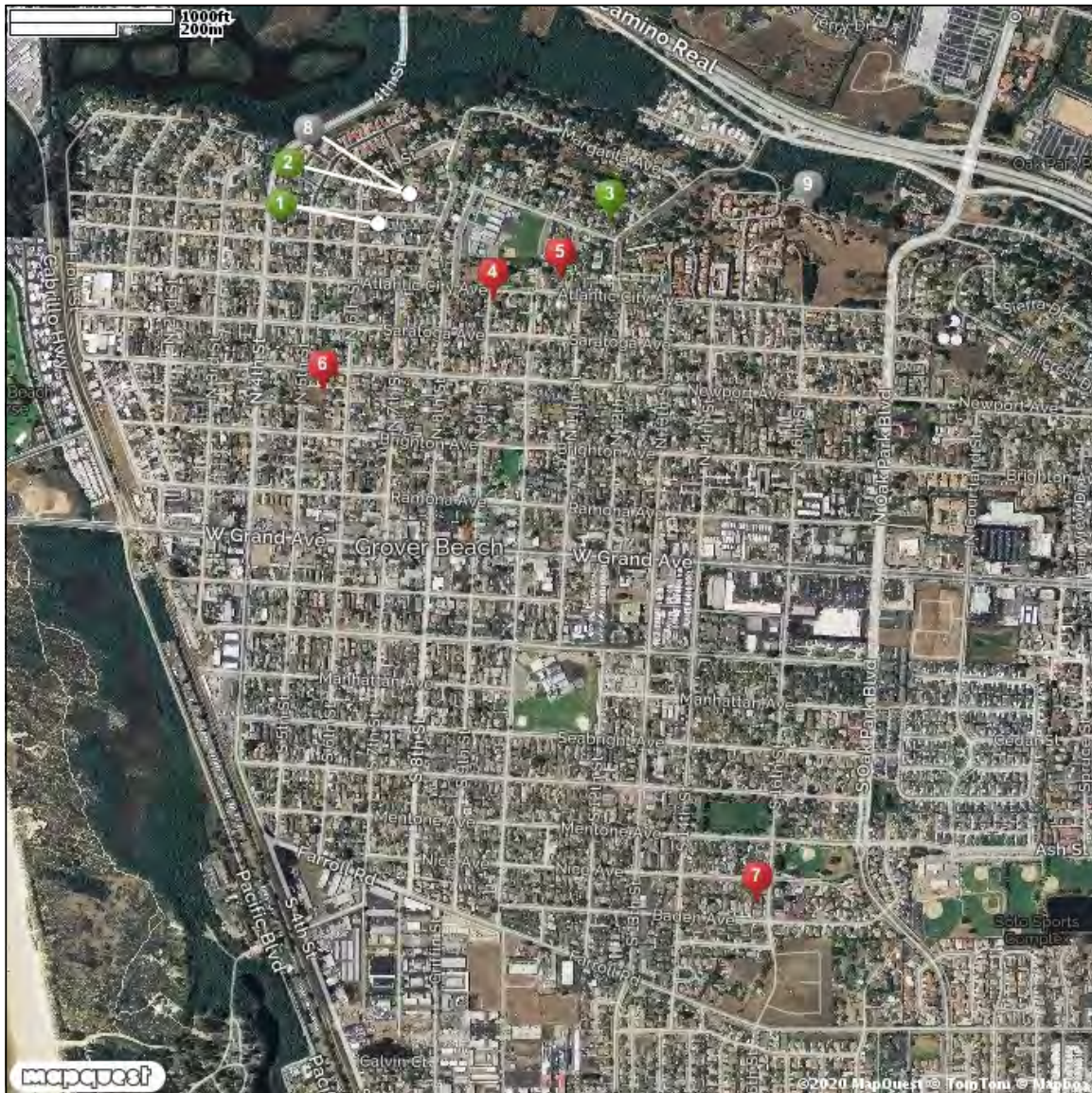
<u>Ref #</u>	<u>Status</u>	<u>Address</u>
9	Off The Market	1628 Laguna Court



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Currently On The Market

638 Ocean View Avenue

List Price: \$785,000

DOM: 97



Property Details

County: San Luis Obispo

City: Grover Beach

Lot SqFt: 6300

Year Built: 1956

SqFt: 1695

Levels: Two

Bedrooms: 3

Bathrooms: 2

Gar Capacity: 1

Parking: Garage

Heating: Forced Air

Cooling: None

Fireplace: No

Fireplace: None

Eating Area: Separated

Laundry: In Garage

Patio: Deck

Pool: None

Floors: Carpet

Floors: Wood

Roof: Composition

Description

Lovely ocean view 3-bedroom, 2-bathroom charmer in a highly desirable North Grover Beach location. The sunny front porch greets you as you make your way inside this decorators delight! Pride of ownership shows beginning with the cozy living room with vaulted ceilings and recessed lighting. Also on the lower level are the two guest bedrooms, one with built in bookcases, an updated guest bathroom, a large formal dining room and the family room. The family room leads out to the nicely landscaped usable yard with an ocean view deck, fish pond, avocado tree, shed and artist studio. The entire upstairs is the master suite and was added in 2004. The master bathroom has a claw foot tub and separate shower. There is a private view deck off this room with sweeping views from Point Sal to the Avila Lighthouse. The deck has a custom spiral staircase to access the backyard.



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Currently On The Market

121 Grandview Drive

List Price: \$795,000

DOM: 452



Property Details

County: San Luis Obispo

City: Grover Beach

Lot SqFt: 15080

Year Built: 1976

SqFt: 2908

Levels: Two

Bedrooms: 5

Bathrooms: 5

Gar Capacity: 3

Parking:

Heating: Forced Air

Cooling: See Remarks

Fireplace: Yes

Fireplace: Living Room

Eating Area:

Laundry: Individual Room

Patio:

Pool: None

Floors:

Floors:

Roof:

Description

Ocean Views from this custom 5 bedroom 4 1/2 bath home. Large 2908 sq ft home on 1/3 of a acre with Views! Views! Views! Newer addition boast a mother in law unit/guest quarters/office. Spacious 3 car garage has ? bathroom. RV and Boat Parking on this private lot. Home has paid off solar, a green house and mature avocado, citrus and apple trees. Main residence is 3 bedroom 2 bath, indoor laundry, new lighting in kitchen and bonus family room with brick fireplace. Separate entrance for 2nd story 2 bed 2 bath mil unit makes this home ideal for two families. Located close to School and park with lighted tennis court. Whitewater, sunset and firework views. Blocks to beach/dunes entrance and golf course.



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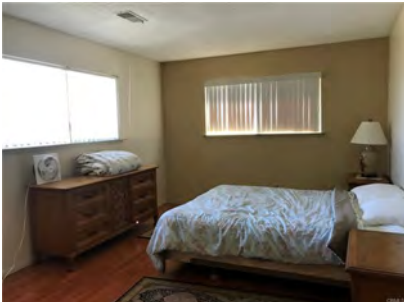


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121 Grandview Drive

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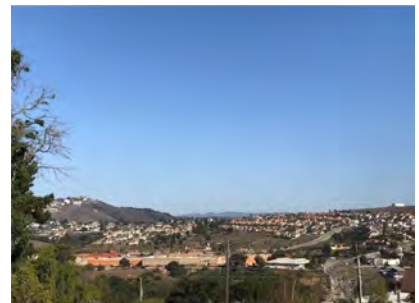
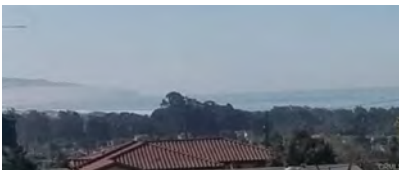


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Currently On The Market

1125 Ritchie

List Price: \$899,000

DOM: 119



Property Details

County: San Luis Obispo

City: Grover Beach

Lot SqFt: 6430

Year Built: 2019

SqFt: 2528

Levels: Two

Bedrooms: 3

Bathrooms: 2

Gar Capacity: 2

Parking:

Heating:

Cooling: Central Air

Fireplace: No

Fireplace: None

Eating Area:

Laundry: Inside

Patio:

Pool: None

Floors:

Floors:

Roof:

Description

Below current appraisal price! Open, airy and light-filled, this home offers relaxed, comfortable living that will appeal to a wide range of buyers. There is an impressive 2528 sqft of living space to enjoy including three beds, two baths and open-concept living. Soaring 23' cathedral ceilings enhance the sense of space and help cool the home throughout summer while the open layout allows you to flow seamlessly from the living area to the kitchen and dining space. Living stretches over two levels with the second floor home to the master suite with a walk-in closet, ensuite bath and 174 sqft deck. No detail has been overlooked in the creation of this home from the custom tile work in the baths to the Next-Gen Speed Queen washer and gas dryer in the laundry and the 50-year, 3-layer asphalt shingle roof. Be sure to check out the 3D tour!



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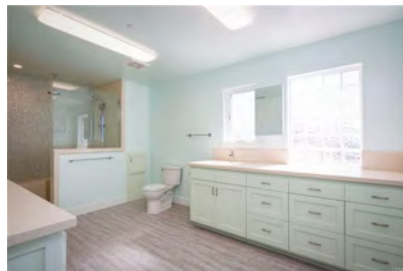
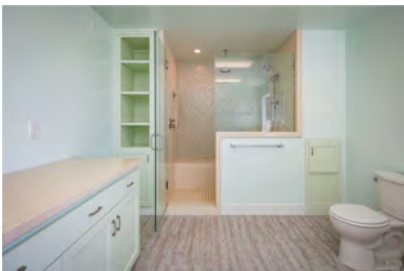
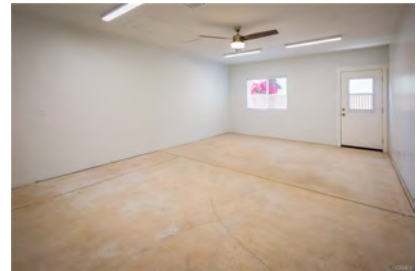
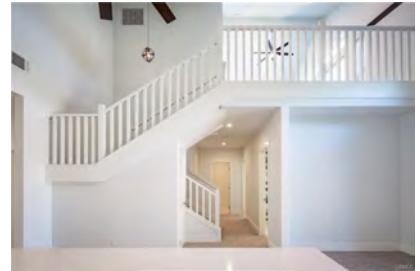


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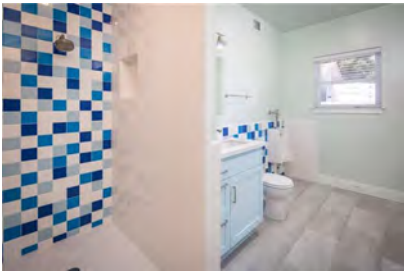


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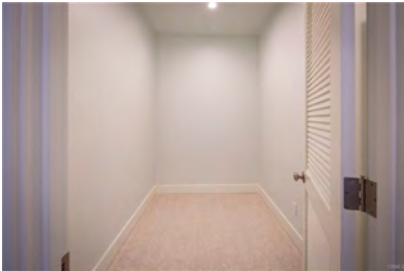


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Recently Sold

563 N 9th Street

List Price: \$809,000 **Sold Price:** \$785,000 **DOM:** 46



Property Details

County: San Luis Obispo

City: Grover Beach

Lot SqFt: 7500

Year Built: 1999

SqFt: 1964

Levels: Two

Bedrooms: 4

Bathrooms: 4

Gar Capacity: 3

Parking: Driveway

Heating: Central

Cooling: None

Fireplace: Yes

Fireplace: Living Room

Eating Area: Area

Laundry: Dryer Included

Patio: Concrete

Pool: None

Floors: Carpet

Floors: Laminate

Roof: Composition

Description

Your beach compound awaits in North Grover Beach! Located on a large corner lot across the street from Atlantic City Park and Grover Heights Elementary, this 2 home property includes a custom 3 bedrm, 2.5 bath home and 1 bed, 1 bath cottage. The rental income of \$1,500/month pays for a \$300,000 mortgage! The two story home has abounding views with all the main living areas and master suite located on the second floor. The kitchen is bright and open, boasting an island with seating, pantry, and a wrap around deck. The living room has cathedral ceilings, a Fordens insert fireplace, and a covered deck to take in the beautiful dune views. The first floor has 2 bedrooms, a bath with an over-sized soaking tub/shower, and a laundry room. The cottage style fenced yard includes a stamped concrete patio, drip irrigation, a jacuzzi w/gazebo, multiple mature fruit trees.



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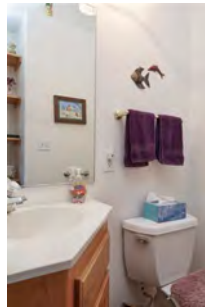
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Recently Sold

1015 Atlantic City Ave

List Price: \$849,000 **Sold Price:** \$825,000 **DOM:** 98



Property Details

County: San Luis Obispo

City: Grover Beach

Lot SqFt: 6305

Year Built: 2019

SqFt: 2100

Levels: Two

Bedrooms: 3

Bathrooms: 3

Gar Capacity: 2

Parking: Garage

Heating: Forced Air

Cooling: None

Fireplace: Yes

Fireplace: Living Room

Eating Area: Area

Laundry: Individual Room

Patio:

Pool: None

Floors: Carpet

Floors: Vinyl

Roof: Composition

Description

Looking at all offers! New Construction with Views! 3 Bedrooms, 3 Bathrooms, 2100sqft! Extraordinary Design & Stylish Finish Detail! Every Inch of this perfect home is very consistent 1st class quality! After two years of effort - this builder thought of everything! Open Living Concept, great windows allow for distant but enticing ocean, whitewater and dune views plus allow lots of natural lighting, 6 Burner Luxury Stove, His/Her Master Closets, extra wide garage for working space and gated entry with extra parking! Location is supreme, 180 degrees of open views, Newall Park as your huge yard! Countless other considerations are built into this home you can not see. Double drywall in areas, Solid core doors, Extra Insulation in Ceiling, and massive onsite underground drainage system. Watch the virtual tour for more visual information on the house.



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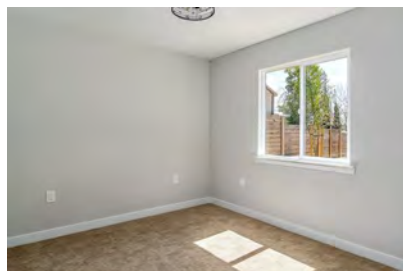
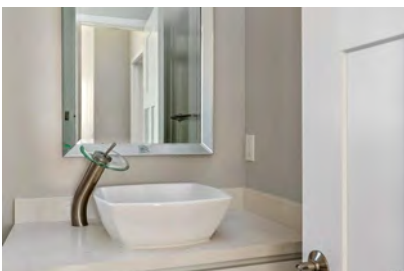
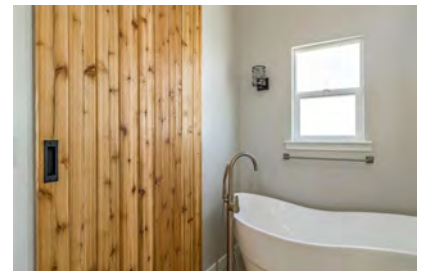
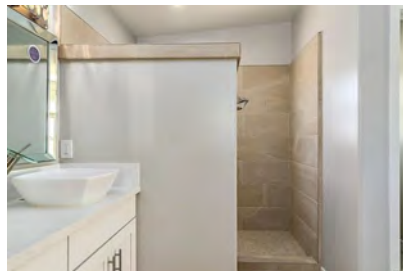
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Recently Sold

348 N 5th Street

List Price: \$859,999 **Sold Price:** \$825,000 **DOM:** 11



Property Details

County: San Luis Obispo
City: Grover Beach
Lot SqFt: 3914
Year Built: 2019
SqFt: 2000
Levels: Two
Bedrooms: 4
Bathrooms: 4
Gar Capacity: 2
Parking: Assigned
Heating: Central
Cooling: None
Fireplace: Yes
Fireplace: Family Room
Eating Area:
Laundry: Inside
Patio:
Pool: None
Floors:
Floors:
Roof: Composition

Description

Central Coast Beach House! Panoramic Ocean Views from this Newly Constructed 4 Bedroom 3 Bath Home with spacious Roof Top Deck. Perfect Opportunity for Vacation Home, Income Property or a chance to live full time just blocks from the beach. The bottom floor has 1 en suite bedroom, 2 additional bedrooms, a Laundry Room and a quaint Common living area. Upstairs you'll find the Main Living quarters offering an Open Floor plan with expansive views from The Great Room and Bright Cheerful Kitchen. The home features the highest quality, low maintenance Luxury Laminate wood flooring. Quartz Kitchen Counters, Stainless appliances, and a spacious pantry with a designer barn door closure. Also situated on the upper floor is the Master en Suite Bedroom and guest powder room. The most difficult decision will be whether to soak in the crystal blue morning ocean views or evening sunsets.



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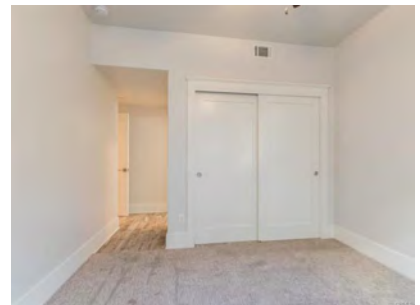
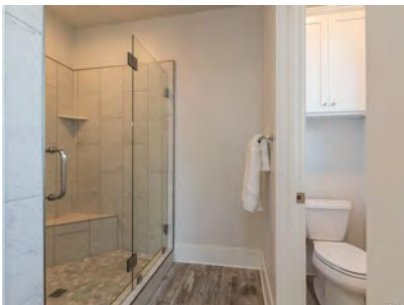
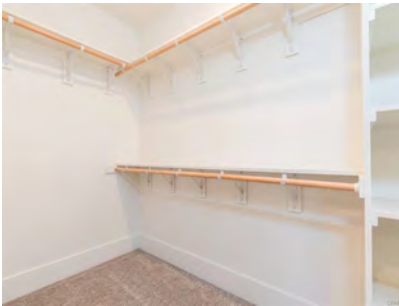
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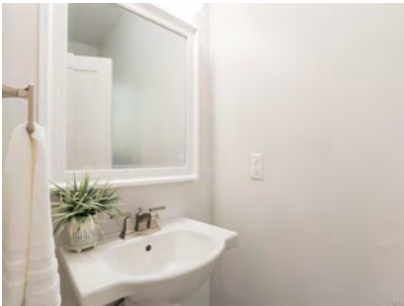
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Recently Sold

1555 Baden Avenue

List Price: \$859,000 **Sold Price:** \$852,000 **DOM:** 43



Property Details

County: San Luis Obispo

City: Grover Beach

Lot SqFt: 9305

Year Built: 2007

SqFt: 2702

Levels: One

Bedrooms: 5

Bathrooms: 4

Gar Capacity: 2

Parking: Garage

Heating: Forced Air

Cooling: None

Fireplace: Yes

Fireplace: Living Room

Eating Area: Dining Room

Laundry: Individual Room

Patio: Covered

Pool: None

Floors: Carpet

Floors: See Remarks

Roof: Concrete

Description

Single level residence with stunning interior details! Featuring five spacious bedrooms, including a detached casitas plus a den/office, this Craftsman style home is conveniently located near parks, schools and beaches. Stepping into the formal entry with a hanging fixture and dramatic front door, you are surrounded with quality finishes such as cork flooring, solid core doors, and smooth trowel finished walls. Voluminous ceilings, expansive windows, built-in media cabinets, and a cozy fireplace, make the living room an elegant and comfortable space. With cherry wood cabinetry, granite slab countertops, and Kenmore Elite appliances, the tastefully appointed kitchen is the perfect spot to create your favorite meal, and you'll enjoy gathering around the table with friends in the adjacent dining room.



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Additional Photos

1555 Baden Avenue

List Price: \$859,000 *Sold Price:* \$852,000 *DOM:* 43



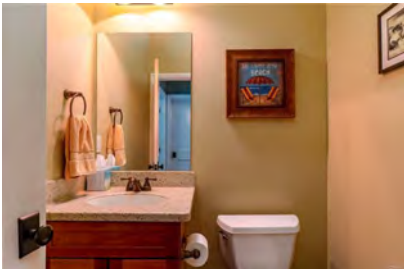
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Off The Market

121 Grandview Drive

List Price: \$799,000

DOM: 422



Property Details

County: San Luis Obispo

City: Grover Beach

Lot SqFt: 15080

Year Built: 1976

SqFt: 2908

Levels: Two

Bedrooms: 5

Bathrooms: 5

Gar Capacity: 3

Parking:

Heating: Forced Air

Cooling: See Remarks

Fireplace: Yes

Fireplace: Living Room

Eating Area:

Laundry: Individual Room

Patio:

Pool: None

Floors:

Floors:

Roof:

Description

Price reduced! Motivated seller. Ocean, Dune and Sweeping Grand City Views from this Custom 5 bedroom 4 1/2 bath N. Grover Beach Home. This large 2908 sq. ft. home is on Large 15,080 sq. ft lot. Plenty of room for two families in this home. 3 Car garage with 1/2 bath, RV and Boat Parking on this private top of the hill Cul-de-sac. Home has paid off solar. Fireplace in downstairs living room which includes a bonus family room. Several Private outdoor areas to enjoy and entertain. Single story living downstairs which includes 3 bedroom, 2 baths and inside laundry. Upstairs is open and can be accessed from the private deck or from inside the home. Two bedrooms and 2 bathrooms makes this 5 bedroom home ideal for extended families. Solar energy and a Green House for the year round Gardner. Avacado, Citrus and Apple trees on property.



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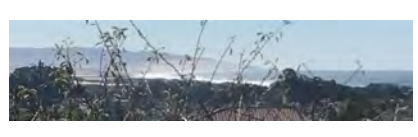


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Off The Market

1628 Laguna Court

List Price: \$1,175,000

DOM: 94



Property Details

County: San Luis Obispo

City: Grover Beach

Lot SqFt: 20374

Year Built: 2020

SqFt: 3200

Levels: Multi/Split

Bedrooms: 4

Bathrooms: 5

Gar Capacity: 4

Parking: Driveway

Heating: Central

Cooling: Energy Star Qual

Fireplace: Yes

Fireplace: Family Room

Eating Area:

Laundry: Gas & Electric D

Patio: Concrete

Pool: None

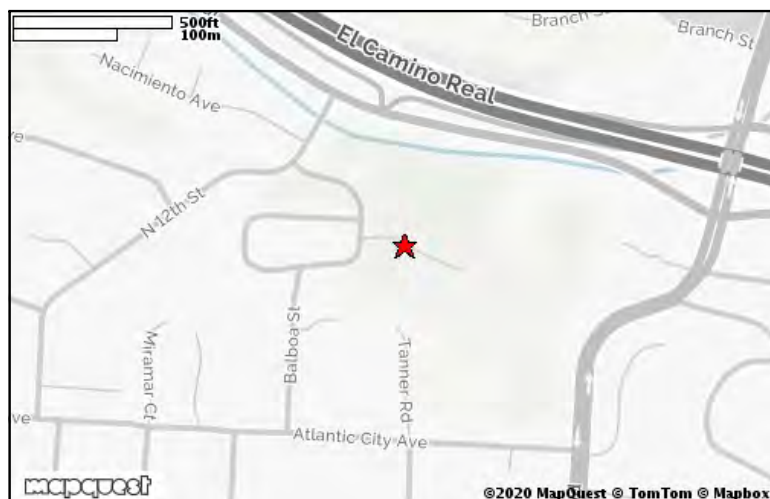
Floors: Tile

Floors: Wood

Roof: Spanish Tile

Description

Views of Pismo Beach, New Construction ground breaking June 1, 2019 estimated completion spring 2020 or sooner, that saves 24 months of planning approval and engineering design time and expense. see attach approved plans 3,200+ Sq Ft Split Level, over sized Garage 30'x46' 1,380 Sq.. Ft for extra cars or car collection, with a clear peek of ocean and down town Pismo. for more information first review attach City planning dept. Conditions of approval and then contact listing agent/builder for full set of plans, if put your name on it right away maybe you can pick some the colors?



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Comparative Market Analysis

	638 Ocean View Avenue	121 Grandview Drive	1125 Ritchie	563 N 9th Street	1015 Atlantic City Ave
					
Status	A	A	A	S	S
List Price	\$785,000	\$795,000	\$899,000	\$809,000	\$849,000
List\$ SqFt	\$463	\$273	\$356	\$412	\$404
Sold Price				\$785,000	\$825,000
Sold\$ SqFt				\$400	\$393
Contract Date				09/24/19	07/05/19
Sold Date				10/24/19	09/06/19
DOM	97	452	119	46	98
County	San Luis Obispo	San Luis Obispo	San Luis Obispo	San Luis Obispo	San Luis Obispo
City	Grover Beach	Grover Beach	Grover Beach	Grover Beach	Grover Beach
Lot SqFt	6300	15080	6430	7500	6305
Year Built	1956	1976	2019	1999	2019
SqFt	1695	2908	2528	1964	2100
Levels	Two	Two	Two	Two	Two
Bedrooms	3	5	3	4	3
Bathrooms	2	5	2	4	3
Gar Capacity	1	3	2	3	2
Parking	Garage			Driveway	Garage
Heating	Forced Air	Forced Air		Central	Forced Air
Cooling	None	See Remarks	Central Air	None	None
Fireplace	No	Yes	No	Yes	Yes
Fireplace	None	Living Room	None	Living Room	Living Room
Eating Area	Separated			Area	Area
Laundry	In Garage	Individual Room	Inside	Dryer Included	Individual Room
Patio	Deck			Concrete	
Pool	None	None	None	None	None
Floors	Carpet			Carpet	Carpet
Floors	Wood			Laminate	Vinyl
Roof	Composition			Composition	Composition
Int Feat	Ceiling Fan(S)		Balcony	Balcony	Granite Counters
Int Feat	High Ceilings			Cathedral Ceili	High Ceilings
Int Feat	Pantry			Copper Plumbing	
Ext Feat				Rain Gutters	
Ext Feat					
Ext Feat					



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Comparative Market Analysis

	348 N 5th Street	1555 Baden Avenue	121 Grandview Drive	1628 Laguna Court	
					
Status	S	S	E	E	
List Price	\$859,999	\$859,000	\$799,000	\$1,175,000	
List\$ SqFt	\$430	\$318	\$275	\$367	
Sold Price	\$825,000	\$852,000			
Sold\$ SqFt	\$413	\$315			
Contract Date	10/29/19	08/27/19			
Sold Date	12/04/19	10/01/19			
DOM	11	43	422	94	
County	San Luis Obispo	San Luis Obispo	San Luis Obispo	San Luis Obispo	
City	Grover Beach	Grover Beach	Grover Beach	Grover Beach	
Lot SqFt	3914	9305	15080	20374	
Year Built	2019	2007	1976	2020	
SqFt	2000	2702	2908	3200	
Levels	Two	One	Two	Multi/Split	
Bedrooms	4	5	5	4	
Bathrooms	4	4	5	5	
Gar Capacity	2	2	3	4	
Parking	Assigned	Garage		Driveway	
Heating	Central	Forced Air	Forced Air	Central	
Cooling	None	None	See Remarks	Energy Star Qual	
Fireplace	Yes	Yes	Yes	Yes	
Fireplace	Family Room	Living Room	Living Room	Family Room	
Eating Area		Dining Room			
Laundry	Inside	Individual Room	Individual Room	Gas & Electric D	
Patio		Covered		Concrete	
Pool	None	None	None	None	
Floors		Carpet		Tile	
Floors		See Remarks		Wood	
Roof	Composition	Concrete		Spanish Tile	
Int Feat	Living Room Balc	Ceiling Fan(S)		2 Staircases	
Int Feat	Open Floorplan	Granite Counter		Cathedral Ceili	
Int Feat	Pantry	High Ceilings		Ceiling Fan(S)	
Ext Feat		Rain Gutters			
Ext Feat					
Ext Feat					



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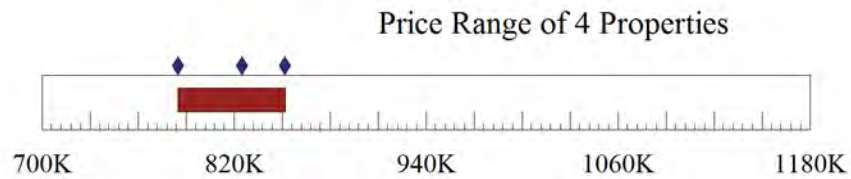
Comparative Market Analysis

Graphed by Status

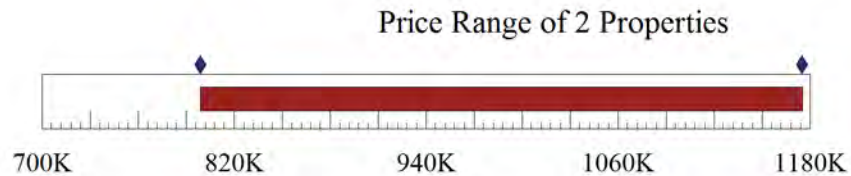
Currently On The Market



Recently Sold



Off The Market



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Pricing Your Property to Sell

Pricing your property correctly is crucial. You want to sell your property in a timely manner at the highest price possible. Current market conditions determine the value.

Pricing too high or too low can cost you time and money. Realistic pricing will achieve a maximum sale price in a reasonable amount of time.

Analysis of the comparable properties
suggests a list price range of:

\$798,000 to \$847,000



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