

Closed MLS#: 24001896
Sold Date: 01/02/2025

1650 E Clark Avenue Unit # 289, Santa Maria, CA 93455
 County: Santa Barbara

LP: \$275,000 SP: \$275,000



Property Type:	Residential	Prop Subtype:	MH in a Park
Major Area:	20 - Orcutt East	Sub-Area:	2174 - Orcutt East
Beds	2	Approx SqFt:	1,830
	2,(2)	Sq Ft Source:	Tax Records
Garage Spaces:	0	List Price/SqFt:	\$150.27
ADU Y/N:	No	Sold Price/SqFt:	\$150.27
Approx Yr Blt:	1986	Lot Size SqFt:	1,742
APN:	629-152-089	Acres:	0.04
Occupant:	Owner Name: Ronnie L Stroup	Lot Size Source:	Tax Records
		DOM/CDOM:	46 / 36
Phone to Show:	(805) 331-7590	Owner Name:	Stroup Linda S
Lock Box	Front porch rail	Mobile Home Type:	In Park
Location:			
Pets Allowed:	Yes		

Public Remarks: Fully turnkey home nestled in prime Sunny Hills location with view of the Orcutt Hills. See the rocket launches from the base when they occur. Seldom needed ceiling fans are installed in many locations throughout the house. A very functional yet elegant chef's kitchen awaits. You will appreciate its soft-close cabinets and drawers. Featured are the two lazy susans at each end of the lower cabinets. The tastefully designed colors here will be universally appealing. A brand new supermarket is opening this fall directly adjacent to Sunny Hills. The home is also located a short walk from the swimming pool, hot tub and clubhouse. The seller is willing to entertain offers if the buyer has a home to sell.

Directions to Property: From 101 go west on Clark Ave. Use Sunny Hills entrance. Turn left at the clubhouse. Go up the hill and it's on the right.
Agent-Only Remarks: There is a combo lockbox. Sellers need some time to take the two small dogs for a walk. Please give 2 hours notice. Close of escrow to be November 30, 2024 or after. Water softener is rented from Cal Soft Water. Includes two newer tool sheds. Please submit a park approval application to the park manager Denise. Application instructions and guidelines are available in Documents. Call Denise at (805) 934-1626 for the application.

Name	Office	Primary	Office	E-mail
LA: Thomas A Brown (6423) CalDRE#:01307473	Tom Brown Real Estate 01307473	805-331-7590	805-614-9717	tom@tombrownrealtor.com
SA: Joey Machado (9304) CalDRE#:01998103	Novel Real estate 01862812	805-621-4454	805-614-7000	joemachado24@gmail.com

Listing Date:	09/17/2024	Listing Type:	Exclusive Right To Sell
Start Showing Date:	10/01/2024	Financing:	Cash
Expiration Date:	03/31/2025	Concessions:	No
Under Contract Date:	11/29/2024		
Status Change Date:	01/02/2025		
Sold Date:	01/02/2025		
Original List Price:	\$275,000		
Sold Price:	\$275,000		

Service Type:	Full Service	Stairs to Entry:	Yes	Primary	Yes
Lock Box:	Yes	Additional	Tool Shed	Bedroom on	
Lock Box	Front porch rail	Buildings:		Lwr Lvl:	
Location:		Association:	No	Mobile/Mfg	Manufacture Name:
Short Sale:	No	Site Improvements:	Paved Streets; Street Lights	Info:	Kaufman/Broad; Model Name:
REO:	No	Flooring:	Laminate		Baywood; Model Size: Triple;
Terms:	Cash; FHA; VA Loan	Foundation:	Pillar/Post/Pier		Monthly Space Rent: 1,148;
Possession:	Close Of Escrow	Garage Spaces:	0	Exterior:	Wood Siding
Age	Yes	Other Parking:	Drive Space	Exterior	Patio
Restricted:	No	Laundry:	Laundry Rm/Inside	Features:	
Construction:				Roof	Composition
Reports	None			Description:	
Available:				View:	Hill/Peak/Mnt
Listing	Own/Licensee			Heating:	Forced Air; Natural Gas
Detail:				Air	Ceiling Fans
Fireplace	Family Room; Primary Bedroom			Conditioning:	
Loc/Type:				Sewer:	Public Sewer
Dining Room	Breakfast Area; Breakfast Bar;			Green	Unknown
Desc:	Dining Area; Formal/Separate			Features:	
				Green	Unknown
				Ratings:	
				Renewable	Unknown
				Energy:	

Showing Instructions: Appointment Only; Appt Listing Office; Call for Code; Combo Lock Box; Do Not Disturb; Restricted Hours; Other-See Remarks; Showing Comments: Call LA for lockbox code. 2 hr. notice.

Appliances Included: Dishwasher; Dryer; Garbage Disp; Microwave; Oven/Range-Gas; Refrigerator; Washer; Water Softener

Lot Characteristics: Level

Interior Features: Cathedral Ceilings; Dual Pn Windows; Hand Rails

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Closed MLS#: 24002402 **1095 W McCoy Lane Unit # 4, Santa Maria, CA 93455** **LP: \$140,000 SP: \$140,000**
Sold Date: 02/12/2025 **County: Santa Barbara**



Property Type:	Residential	Prop Subtype:	MH in a Park
Major Area:	17 - SM/Orcutt West	Sub-Area:	880 - SM/Orcutt West
Beds:	2	Approx SqFt:	960
Baths (FTHQ):	2(1,1)	Sq Ft Source:	Owner
Garage Spaces:	0	List Price/SqFt:	\$145.83
ADU Y/N:	No	Sold Price/SqFt:	\$145.83
Approx Yr Blt:	2018	Lot Size SqFt:	436
APN:	611-050-004	Acres:	0.01
Occupant:	Owner Name: Sandra Stafford	Lot Size Source:	Unknown
Phone to Show:	(805) 331-7590	DOM/CDOM:	31 / 15
Lock Box:	Stairway bannister	Owner Name:	Sandra Stafford
Location:		Mobile Home Type:	In Park
Pets Allowed:	Yes		
Furn/Fixt Exclude:	Ring cameras, Starburst mirror.		

Public Remarks: Newer Manufactured home near shopping, banks, etc. Located in a very good area. Newer home built in 2018. Included are the washer, dryer, 6 month old new dishwasher, 1 month old refrigerator and two sheds recently purchased from Costco. Outside gas grill included. Can park 3 cars in driveway which was redone to provide proper drainage. Enjoy the pool and clubhouse.

Directions to Property:

Agent-Only Remarks: Give at least one hour's notice before showing. Please keep the cats indoors at all times.

Name	Office	Primary	Office	E-mail
LA: Thomas A Brown (6423) CalDRE#:01307473	Tom Brown Real Estate 01307473	805-331-7590	805-614-9717	tom@tombrownrealtor.com
SA: Teresa B Field (02190774) CalDRE#:02190774	Century 21 Hometown Realty 00874459	916-893-8788	805-934-2105	tbfield23@gmail.com

Listing Date:	12/15/2024	Listing Type:	Exclusive Right To Sell
Expiration Date:	06/30/2025	Financing:	Cash
Under Contract Date:	01/22/2025	Concessions:	Yes
Status Change Date:	02/12/2025		
Sold Date:	02/12/2025		
Original List Price:	\$140,000		
Sold Price:	\$140,000		
Selling Comments:	Flooring and cleaning allowance.		

Service Type:	Full Service	Stairs to Entry:	Yes	Primary Bedroom on Lwr	Yes
Lock Box:	Yes	Additional Buildings:	Tool Shed	Lvl:	
Lock Box Location:	Stairway bannister	Association:	No	Exterior:	Wood Siding
Short Sale:	No	Site:	Paved Streets; Street Lights	Exterior Features:	Patio
REO:	No	Improvements:		Roof Description:	Metal; Other
Seller Consider:	Yes	Flooring:	Carpet; Vinyl/Linoleum	Heating:	Forced Air; Natural Gas
Concessions:		Foundation:	Pillar/Post/Pier	Air Conditioning:	None
Terms:	Cash; New Loan	Garage:	0	Sewer:	Public Sewer
Possession:	Close +3-7	Spaces:		Green Features:	Unknown
Age Restricted:	Yes	Laundry:	Electric Hookup; Gas Hookup; Laundry Rm/Inside	Green Ratings:	Unknown
Under Construction:	No			Renewable Energy:	Unknown
Reports Available:	None			Solar Panels:	No
Listing Detail:	Own/Licensee			Solar Panel Options:	N/A
Dining Room Desc:	Dining Area				

Showing Instructions: Appt Listing Office; Combo Lock Box; Showing Comments: Call Txt LA (805) 331-7590. 1 hr notice

Appliances Included: Dishwasher; Dryer; Garbage Disp; Microwave; Oven/Range-Gas; Refrigerator; Washer

Interior Features: Cathedral Ceilings; Dual Pn Windows; Hand Rails; Pantry

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Closed MLS#: 25000296 **1555 S Plymouth Court , Santa Maria, CA 93458** **LP: \$630,000 SP: \$640,000**
Sold Date: 04/11/2025 **County: Santa Barbara**



Property Type:	Residential	Prop Subtype:	Single Family Residence
Major Area:	15 - SM Southwest	Sub-Area:	940 - SM Southwest
Beds:	3	Approx SqFt:	1,499
Baths (FTHQ):	2(1,1)	Sq Ft Source:	Tax Records
Garage Spaces:	2	List Price/SqFt:	\$420.28
ADU Y/N:	No	Sold Price/SqFt:	\$426.95
Approx Yr Blt:	2018	Lot Size SqFt:	5,662
APN:	118-029-007	Acres:	0.13
Occupant:	Owner Name: On file.	Lot Size Source:	Tax Records
Phone to Show:	(805) 331-7590	DOM/CDOM:	22 / 19
Lock Box Location:	Front door	Owner Name:	On file.
Pets Allowed:	Yes	Association Fee:	\$104.1 Monthly

Public Remarks: Here is your opportunity to own a very well-located newer home. The corner lot on a cul-de-sac is one of the larger ones in Heritage Square, giving it a sense of privacy. The backyard is all concrete and the driveway has space for extra parking. There is convenient ample guest parking on both sides of the property. Inside you will find a nice modern great room style floor plan with the master bedroom on one side and the guest bedrooms on the other. Enjoy your exclusive private park with picnic area, restrooms, basketball court, and children's play apparatus in this gated community near two elementary schools.

Directions to Property:

Agent-Only Remarks: Need 24 hour notice for tenants in two of the bedrooms. They got a written 30-day notice on March 3, 2025. Small friendly dog on the property. Seller prefers As-Is sale. Seller wants to wait until Friday, March 14, 2025 to review offers but could accept one beforehand. Please use Rachel Buchan of Fidelity National Title.

Name	Office	Primary	Office	E-mail
LA: Thomas A Brown (6423) CalDRE#:01307473	Tom Brown Real Estate 01307473	805-331-7590	805-614-9717	tom@tombrownrealtor.com
SA: Martha Calderon (1001199) CalDRE#:01371766	Premier Agent Network	805-310-1150	877-663-9366	marthacldr07@gmail.com

Listing Date:	02/15/2025	Listing Type:	Exclusive Right To Sell
Expiration Date:	08/31/2025	Financing:	FHA
Under Contract Date:	03/17/2025	Concessions:	No
Status Change Date:	04/11/2025		
Sold Date:	04/11/2025		
Original List Price:	\$630,000		
Sold Price:	\$640,000		

Service Type:	Full Service	Stairs to Entry:	No	HOA Contact	Aurora Property Services
Lock Box:	Yes	Association:	Yes	Name:	(805) 545-7600 Natalie
Lock Box Location:	Front door	Association	Com Area Mn	HOA Fee	Monthly
Short Sale:	No	Fee Incl:		Frequency:	
REO:	No	Site	Curbs/Gutter; Paved Streets;	Primary	Yes
Seller Consider	Yes	Improvements:	Street Lights	Bedroom on Lwr	
Concessions:		Flooring:	Carpet; Linoleum; Vinyl	Lvl:	
Terms:	Cash; FHA; VA	Stories:	1	Exterior:	Stucco
	Loan	Foundation:	Slab	Exterior	Fenced; Fenced Yard; Patio
Possession:	Close +3-7	Garage	2	Features:	
Age Restricted:	No	Spaces:		Roof	Concrete
Under Construction:	No	Covered	Attached Garage	Description:	
Reports Available:	None	Parking:		Heating:	Forced Air; Natural Gas
Listing Detail:	Own/Licensee	Laundry:	Laundry Rm/Inside	Air Conditioning:	Ceiling Fans
Optional Services:	Security Gate			Sewer:	Public Sewer
Fireplace Loc/Type:	Family Room			Green Features:	Unknown
Dining Room Desc:	Dining Area			Green Ratings:	Unknown
				Renewable	Unknown
				Energy:	
				Solar Panels:	No
				Solar Panel	N/A
				Options:	

Showing Instructions: 24 Hour Notice; Appointment Only; Appt Listing Office; Call for Code; Combo Lock Box

Appliances Included: Dishwasher; Garbage Disp; Gas Cooktop; Microwave; Oven; Oven/Range-Gas

Interior Features: Dual Pn Windows; Security Alarm

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Closed MLS#: 25000230 1095 W McCoy Lane Unit # 5, Santa Maria, CA 93455 LP: \$99,000 SP: \$94,050
 Sold Date: 05/30/2025 County: Santa Barbara



Property Type: Residential	Prop Subtype: Manufactured Home
Major Area: 18 - SM/Orcutt East	Sub-Area: 870 - SM/Orcutt East
Beds: 2	Approx SqFt: 1,000
Baths (FTHQ): 2(1,1)	Sq Ft Source: Other
Garage: 0	List Price/SqFt: \$99
Spaces:	Sold Price/SqFt: \$94.05
ADU Y/N: No	Lot Size SqFt: 565
Approx Yr Blt: 1966	Acres: 0.01
APN: 811-050-005	Lot Size Source: Other
Occupant: Owner Name: On file	DOM/CDOM: 110 / 107
Phone to: (805) 331-7590	Owner Name: On file
Show:	Mobile Home Type: In Park
Pets Allowed: Yes	
Furn/Fixt: Stain glass window cover, ship lamps, blue lights	
Exclude:	

Public Remarks: This mid-century style remodeled home is in a great location near banks, supermarkets, and restaurants just 25 minutes from world famous Pismo Beach and an hour to Santa Barbara. It's about 2 1/2 hours to the downtown L.A. area. New windows. New French doors at entry. All newer appliances included. Outdoor decks to enjoy. Must see to appreciate. Uniquely upgraded to maximize comfort and functionality. Located in a 55 and older park with clubhouse amenities and pool.

Directions to Property:

Agent-Only Remarks: Park manager Verna Martino (805) 925-8518.

Name	Office	Primary	Office	E-mail
LA: Thomas A Brown (6423) CalDRE#:01307473	Tom Brown Real Estate 01307473	805-331-7590	805-614-9717	tom@tombrownrealtor.com
SA: SM Non Member (2850) CalDRE#:02220342	Non member Santa Maria	805-922-7888	805-922-7888	

Listing Date: 02/04/2025	Listing Type: Exclusive Right To Sell
Expiration Date: 08/31/2025	Financing: Cash
Under Contract Date: 05/25/2025	Concession Amount: \$2,821.5
Status Change Date: 06/07/2025	Concessions: Yes
Sold Date: 05/30/2025	
Original List Price: \$130,000	
Sold Price: \$94,050	

Service Type: Full Service	Stairs to Entry: Yes	Primary Yes
Lock Box: No	Additional Buildings: Tool Shed	Bedroom on
Short Sale: No	Association: No	Lwr Lvl:
REO: No	Site Improvements: Paved Streets	Mobile/Mfg Manufacture Name: Guerdon;
Seller Consider Yes	Flooring: Linoleum; Tile; Vinyl	Info: Mobile Length: 50; Mobile Width:
Concessions:	Stories: 1	20; Model Name: Great Lakes;
Terms: Cash; New	Foundation: Raised	Monthly Space Rent: 822
	Garage Spaces: 0	Exterior: Aluminum Siding
Possession: Close Of	Other Parking: Other	Exterior Decks
	Laundry: Laundry Rm/Inside	Features:
Age Restricted: Yes		Roof Other
Under Construction: No		Description:
Reports Available: None		Heating: Forced Air; Natural Gas
Listing Detail: Own/Licensee		Air Ceiling Fans
Dining Room Desc: Dining Area		Conditioning:
		Sewer: Public Sewer
		Green Unknown
		Features:
		Green Unknown
		Ratings:
		Renewable None
		Energy:

Showing Instructions: Appointment Only; Appt Listing Office; No Lock Box; Showing Comments: Call LA Tom (805) 331-7590

Appliances Included: Dishwasher; Dryer; Gas Cooktop; Refrigerator; Washer

Lot Characteristics: Level

Interior Features: Dual Pn Windows; Wide Doors

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Closed MLS#: 25000629 **579 Camino Mercado Unit # 418, Arroyo Grande, CA 93420** **LP: \$580,000 SP: \$580,000**
Sold Date: 06/13/2025 **County: San Luis Obispo**



Property Type:	Residential	Prop Subtype:	Condominium
Major Area:	10 - Arroyo Grande	Sub-Area:	505 - East of 101
Beds:	2	Approx SqFt:	968
Baths (FTHQ):	2(1,1)	Sq Ft Source:	Tax Records
Garage:	0	List Price/SqFt:	\$599.17
Spaces:	0	Sold Price/SqFt:	\$599.17
ADU Y/N:	No	Lot Size SqFt:	1,050
Approx Yr Blt:	2007	Acres:	0.02
APN:	007-776-032	Lot Size Source:	Tax Records
Occupant:	Owner Name: Owner	DOM/CDOM:	6 / 6
Phone to Show:	805-331-7590	Owner Name:	Magdalena Whalen
Pets Allowed:	Yes	Association Fee:	\$365 Monthly
Furn/Fixt:	Large wall mirror in Master bathroom excluded.		

Public Remarks: Watch the sunset from the large balcony. Then inside by the fireplace to recount the days of old or new fun experiences from enjoying the surroundings east of 101 nestled in the hills. What better way to take pleasure in the Golden Years than to be close to the ocean, the beach, and the dunes. Shopping, restaurants and outdoor activities abound in the town of Arroyo Grande set in the Five Cities area. A quick 10-minute trip may find you in the university town of San Luis Obispo. From the parking space beneath the home, take the elevator or the stairs to the upper level living area. This comfortable unit has been recently painted inside and has real wood plank hardwood floors. With the three ceiling fans and the newly added plantation shutters throughout, you have a touch of luxury in an affordable pleasant, move-in ready condo about halfway between Los Angeles and San Francisco.

Directions to Property:

Agent-Only Remarks: Seller will need to find and close on an adequate replacement property which has been identified. Seller would like a quick escrow. Thank you for showing.

Name	Office	Primary	Office	E-mail
LA: Thomas A Brown (6423) CalDRE#:01307473	Tom Brown Real Estate 01307473	805-331-7590	805-614-9717	tom@tombrownrealtor.com
SA: SM Non Member (2850) CalDRE#:02053527	Non member Santa Maria	805-922-7888	805-922-7888	

Listing Date:	04/04/2025	Listing Type:	Exclusive Right To Sell
Expiration Date:	10/31/2025	Financing:	Conventional
Under Contract Date:	04/10/2025	Concession Amount:	\$2,000
Status Change Date:	06/26/2025	Concessions:	Yes
Sold Date:	06/13/2025		
Original List Price:	\$580,000		
Sold Price:	\$580,000		
Selling Comments:	Repairs		


Service Type:	Full Service	Zone	Condo	HOA Contact Name:	Ocean Oaks
Lock Box:	Yes	Description:		HOA Fee Frequency:	HOA
Short Sale:	No	Association:	Yes	Primary Bedroom on Lwr	Monthly
REO:	No	Association Fee	Com Area Mn; Maintenance	Lvl:	No
Seller Consider	Yes	Incl:	Exterior	Roof Description:	Composition
Concessions:		Foundation:	Slab	View:	Ocean
Terms:	Cash; New	Garage Spaces:	0	Heating:	Other Heat
	Loan	Other Parking:	Other	Air Conditioning:	Ceiling Fans
Possession:	Close +3-7	Laundry:	Laundry Rm/Inside	Sewer:	Public Sewer
Age Restricted:	Yes			Green Features:	Unknown
Under Construction:	No			Green Ratings:	Other
Reports Available:	None			Renewable Energy:	Unknown
Listing Detail:	None				
Optional Services:	Other				
Fireplace Loc/Type:	Living Room				

Showing Instructions: Appointment Only; Appt Listing Office; Call for Code; Combo Lock Box; Showing Comments: Call Listing Agent Tom Brown, then go.

Appliances Included: Dryer; Garbage Disp; Oven; Refrigerator; Washer

Interior Features: Pantry

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Closed MLS#: 25000858	822 Carla Court, Santa Maria, CA 93454	LP: \$645,000 SP: \$650,000
Sold Date: 06/16/2025	County: Santa Barbara	
	Property Type: Residential	Prop Subtype: Single Family Residence
	Major Area: 14 - SM Northeast	Sub-Area: 910 - SM Northeast
	Beds: 3	Approx SqFt: 1,461
	Baths (FTHQ): 2(2)	Sq Ft Source: Tax Records
	Garage Spaces: 2	List Price/SqFt: \$441.48
	ADU Y/N: No	Sold Price/SqFt: \$444.9
	Approx Yr Blt: 1974	Lot Size SqFt: 6,534
	APN: 121-301-052	Acres: 0.15
	Occupant: Vacant	Lot Size Source: Tax Records
	Phone to Show: 805.478.5517	DOM/CDOM: 4 / 4
	Lock Box Location: door ramp.	Owner Name: Vijelas LLC

Public Remarks: Welcome to your dream home in this well-established Northeast Santa Maria neighborhood! This beautifully remodeled detached property offers 3 bedrooms and 2 baths over 1,460 square feet of modern yet cozy living space. Nestled in a serene cul-de-sac, the home features a formal living room accentuated by luxury vinyl plank flooring and a welcoming fireplace, adding warmth and style. The kitchen is a chef's delight, boasting white oak cabinetry, stainless steel appliances, quartz countertops, and a custom backsplash. High-end tile and finishes in the bathrooms and decorator touches throughout add a touch of elegance to the interior. Natural light floods the home, enhancing its bright and airy feel. Step outside to find a spacious backyard complete with a shed and ample gardening space, perfect for outdoor enthusiasts or family gatherings. With its crisp and clean curb appeal, this turn-key home is ready for you to move in and start creating memories. Enjoy the convenience of being close to schools, recreation facilities, and easy freeway access. Don't miss the opportunity to own this spectacular home—schedule a tour today!

Directions to Property:

Agent-Only Remarks: Vacant and easy to show. Please call or text Briselda 805.478.5517 for lockbox code. Listing broker has partial ownership interest. Seller will prepay the solar agreement; new buyer needs to assume remaining solar agreement term.

Name	Office	Primary	Office	E-mail
LA: Briselda Ruiz (7972) CalDRE#:01727692	Briselda M. Ruiz, Broker 01727692	805-478-5517	805-478-5517	briseldaruizua@gmail.com
SA: Thomas A Brown (6423) CalDRE#:01307473	Tom Brown Real Estate 01307473	805-331-7590	805-614-9717	tom@tombrownrealtor.com
Listing Date: 05/02/2025		Listing Type: Exclusive Right To Sell		
Under Contract Date: 05/06/2025		Financing: Conventional		
Status Change Date: 06/19/2025		Concessions: No		
Sold Date: 06/16/2025				
Original List Price: \$645,000				
Sold Price: \$650,000				
Service Type: Full Service	Association: No	Primary Bedroom on Lwr Lvl: Yes		
Lock Box: Yes	Foundation: Slab	Roof Description: Shingle		
Lock Box Location: door ramp.	Garage Spaces: 2	Heating: Forced Air		
Short Sale: No	Covered Parking: Attached Garage	Air Conditioning: Ceiling Fans		
REO: No		Green Features: Unknown		
Seller Consider: Yes		Green Ratings: Unknown		
Concessions:		Renewable Energy: Unknown		
Terms: Cash; New Loan; Trade				
Possession: Close Of Escrow				
Age Restricted: No				
Under Construction: No				
Reports Available: None				
Listing Detail: Agent Rel/Princ				
Showing Instructions: Call for Code				

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Closed MLS#: 25000733 **734 Pioneer Drive , Santa Maria, CA 93454** **LP: \$789,000 SP: \$789,000**
Sold Date: 07/10/2025 County: Santa Barbara



Property Type:	Residential	Prop Subtype:	Single Family Residence
Major Area:	14 - SM Northeast	Sub-Area:	910 - SM Northeast
Beds:	3	Approx SqFt:	2,052
Baths (FTHQ):	3(2,1)	Sq Ft Source:	Tax Records
Garage Spaces:	2	List Price/SqFt:	\$384.5
ADU Y/N:	No	Sold Price/SqFt:	\$384.5
Approx Yr Blt:	1985	Lot Size SqFt:	10,019
APN:	128-047-020	Acres:	0.23
Occupant:	Owner Name: ON FILE	Lot Size Source:	Tax Records
Phone to Show:	805-330-3548	DOM/CDOM:	39 / 39
		Owner Name:	Veatch

Public Remarks: Step into timeless sophistication with this elegant and traditionally styled 3-bedroom, 2.5-bath home offering 2,052 square feet of thoughtfully designed living space. Situated on an expansive corner lot, this residence blends classic character with modern comfort. Inside, you'll find a harmonious layout featuring a formal living room, an inviting family room, a formal dining room, and a sun-drenched sunroom—ideal for entertaining or relaxing in style. At the heart of the home is a beautifully appointed chef's kitchen, designed for both function and finesse. Thoughtful finishes, generous counter space, and ample cabinetry create the perfect environment for everything from weeknight dinners to gourmet entertaining. Striking stone tile flooring throughout the main living areas adds a sense of refined elegance and continuity. The spacious primary suite is a private retreat, featuring an en-suite bathroom with a rare dual-area design—each side with its own sink—offering comfort and privacy. Generous closets and built-in storage are thoughtfully integrated throughout the home, along with the convenience of an indoor laundry room. An oversized two-car garage provides ample space for parking and storage. Outdoors, the backyard is beautifully landscaped and includes mature greenery, multiple storage sheds, and plenty of space to enjoy. The expansive front driveway offers enough room for extra parking—without compromising curb appeal.

Directions to Property:

Agent-Only Remarks: For showing requests, please text Jason at 805-330-3548. Call Jason before submitting an offer, and email to Jason@FranciaTeam.com, Michelle@FranciaTeam.com and lightningtcservices@gmail.com 45 day Escrow preferred. Per broker recommendation, please no buyer letters. Please use Susy at FATCO

Name	Office	Primary	Office	E-mail
LA: Jason Francia (3277) CalDRE#:02043277	eXp Realty of California, Inc. 01878277	805-330-3548	925-565-7065	jasonfrancia@gmail.com
SA: Thomas A Brown (6423) CalDRE#:01307473	Tom Brown Real Estate 01307473	805-331-7590	805-614-9717	tom@tombrownrealtor.com

Listing Date:	04/16/2025	Listing Type:	Exclusive Right To Sell
Start Showing Date:	04/18/2025	Financing:	FHA
Under Contract Date:	05/27/2025	Concessions:	No
Status Change Date:	07/10/2025		
Sold Date:	07/10/2025		
Original List Price:	\$789,000		
Sold Price:	\$789,000		

Service Type:	Full Service	Zone Description:	Residential Single Family	Primary Bedroom on Lwr	Yes
Lock Box:	Yes	Additional Buildings:	Tool Shed	Lvl:	
Short Sale:	No	Association:	No	Exterior:	Stucco; Wood Siding
REO:	No	Site Improvements:	Other	Exterior Features:	Yard Sprinklers
Terms:	Cash; New Loan	Flooring:	Carpet; Tile	Roof Description:	Shingle
Possession:	Close Of Escrow	Foundation:	Slab	View:	Other
Age Restricted:	No	Garage Spaces:	2	Heating:	Forced Air; Natural Gas
Under	No	Covered Parking:	Attached Garage	Air Conditioning:	None
Construction:		Other Parking:	Drive Space	Sewer:	Public Sewer
Reports Available:	None	Laundry:	Laundry Rm/Inside	Green Features:	Unknown
Listing Detail:	Other			Green Ratings:	Unknown
Dining Room	Dining Area;			Renewable Energy:	None
Desc:	Formal/Separate				

Showing Instructions: Appointment Only

Appliances Included: Dishwasher; Dryer; Gas Cooktop; Microwave; Oven; Washer; Other

Lot Characteristics: Corner

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Thomas A Brown on Sunday, February 15, 2026 1:19 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Closed MLS#: 25001126
Sold Date: 07/16/2025

1046 Cortez Drive , Santa Maria, CA 93454
 County: Santa Barbara

LP: \$625,000 SP: \$626,000



Property Type:	Residential	Prop Subtype:	Single Family Residence
Major Area:	14 - SM Northeast	Sub-Area:	910 - SM Northeast
Beds	3	Approx SqFt:	1,104
	0()	Sq Ft Source:	Tax Records
Garage Spaces:	2	List Price/SqFt:	\$566.12
ADU Y/N:	No	Sold Price/SqFt:	\$567.03
Approx Yr Blt:	1979	Lot Size SqFt:	6,098
APN:	128-020-044	Acres:	0.14
Occupant:	Vacant Name: Vacant	Lot Size Source:	Tax Records
Phone to Show:	805-331-7590	DOM/CDOM:	26 / 4
Pets Allowed:	Yes	Owner Name:	Kelvin V Coveduck

Public Remarks: Great curb appeal in a nice neighborhood with easy freeway access. Carpets and rest of home newly professionally cleaned. Spacious yard for outdoor activities. Make this nicely maintained home yours for comfortable living. The garage has epoxy flooring. Includes washer, dryer, and refrigerator. One of the homes in the Santa Maria Valley from which you can more quickly get to Pismo Beach. First showings will be at Open Houses from 12:00 pm to 3:00 pm Saturday, June 7, and Sunday, June 8, 2025.

Directions to Property:

Agent-Only Remarks: Call LA Tom Brown for lockbox code. First showings will be at Open Houses from 12:00 pm to 3:00 pm Saturday, June 7. and Sunday, June 8, 2025. Thank you for showing.

Name	Office	Primary	Office	E-mail
LA: Thomas A Brown (6423) CalDRE#:01307473	Tom Brown Real Estate 01307473	805-331-7590	805-614-9717	tom@tombrownrealtor.com
SA: JOSE MONTES (lv0206665) CalDRE#:02066645	LPT REALTY, INC 02248983	805-717-2160	887-366-2213	josemontes_re@yahoo.com

Listing Date:	05/15/2025	Listing Type:	Exclusive Right To Sell
Expiration Date:	08/31/2025	Financing:	Conventional
Under Contract Date:	06/10/2025	Concessions:	Yes
Status Change Date:	07/28/2025		
Sold Date:	07/16/2025		
Original List Price:	\$625,000		
Sold Price:	\$626,000		

Service Type:	Full Service	Zone	Residential Single Family	Primary Bedroom on Lwr	Yes
Lock Box:	Yes	Description:		Lvl:	
Short Sale:	No	Stairs to Entry:	No	Exterior Features:	Fenced Yard
REO:	No	Association:	No	Roof Description:	Tile
Seller Consider	Yes	Site	Curbs/Gutter; Paved Streets;	Heating:	Forced Air; Natural Gas
Concessions:		Improvements:	Sidewalks; Street Lights	Air Conditioning:	Whle Hse Fan
Terms:	Cash; FHA; VA Loan	Flooring:	Carpet; Tile	Sewer:	Public Sewer
Possession:	Close Of Escrow	Stories:	1	Green Features:	Unknown
Age Restricted:	No	Foundation:	Slab	Green Ratings:	Unknown
Under Construction:	No	Garage	2	Renewable Energy:	Unknown
Reports Available:	Pest Inspection; Roof Inspection	Spaces:			
Listing Detail:	Own/Licensee	Covered	Attached Garage		
		Parking:			
		Other Parking:	Drive Space		
		Laundry:	Laundry in Garage		

Showing Instructions: Call for Code; Combo Lock Box; Vacant

Appliances Included: Dishwasher; Dryer; Garbage Disp; Gas Cooktop; Microwave; Oven/Range-Gas; Refrigerator; Washer

Lot Characteristics: Level

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Thomas A Brown on Sunday, February 15, 2026 1:22 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

708 Hawthorn St, Santa Maria 93458

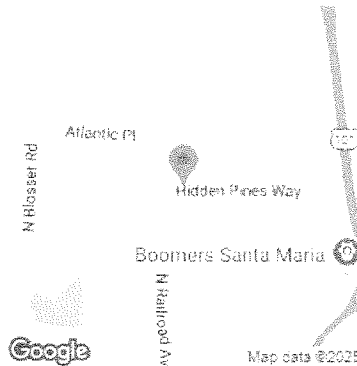
STATUS: Closed

LIST/CLOSE: \$580,000/\$583,000

N Broadway to Preisker. N to Hidden Pines Way. Left on Hidden Pines Way. Community entrance on right



Recent: 08/20/2025 : SOLD : A->S



Listing has Supplements

BED / BATH: **3/2,0,0,0**
 SQFT(src): **1,569 (A)**
 PRICE PER SQFT: **\$371.57**
 LOT(src): **4,356/0.1 (A)**
 LEVELS: **One**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **1994 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DAM / CDAM: **0/0**
 SLC: **Standard**
 PARCEL #: **117710013**
 LISTING ID: **SC25127260**

Submit Offer

DESCRIPTION

PRICED UNDER APPRAISAL! Buyer struggling to perform. Accepting back up offers!!! 3 BEDROOM, 2 FULL BATH HOME. Spacious open living space with cozy gas fireplace, 2 car garage and indoor laundry. Located in beautiful Hidden Pines gated community. Walk to Preisker Park! close to 101 freeway and all Santa Maria has to offer. Termite inspection and repairs have been completed. Home inspection completed as well and some repairs have been made. This home is ready for you to call home!

EXCLUSIONS:

INCLUSIONS:

AREA: **SMIA - Santa Maria**
 SUBDIVISION: /
 COUNTY: **Santa Barbara**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$580,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER:
 ROOM TYPE: **All Bedrooms Down**
 EATING AREA: **Breakfast Counter / Bar**

COOLING: **None**
 HEATING: **Central, Fireplace(s), Forced Air**
 VIEW: **Neighborhood**
 WATERFRONT:
 LAUNDRY: **Dryer Included, Inside, Washer Included**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **Planned Development**

INTERIOR

INTERIOR: **Block Walls, Open Floorplan, Tile Counters**
 MAIN LEVEL BEDROOMS: **2**
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY: **2+ Access Exits**
 APPLIANCES: **Dishwasher, Gas Range, Refrigerator**
 KITCHEN FEATURES:
 BATHROOM FEATURES: **Bathtub, Shower, Shower in Tub, Double Sinks in Primary Bath, Exhaust fan(s)**

FLOORING: **Carpet, Laminate**
 ENTRY LOC/ENTRY LVL: **left of home/1**
 FIREPLACE: **Family Room, Gas**

EXTERIOR

EXTERIOR:
 FENCING: **Block, Wood**
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Sprinkler System, Sprinklers In Front, Sprinklers Timer**
 POOL: **None**

PATIO/PORCH: **Concrete**
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS: **Slab**
 PROP COND:

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
 UNCOVERED SPACES:

PARKING TOTAL: **2**
 # REMOTES:

GARAGE SPACES: **2**
 RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$115/Monthly** HOA NAME: **HIDDEN PINES** HOA PHONE: **8057816636** # OF UNITS: **1**
 HOA FEE 2: HOA NAME 2: HOA PHONE 2: # UNITS IN COMMUNITY:
 HOA FEE 3: HOA NAME 3: HOA PHONE 3: STORIES TOTAL: **1**
 COMMUNITY: **Park, Sidewalks, Storm Drains** HOA AMENITIES: **Playground**
 HOA MANAGEMENT NAME: **THE MANAGEMENT TRUST**
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No** LAND LEASE AMOUNT: UTILITIES: **Cable Available, Electricity Available, Natural Gas Available, Water Available** TAX LOT: **25**
 PARCEL #: **117710013** LAND LEASE AMT FREQ: TAX BLOCK:
 ADDITIONAL APN(S): **No** LAND LEASE PURCH?: **ELECTRIC:** TAX TRACT #: **5591**
 LAND LEASE RENEW: WATER SOURCE: **Public** ZONING:
 ASSESSMENTS: **None** LOT SIZE DIM: TAX OTHER ASSESSMENT: **\$0**
 TAX OTHER ASSESS SOURCE: **Unknown**

SCHOOL

HIGH SCHOOL DISTRICT: **Pioneer Union** ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL: **Pioneer Valley**
 HIGH SCH DIST SOURCE: ELEM SOURCE: MIDDLE/JR SOURCE: HIGH SOURCE:
 ELEMENTARY OTHER: MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

LISTING**DATES**

BAC: TERMS: **Cash, Cash to New Loan, Conventional, Fannie Mae** LIST CONTRACT DATE: **06/11/25**
 BAC RMRKS: LIST AGRMT: **Exclusive Right To Sell** START SHOWING DATE:
 DUAL/VARI COMP?: **No** LIST SERVICE: **Full Service** ON MARKET DATE: **06/11/25**
 LEASE CONSIDERED?: **No** AD NUMBER: PRICE CHG TIMESTAMP:
 CURRENT FINANCING: DISCLOSURES: STATUS CHG TIMESTAMP: **08/20/25**
 POSSESSION: INTERNET, AVM?/COMM?: **Yes/Yes** MOD TIMESTAMP: **08/20/25**
 SIGN ON PROPERTY?: INTERNET?/ADDRESS?: **Yes/Yes** EXPIRED DATE: **12/24/25**
 CONTINGENCY LIST: NEIGHBORHOOD MARKET REPORT YN?: **Yes** PURCH CONTRACT DATE: **06/11/25**
 CLOSE DATE: **08/20/25**

CONTINGENCY:

PRIVATE REMARKS: Property sold as-is. Seller unable to make any more repairs. See documents for termite inspection info. Easy to show- call / text agent for combo lockbox code

SHOWING INFORMATION

SHOW CONTACT TYPE: **None** LOCK BOX LOCATION: **Gas meter** OCCUPANT TYPE: **Vacant**
 SHOW CONTACT NAME: LOCK BOX TYPE: **Combo** OWNER'S NAME:
 SHOW CONTACT PH:
 SHOW INSTRUCTIONS: **Please text / call listing agent at 602-518-8080 to schedule and for lockbox code**
 DIRECTIONS: **N Broadway to Preisker. N to Hidden Pines Way. Left on Hidden Pines Way. Community entrance on right**

AGENT / OFFICE**CONTACT PRIORITY**

LA: (**SP01967504**) **Daniel Sprowls** LA State License: **01967504** 1.LA CELL: **602-518-8080**
 CoLA: CoLA State License:
 LO: (**SL958**) **Premier Realty Associates** LO State License: **01425679** 2.LA CELL: **602-518-8080**
 LO PHONE: **858-277-6173** LO FAX: **858-277-6173** 3.LA EMAIL: **dansprowls@gmail.com**
 CoLO: CoLO State License:
 CoLO PHONE: Offers Email: **dansprowls@gmail.com** 4.LA EMAIL: **dansprowls@gmail.com**

COMPARABLE INFORMATION

CLOSE PRICE: **\$583,000** BA: (**Pi01307473**) **Tom Brown** CoBA: **()** CONCESS FINANCING COSTS \$: **\$5,000**
 LIST PRICE: **\$580,000** CoBO: CONCESS PROP IMPROV COSTS \$: **\$0**
 LIST \$ ORIGINAL: **\$580,000** CoBA State License: CONCESS BUYER BROKER FEE \$: **\$11,660**
 PURCH CONTRACT DATE: **06/11/25** CoBO State License: CONCESS CLOSING COSTS \$: **\$0**
 COE DATE: **08/20/25** BA State License: **01307473** CONCESS OTHER COSTS \$: **\$0**
 DAM/CDAM: **0/0** BO State License: **02153411** CONCESS AMOUNT (TOTAL) \$: **\$16,660**
 BUYER FINANCING: **Conventional** CONCESSION CMTS: **none**

AGENT FULL: Residential LISTING ID: SC25127260

Printed by Tom Brown, State Lic: 01307473 on 08/20/2025 10:53:21 PM

Closed MLS#: 25000691
Sold Date: 08/22/2025

1963 Celebration Avenue , Santa Maria, CA 93454
County: Santa Barbara

LP: \$590,000 SP: \$590,000



Property Type:	Residential	Prop Subtype:	Single Family Residence
Major Area:	16 - SM Southeast	Sub-Area:	930 - SM Southeast
Beds:	3	Approx SqFt:	1,532
Baths (FTHQ):	3(1,1,1)	Sq Ft Source:	Tax Records
Garage:	2	List Price/SqFt:	\$385.12
Spaces:		Sold Price/SqFt:	\$385.12
ADU Y/N:	No	Lot Size SqFt:	2,178
Approx Yr Bit:	2016	Acres:	0.05
APN:	128-177-008	Lot Size Source:	Tax Records
Occupant:	Owner Name: Flor Garcia	DOM/CDOM:	68 / 66
Phone to Show:	805-331-7590	Owner Name:	Eivar Garcia
Lock Box:	It is the front door. Call LA Tom	Association Fee:	\$159 Monthly
Location:	Brown for code.		
Pets Allowed:	Yes		

Public Remarks: Great location near to everything. Easy freeway access. This well-maintained home includes wall-mounted TV's in 3 rooms, the washer and dryer, and the refrigerator in the kitchen. Add to that, 2 more refrigerators in the garage. The finished garage features a tankless water heater, a water softener, and a Tesla electric car charger. Upgrades include laminate flooring in the living room and kitchen, granite countertops, and a new farm sink with high-arched faucet. Close walk to Target for needed items and groceries. The value here is hard to beat. Don't miss out on this one! Call your Realtor for an appointment.

Directions to Property:

Agent-Only Remarks: Call for code on front door and instructions on how to open and lock up. HOA Tel.: 805-348-4041.

Name	Office	Primary	Office	E-mail
LA: Thomas A Brown (6423) CalDRE#:01307473	Tom Brown Real Estate 01307473	805-331-7590	805-614-9717	tom@tombrownrealtor.com
SA: Angie Marrufo (SYV0363) CalDRE#:02231894	Berkshire Hathaway HomeServ-Los Olivos 01317331	805-863-6866	805-688-2969	angie@angiemarrufo.com

Listing Date:	04/09/2025	Listing Type:	Exclusive Right To Sell
Expiration Date:	10/31/2025	Financing:	Conventional
Under Contract Date:	06/30/2025	Concessions:	No
Status Change Date:	08/25/2025		
Sold Date:	08/22/2025		
Original List Price:	\$590,000		
Sold Price:	\$590,000		

Service Type:	Full Service	Stairs to Entry:	No	HOA Contact Name:	Celebration Owner's Association
Lock Box:	No	Association:	Yes	HOA Fee Frequency:	Monthly
Lock Box:	It is the front door. Call LA	Association Fee Incl:	Com Area Mn	Primary Bedroom on Lwr Lvl:	No
Location:	Tom Brown for code.	Flooring:	Carpet; Laminate; Linoleum	Exterior:	Stucco
Short Sale:	No	Stories:	2	Exterior Features:	Fenced
REO:	No	Foundation:	Slab	Roof Description:	Tile
Seller Consider Concessions:	Yes	Garage Spaces:	2	Heating:	Forced Air; Natural Gas
Terms:	FHA; New Loan; VA Loan	Covered Parking:	Attached Garage	Air Conditioning:	Ceiling Fans
Possession:	Close +3-7	Other Parking:	Other	Sewer:	Public Sewer
Age Restricted:	No	Laundry:	Laundry Rm/Inside	Green Features:	Unknown
Under Construction:	No			Green Ratings:	Unknown
Reports Available:	None			Renewable Energy:	Unknown
Listing Detail:	Own/Licensee			Solar Panels:	No
Optional Services:	Greenbelt			Solar Panel Options:	N/A

Dining Room: Dining Area

Desc:
Showing Instructions: Call for Code

Appliances Included: Dishwasher; Dryer; Garbage Disp; Gas Cooktop; Microwave; Oven; Oven/Range-Gas; Water Softener

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1118 Fox Field Ln, Santa Maria 93458

STATUS: **Closed**

LIST/CLOSE: **\$655,000/\$665,000** ↓

From HWY 101: West on Betteravia, Right on Blosser, Right on Carmen, Left on Biscayne, Left into Gated Community of HG Gardens



BED / BATH: **4/3,0,0,0**
 SQFT(src): **2,039 (A)**
 PRICE PER SQFT: **\$326.14**
 LOT(src): **3,049/0.07 (A)**
 LEVELS: **Two**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **2017 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DAM / CDAM: **40/40**
 SLC: **Standard**
 PARCEL #: **118032075**
 LISTING ID: **NS25185864**

[Listing has Supplements](#)

Submit Offer

DESCRIPTION

Built in 2017, this beautifully designed home in the gated community of HG Gardens blends modern finishes with thoughtful functionality—perfect for multigenerational living or larger households. Unique to this development, this home enjoys extra privacy with no neighbors directly behind, and it backs up to a street that provides convenient guest parking and access to a pedestrian gate. Inside, the spacious floor plan features four bedrooms plus a loft/bonus room, including a convenient downstairs bedroom with walk-in closet and full bath. The open-concept main living area is light and bright with high ceilings, tall windows, and plenty of room to entertain—whether it's a family BBQ or a quiet night in. The kitchen is a true centerpiece, complete with oversized custom cabinets, granite countertops, a center island with bar seating, and stainless appliances. A half bath is also located on the main level for guests. Upstairs, the loft works perfectly as a home office, play area, or media space. You'll also find a dedicated laundry room and generously sized bedrooms. Throughout the home you'll appreciate the tasteful custom paint and thoughtful design touches that make the home feel fresh and inviting. The backyard has been upgraded with concrete pavers for easy maintenance and entertaining, and also includes a fenced dog area. Additional highlights include an attached two-car garage, solar, tile roof, stucco and stone façade, dual-pane windows, tankless water heater, central heat, and recessed lighting. All within a secure gated community that offers two automatic entry and exit gates, a pool and spa, playground, and grassy pet area. With modest HOA fees (\$160/mo) and a prime location close to schools, shopping, and commuter routes, this home is ready for your family to move right in and enjoy.

EXCLUSIONS: **washer/dryer**

INCLUSIONS: **solar, refrigerator**

AREA: **SMSW - SM Southwest**
 SUBDIVISION: /
 COUNTY: **Santa Barbara**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$685,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING: **Driveway, Garage**
 HORSE:
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER:
 ROOM TYPE: **Laundry, Living Room, Loft, Main Floor Bedroom, Walk-In Closet**
 EATING AREA:

COOLING: **None**
 HEATING: **Central**
 VIEW: **Neighborhood**
 WATERFRONT:
 LAUNDRY: **Individual Room, Inside**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **Planned Development**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **1**
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:
 APPLIANCES: **Dishwasher, Gas Range, Tankless Water Heater**
 KITCHEN FEATURES: **Kitchen Island, Kitchen Open to Family Room**
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: **1/1**
 FIREPLACE: **None**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY: **Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Gated Community, Security System, Smoke Detector(s)**
 SEWER: **Public Sewer**

LOT: **Back Yard**
 POOL: **Association**

PATIO/PORCH:
 SPA: **Association**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLs: **Stucco**
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

COE DATE: **12/05/25**
DAM/CDAM: 40/40
BUYER FINANCING: **Conventional**

BO State License: 02153411

CONCESS CLOSING COSTS \$: **\$9,000**
CONCESS OTHER COSTS \$: **\$0**
CONCESS AMOUNT (TOTAL) \$: **\$25,625**
CONCESSION CMTS: **CC & Buyer Broker Fee**

AGENT FULL: Residential LISTING ID: NS25185864

Printed by Tom Brown, State Lic: 01307473 on 12/28/2025 10:18:19 PM

Closed MLS#: 25002078
Sold Date: 12/05/2025

103 Junegrass Court , Lompoc, CA 93436
 County: Santa Barbara Cross St: Deerbrush Lane

LP: \$745,000 SP: \$745,000



Property Type:	Residential	Prop Subtype:	Single Family Residence
Major Area:	60 - Lompoc	Sub-Area:	47 - North East Lmpc
Beds:	3	Subdiv/HOA/Prk Name:	Purisima Hills
Baths (FTHQ):	3(2,1)	Approx SqFt:	1,758
Garage Spaces:	2	Sq Ft Source:	Tax Records
ADU Y/N:	No	List Price/SqFt:	\$423.78
Approx Yr Blt:	2021	Sold Price/SqFt:	\$423.78
APN:	097-100-004	Lot Size SqFt:	7,841
Occupant:	Owner Name: Owner	Acres:	0.18
Phone to Show:	805-714-3072	Lot Size Source:	Tax Records
Lock Box:	Hose bib	DOM/CDOM:	7 / 7
Location:		Owner Name:	Councill Scott Alan
Furn/Fixt:	Garage storage rack, garage	Association Fee:	\$166 Monthly
Exclude:	cabinet		

Public Remarks: Immaculate Move-In Ready Home Built in 2021! This stunning single-level residence in the desirable Purisima Hills community sits on a premium corner lot and showcases numerous upgrades throughout. Featuring 3 spacious bedrooms and 2.5 baths, the open-concept design offers a bright Great Room with abundant natural light, a cozy gas fireplace, and a tri-panel patio door with rear yard views. The modern kitchen impresses with Calacatta Laza Quartz countertops, upgraded shaker-style cabinetry, pantry, a large peninsula with breakfast bar and pendant lighting, and stainless steel appliances including a 5-burner gas range, microwave, dishwasher, and refrigerator. The elegant primary suite offers patio door access, a luxurious spa-inspired bath with dual vanity, oversized custom-tiled shower with frameless glass enclosure, and a generous walk-in closet. Additional features include luxury vinyl plank flooring throughout, custom window shutters, air conditioning, tankless water heater, soft water unit, reverse osmosis, ceiling fans, recessed lighting, and drought-tolerant landscaping. Truly move-in ready and beautifully maintained!

Directions to Property: Hwy 1 south, turn left on Harris Grade Road. Turn right on Gardengate Lane and then first right at the Purisima Hills entrance and then left on Junegrass Ct.

Agent-Only Remarks: Owner occupied, Please allow a 24 notice to show. 2 small friendly dogs inside will be removed for showings. Dog cameras inside home. Please call or text Diana at 805-714-3072 for appointment to show. Combo lockbox is on the hose bib. Email offers to Diana at diana@drkrealstate.net Prelim ordered with Dana at First American Title.

Name	Office	Primary	Office	E-mail
LA: Diana R Kolec (6388) CalDRE#:01182156	DRK Real Estate 02062912	805-714-3072	805-714-3072	diana@drkrealstate.net
SA: Thomas A Brown (6423) CalDRE#:01307473	Tom Brown Real Estate 01307473	805-331-7590	805-614-9717	tom@tombrownrealtor.com

Listing Date:	10/17/2025	Listing Type:	Exclusive Right To Sell
Under Contract Date:	10/24/2025	Financing:	VA
Status Change Date:	12/05/2025	Concession Amount:	\$1,000
Sold Date:	12/05/2025	Concessions:	Yes
Original List Price:	\$745,000		
Sold Price:	\$745,000		
Selling Comments:	Closing Costs		

Service Type:	Full Service	Zone Description:	Single Family	HOA Contact Name:	Aurora Property Services
Lock Box:	Yes	Association:	Yes	HOA Fee:	Monthly
Lock Box Location:	Hose bib	Association Fee:	Com Area Mn; Prop Management	Frequency:	
Short Sale:	No	Incl:	Management	Primary Bedroom on Lwr Lvl:	Yes
REO:	No	Flooring:	Tile; Vinyl; Other	Exterior:	Stucco
Terms:	Cash; FHA; VA Loan	Stories:	1	Exterior Features:	Patio; Yard Sprinklers
Possession:	Close Of Escrow	Foundation:	Slab	Roof Description:	Composition
Age Restricted:	No	Garage Spaces:	2	Heating:	Forced Air
Under Construction:	No	Covered Parking:	Attached Garage	Air Conditioning:	Ceiling Fans; Central Air
Reports Available:	Other	Laundry:	Gas Hookup; Laundry Rm/Inside	Sewer:	Public Sewer
Listing Detail:	None			Green Features:	Drought Resist. Vege; Low E Windows
Optional Services:	Other			Green Ratings:	Unknown
Dining Room Desc:	Breakfast Bar; Dining Area			Renewable Energy:	None

Showing Instructions: 24 Hour Notice; Appointment Only; Combo Lock Box

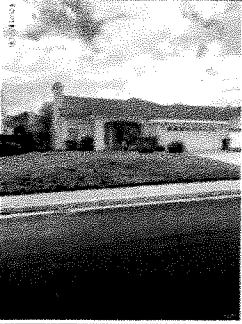
Appliances Included: Dishwasher; Dryer; Garbage Disp; Microwave; Oven/Range-Gas; Refrigerator; Reverse Osmosis; Washer; Water Softener

Lot Characteristics: Corner; Cul-De-Sac; Level

Interior Features: Dual Pn Windows; Fire Sprinklers; Pantry

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Thomas A Brown on Sunday, December 28, 2025 10:08 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Closed MLS#: 25002417 3764 Corta Bella Way , Santa Maria, CA 93455 LP: \$660,000 SP: \$683,000
 Sold Date: 01/15/2026 County: Santa Barbara



Property Type:	Residential	Prop Subtype:	Single Family Residence
Major Area:	20 - Orcutt East	Sub-Area:	2174 - Orcutt East
Beds:	3	Approx SqFt:	1,300
Baths (FTHQ):	2(2)	Sq Ft Source:	Tax Records
Garage Spaces:	2	List Price/SqFt:	\$507.69
ADU Y/N:	No	Sold Price/SqFt:	\$525.38
Approx Yr Bilt:	1995	Lot Size SqFt:	5,663
APN:	107-830-018	Acres:	0.13
Occupant:	Owner Name: Owner	Lot Size Source:	Tax Records
Phone to Show:	805-331-7590	DOM/CDOM:	4 / 2
Lock Box Location:	Hose bib on front porch.	Owner Name:	Owner
Pets Allowed:	Yes	Association Fee:	\$109 Monthly

Public Remarks: Great location convenient to Highway 101 for commuting or to explore the Central Coast. Has air conditioning. Very well maintained home and yard. The ideal starter home or perfect for downsizing. Desirable Las Brisas neighborhood with private park, basketball and volleyball courts, and walking trails. Includes washer, dryer, and refrigerator. Showings begin Saturday, December 27 and Sunday, December 28, 2025 from 12:00 to 3:00 pm. After that call LA for lockbox code.

Directions to Property:

Agent-Only Remarks: Showings begin at Open Houses Saturday and Sunday from 12:00 pm to 3:00 pm December 27 and 28, 2025. Please use Veronica Alvarez of First American Title Santa Maria, CA. There are 2 dogs at the house so if showing please call for appointment to allow time for owner to kennel their pets.

Name	Office	Primary	Office	E-mail
LA: Thomas A Brown (6423) CalDRE#:01307473	Tom Brown Real Estate 01307473	805-331-7590	805-614-9717	tom@tombrownrealtor.com
SA: Paula Martinez (561) CalDRE#:01507405	P.B. & Associates 01844354	805-478-2927	805-310-5430	paula@pbnassoc.com

Listing Date:	12/23/2025	Listing Type:	Exclusive Right To Sell
Expiration Date:	04/22/2026	Financing:	FHA
Under Contract Date:	12/27/2025	Concessions:	No
Status Change Date:	01/15/2026		
Sold Date:	01/15/2026		
Original List Price:	\$660,000		
Sold Price:	\$683,000		

Service Type:	Full Service	Zone:	Residential	HOA Contact Name:	Las Brisas Property Management
Lock Box:	Yes	Description:		HOA Fee Frequency:	Monthly
Lock Box Location:	Hose bib on front porch.	Association:	Yes	Primary Bedroom on Lwr Lvl:	Yes
Short Sale:	No	Fee Incl:		Exterior:	Stucco
REO:	No	Site:	Curbs/Gutter; Paved Streets;	Exterior Features:	Fenced; Yard Sprinklers
Seller Consider Concessions:	Yes	Improvements:	Sidewalks; Street Lights	Roof Description:	Clay
Terms:	Cash; FHA; New Loan	Flooring:	Carpet; Laminate; Tile	View:	None
Possession:	Close +3-7	Stories:	1	Heating:	Forced Air; Natural Gas
Age Restricted:	No	Foundation:	Slab	Air Conditioning:	Other
Under Construction:	No	Garage:	2	Sewer:	Public Sewer
Reports Available:	None	Spaces:		Green Features:	Unknown
Listing Detail:	Own/Licensee	Covered:	Attached Garage	Green Ratings:	Unknown
Optional Services:	Greenbelt	Parking:		Renewable Energy:	Unknown
Fireplace Loc/Type:	Gas Jets; Living Room	Laundry:	Electric Hookup; Gas Hookup; Laundry in Garage	Solar Panels:	No
				Solar Panel Options:	N/A

Dining Room Desc:

Dining Area

Showing Instructions: Appointment Only; Call for Code; Combo Lock Box; Showing Comments: Allow time for owner to kennel two dogs.

Appliances Included: Dishwasher; Dryer; Gas Cooktop; Microwave; Oven/Range-Gas; Refrigerator; Washer

Lot Characteristics: Level

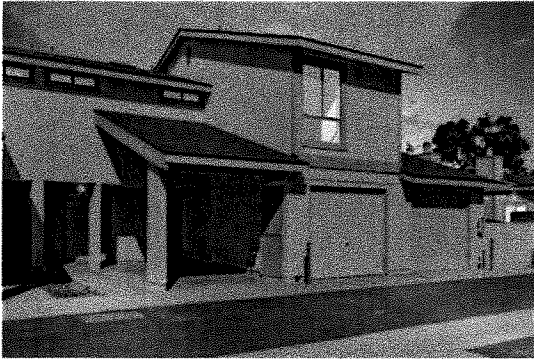
Interior Features: Cathedral Ceilings; Dual Pn Windows; Skylights

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Thomas A Brown on Thursday, January 15, 2026 3:46 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

1700 Lynne Dr # 17, Santa Maria 93454 STATUS: Closed

LIST/CLOSE: \$425,000/\$425,000

Donovan to Lynne Dr, North on Lynne to 1700 on right, First left and straight to carport or parking bank.



BED / BATH: **3/2,0,1,0**
 SQFT(src): **1,226 (S)**
 PRICE PER SQFT: **\$346.66**
 LOT(src): **1,361/0.0312 (A)**
 LEVELS: **Two**
 GARAGE: **1/Attached**
 YEAR BUILT(src): **1979 (ASR)**
 PROP SUB TYPE: **CONDO/A**
 DAM / CDAM: **51/51**
 SLC: **Standard, Trust**
 PARCEL #: **128017017**
 LISTING ID: **SC25240990**

Recent: 01/16/2026 : SOLD : P->S

DESCRIPTION

Welcome to 1700 Lynne Dr, a freshly updated 3-Bedroom, 3-Bathroom Home in a Prime Santa Maria Location! Walk into a light, airy living room with brand new carpet and fresh paint throughout the entire house, creating a bright and welcoming space to call home. This beautifully updated property features a freshly painted kitchen with brand-new appliances and ample cabinet space, perfect for cooking and entertaining. The spacious layout includes three well-sized bedrooms and three full bathrooms, including a primary suite with a brand-new bathtub. Enjoy peace of mind with a new water heater and appreciate the comfort and convenience of tasteful upgrades throughout. Step outside to your private, landscaped backyard—ideal for relaxing, gardening, or hosting guests. The home is situated in a great location with easy access to local amenities, and the HOA covers trash, water, maintenance, and access to the community pool and jacuzzi, offering added value and convenience. With over \$40,000 in recent repairs and updates, this move-in ready home is a standout opportunity in Santa Maria. Don't miss your chance! Schedule your private tour today!

EXCLUSIONS:

INCLUSIONS:

AREA: **OREA - SM/Orcutt East**
 SUBDIVISION: **/Monterey Villas**
 COUNTY: **Santa Barbara**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?: **No**

LIST \$ ORIGINAL: **\$425,000**
 BASEMENT SQFT:
 COMMON WALLS: **2+ Common Walls**
 PARKING: **Attached Carport, Paved, Garage, Guest**
 HORSE:
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER: **Yes**
 ROOM TYPE: **All Bedrooms Up, Family Room, Laundry, Living Room, Primary Bathroom, Primary Bedroom**
 EATING AREA: **Area**

COOLING: **None**
 HEATING: **Forced Air**
 VIEW: **Neighborhood**
 WATERFRONT:
 LAUNDRY: **Gas & Electric Dryer Hookup, Individual Room, Inside, Washer Hookup**

PROP SUB TYPE:
Condominium (Attached)

STRUCTURE TYPE: **House**

COMMON INTEREST: **Condominium**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **0**
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY: **2+ Access Exits**
 APPLIANCES: **Built-In Range, Gas Oven, Gas Range**
 KITCHEN FEATURES: **Pots & Pan Drawers**
 BATHROOM FEATURES: **Bathtub, Shower, Shower in Tub**

FLOORING: **Carpet, Laminate**
 ENTRY LOC/ENTRY LVL: **Front/1**
 FIREPLACE: **Living Room**

EXTERIOR

EXTERIOR: **Balcony**
 FENCING: **Wood**
 DIRECTION FACES: **South**

SECURITY: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 SEWER: **Public Sewer**

LOT: **0-1 Unit/Acre, Level with Street, Level**
 POOL: **Association, In Ground**

PATIO/PORCH: **Concrete, Patio Open**
 SPA: **Association, In Ground**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR: **Sliding Doors**
 WINDOW:

ROOF: **Composition**
 FOUNDATION DTLS: **Slab**
 PROP COND:
Updated/Remodeled

CONSTR MTLs: **Stucco**
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
 UNCOVERED SPACES:

PARKING TOTAL: **2**
 # REMOTES:

GARAGE SPACES: **1**
 RV PARK DIM:

CARPORT SPACES: **1**

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTIONPOWER PRODUCTION: **No**GREEN VERIFICATION: **No****COMMUNITY**HOA FEE: **\$400/Monthly**

HOA FEE 2:

HOA FEE 3:

COMMUNITY: **Curbs, Sidewalks, Suburban**HOA NAME: **Monterey Villas**

HOA NAME 2:

HOA NAME 3:

HOA AMENITIES: **Pool, Spa/Hot Tub, Insurance, Maintenance Grounds, Trash, Water, Pets Permitted, Call for Rules, Management**HOA PHONE: **805-574-7267**

HOA PHONE 2:

HOA PHONE 3:

OF UNITS: **67**# UNITS IN COMMUNITY: **67**STORIES TOTAL: **2**HOA MANAGEMENT NAME: **C and H Property Management**

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

LANDLAND LEASE?: **No**PARCEL #: **128017017**ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:

LAND LEASE AMT FREQ:

LAND LEASE PURCH?:

LAND LEASE RENEW:

UTILITIES: **Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected**ELECTRIC: **220 Volts in Laundry, Standard**WATER SOURCE: **Public**

LOT SIZE DIM:

ASSESSMENTS: **Unknown**TAX LOT: **221**

TAX BLOCK:

TAX TRACT #:

ZONING:

TAX OTHER ASSESSMENT: **\$0**TAX OTHER ASSESS SOURCE: **Unknown****SCHOOL**HIGH SCHOOL DISTRICT: **Santa Maria****Joint Union**

HIGH SCH DIST SOURCE:

ELEMENTARY:

ELEM SOURCE:

ELEMENTARY OTHER:

MIDDLE/JR HIGH:

MIDDLE/JR SOURCE:

MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:

HIGH SOURCE:

HIGH SCHOOL OTHER:

LISTING

BAC:

BAC RMRKS:

DUAL/VARI COMP?: **Yes**LEASE CONSIDERED?: **No**CURRENT FINANCING: **None**POSSESSION: **Close Of Escrow**SIGN ON PROPERTY?: **Yes**CONTINGENCY LIST: **Standard Contract****Contingencies**

CONTINGENCY:

PRIVATE REMARKS: Go and show! Text Kris card for lockbox code. All information deemed reliable but not guaranteed by broker. Buyer to investigate all material facts of the property. Home is virtually staged. Escrow to be with Jackie Snyder Old Republic Title Company.TERMS: **Cash, Cash to New Loan, Submit**LIST AGRMT: **Exclusive Right To Sell**LIST SERVICE: **Full Service**

AD NUMBER:

DISCLOSURES: **CC And R's, Homeowners Association**INTERNET, AVM?/COMM?: **Yes/Yes**INTERNET?/ADDRESS?: **Yes/Yes**NEIGHBORHOOD MARKET REPORT YN?: **Yes****DATES**LIST CONTRACT DATE: **10/27/25**

START SHOWING DATE:

ON MARKET DATE: **10/28/25**

PRICE CHG TIMESTAMP:

STATUS CHG TIMESTAMP: **01/16/26**MOD TIMESTAMP: **01/16/26**EXPIRED DATE: **04/23/26**PURCH CONTRACT DATE: **12/18/25**CLOSE DATE: **01/16/26****SHOWING INFORMATION**SHOW CONTACT TYPE: **Agent**SHOW CONTACT NAME: **Kris**SHOW CONTACT PH: **8057484105**SHOW INSTRUCTIONS: **Brand new carpet throughout, please remove shoes! Go and show! Text Kris picture of business card for lockbox combo.**DIRECTIONS: **Donovan to Lynne Dr, North on Lynne to 1700 on right, First left and straight to carport or parking bank.**LOCK BOX LOCATION: **In carport behind****water meter cupboard**LOCK BOX TYPE: **Combo**OCCUPANT TYPE: **Vacant**OWNER'S NAME: **Owner****AGENT / OFFICE**LA: (**SL02127192**) **Kris Nafziger**

CoLA:

LO: (**SL702**) **San Luis Bay Realty**LO PHONE: **805-595-7900**

CoLO:

CoLO PHONE:

LA State License: **02127192**

CoLA State License:

LO State License: **00948370**LO FAX: **805-595-7963**

CoLO State License:

CoLO FAX:

Offers Email: **kris@sanluisbayrealty.com****CONTACT PRIORITY**1. LA CELL: **805-748-4105**2. LA TEXT: **805-748-4105**3. LA EMAIL: **kris@sanluisbayrealty.com**4. LO PHONE: **805-595-7900****COMPARABLE INFORMATION**CLOSE PRICE: **\$425,000**LIST PRICE: **\$425,000**LIST \$ ORIGINAL: **\$425,000**PURCH CONTRACT DATE: **12/18/25**COE DATE: **01/16/26**DAM/CDAM: **51/51**BUYER FINANCING: **FHA**BA: (**NONMEMBER**)**Thomas Brown**BO: **Tom Brown Real Estate**

BA State License:

BRE01307473BO State License: **00000001**CoBA: (**)**

CoBO:

CoBA State License:

CoBO State License:

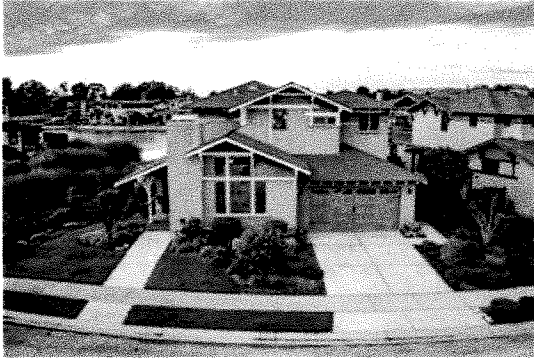
CONCESS FINANCING COSTS \$: **\$0**CONCESS PROP IMPROV COSTS \$: **\$0**CONCESS BUYER BROKER FEE \$: **\$8,500**CONCESS CLOSING COSTS \$: **\$0**CONCESS OTHER COSTS \$: **\$0**CONCESS AMOUNT (TOTAL) \$: **\$8,500**CONCESSION CMTS: **\$8500 buyers broker concessions**

740 Avocet Way, Arroyo Grande 93420

STATUS: **Closed**

LIST/CLOSE: **\$1,199,000/\$1,170,000** ↓

From W El Campo turn L on Cypress Ridge Pkwy, L onto Avocet, home is on the left



Google

Map data ©2026

BED / BATH: **3/3,0,1,0**
 SQFT(src): **2,644 (A)**
 PRICE PER SQFT: **\$442.51**
 LOT(src): **7,873/0.1807 (A)**
 LEVELS: **Two**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **2004 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DAM / CDAM: **18/130**
 SLC: **Standard**
 PARCEL #: **075412034**
 LISTING ID: **PI25240301**

Recent: 02/06/2026 : SOLD : P->S

DESCRIPTION

Located in the prestigious gated community of Cypress Ridge, this stunning Craftsman-style home offers true single-level living on the main floor. Set on a corner lot with peaceful water views, it combines timeless elegance with everyday convenience just minutes from Central Coast beaches and San Luis Obispo. Thoughtfully designed for main-level living, the first floor features all essential spaces—including the spacious primary suite with patio access, a comfortable family room, a formal living and dining room with fireplace, a gourmet kitchen, the laundry room, and direct-access garage. The well-appointed kitchen boasts stainless steel appliances, granite countertops, bar seating, and a wine storage closet, making it ideal for cooking and entertaining. The upper level provides excellent flexibility with two guest suites both complete with en-suite full bathrooms, and a versatile loft, perfect for visitors, hobbies, or a home office. Vaulted pine ceilings, hardwood floors, and abundant natural light enhance the home's warm, inviting atmosphere, while the wrap-around Trex deck offers the perfect setting to enjoy coastal breeze. Located within a secure gated community, residents can join the Peter Jacobsen–designed golf course, and enjoy scenic Audubon lake, playgrounds, and walking paths—an exceptional combination of refined Craftsman design and effortless Central Coast living.

EXCLUSIONS:

INCLUSIONS:

AREA: **AG Mesa**
 SUBDIVISION: /
 COUNTY: **San Luis Obispo**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,199,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING: **Direct Garage Access, Driveway, Garage Faces Front, Garage - Two Door**
 HORSE:
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER:
 ROOM TYPE: **Family Room, Kitchen, Laundry, Living Room, Main Floor Primary Bedroom, Wine Cellar**
 EATING AREA: **Breakfast Counter / Bar, Dining Room**

COOLING: **None**
 HEATING: **Forced Air**
 VIEW: **Lake, Neighborhood, Water**
 WATERFRONT: **Lake, Lake Front**
 LAUNDRY: **Individual Room, Inside**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR: **Beamed Ceilings, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Living Room Deck Attached, Open Floorplan, Pantry, Recessed Lighting**
 MAIN LEVEL BEDROOMS: **1**
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
 APPLIANCES: **Gas Oven, Gas Cooktop, Microwave**
 KITCHEN FEATURES: **Granite Counters, Kitchen Open to Family Room**
 BATHROOM FEATURES: **Bathtub, Shower, Closet in bathroom, Double Sinks in Primary Bath, Exhaust fan(s), Main Floor Full Bath**

FLOORING: **Carpet, Stone, Tile, Wood**
 ENTRY LOC/ENTRY LVL: **1/1**
 FIREPLACE: **Family Room, Living Room, Gas**

EXTERIOR

EXTERIOR: **Awning(s)**
 FENCING: **Wrought Iron**
 DIRECTION FACES:

SECURITY: **Gated with Attendant, Carbon Monoxide Detector(s), Smoke Detector(s)**
 SEWER: **Private Sewer**

LOT: **0-1 Unit/Acre, Sprinklers**
 Drip System
 POOL: **None**

PATIO/PORCH: **Deck, Rear Porch**
 SPA: **None**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE: **Craftsman**
 DOOR: **French Doors**
 WINDOW: **Screens**

ROOF:
 FOUNDATION DTLS: **Slab**
 PROP COND: **Turnkey**

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**

PARKING TOTAL: **2**

GARAGE SPACES: **2**

CARPORNT SPACES:

UNCOVERED SPACES: # REMOTES: RV PARK DIM:

GREEN

GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV:
WALK SCORE:

POWER PRODUCTION

POWER PRODUCTION: **No** GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$138/Monthly** HOA NAME: **Cypress Ridge Owners Association** HOA PHONE: **805-944-5586** # OF UNITS: **1**
HOA FEE 2: HOA NAME 2: HOA PHONE 2: # UNITS IN COMMUNITY:
HOA FEE 3: HOA NAME 3: HOA PHONE 3: STORIES TOTAL: **2**
COMMUNITY: **Curbs, Golf, Gutters, Sidewalks, Street Lights**
HOA AMENITIES: **Outdoor Cooking Area, Picnic Area, Playground, Maintenance Grounds, Guard, Security**

HOA MANAGEMENT NAME: **HOAMCO- Marina**
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No** LAND LEASE AMOUNT: UTILITIES: **Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected** TAX LOT: **95**
PARCEL #: **075412034** LAND LEASE AMT FREQ: WATER SOURCE: **Private** TAX BLOCK:
ADDITIONAL APN(s): **No** LAND LEASE PURCH?: ELECTRIC: TAX TRACT #: **1933**
LAND LEASE RENEW: ASSESSMENTS: **None** ZONING: **RS**
TAX OTHER ASSESSMENT: **\$0**
TAX OTHER ASSESS SOURCE: **Unknown**

SCHOOL

HIGH SCHOOL DISTRICT: **Lucia Mar Unified** ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL: **Arroyo Grande**
HIGH SCH DIST SOURCE: ELEMENTARY SOURCE: MIDDLE/JR SOURCE: HIGH SCHOOL SOURCE:
ELEMENTARY OTHER: MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

LISTING

DATES

BAC: TERMS: **Cash, Cash to New Loan, Conventional** LIST CONTRACT DATE: **11/26/25**
BAC RMRKS: LIST AGRMT: **Exclusive Right To Sell** START SHOWING DATE:
DUAL/VARI COMP?: **No** LIST SERVICE: **Full Service** ON MARKET DATE: **11/27/25**
LEASE CONSIDERED?: **No** AD NUMBER: PRICE CHG TIMESTAMP:
CURRENT FINANCING: **None** DISCLOSURES: **CC And R's, LA/Owner Related** STATUS CHG TIMESTAMP: **02/06/26**
POSSESSION: **See Remarks** INTERNET, AVM?/COMM?: **Yes/Yes** MOD TIMESTAMP: **02/06/26**
SIGN ON PROPERTY?: **Yes** INTERNET?/ADDRESS?: **Yes/Yes** EXPIRED DATE: **01/31/26**
CONTINGENCY LIST: **Standard Contract** NEIGHBORHOOD MARKET REPORT YN?: **Yes** PURCH CONTRACT DATE: **12/15/25**
Contingencies CLOSE DATE: **02/06/26**
CONTINGENCY: **Contingent upon sellers closing of replacement property. Property has been identified**
PRIVATE REMARKS: Seller is a licensed CA realtor. Contingent upon successful closing of replacement property which has already been identified.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent** LOCK BOX LOCATION: OCCUPANT TYPE: **Owner**
SHOW CONTACT NAME: **Kristin** LOCK BOX TYPE: **None** OWNER'S NAME:
SHOW CONTACT PH: **805-888-9764**
SHOW INSTRUCTIONS: **4 hour notice or more preferred. Please use showing time.**
DIRECTIONS: **From W El Campo turn L on Cypress Ridge Pkwy, L onto Avocet, home is on the left**

AGENT / OFFICE

CONTACT PRIORITY

LA: **(Pi01971724) Kristin Sterling** LA State License: **01971724** 1. LA CELL: **805-888-9764**
CoLA: CoLA State License: 2. LA EMAIL:
LO: **(Pi3401) Keller Williams Realty Santa Barbara** LO State License: **01523151** **kristinsterlinghomes@gmail.com**
LO PHONE: **805-456-3600** LO FAX: **805-966-6005**
CoLO: CoLO State License:
CoLO PHONE: Offers Email: **kristinsterlinghomes@gmail.com**

COMPARABLE INFORMATION

CLOSE PRICE: **\$1,170,000** BA: **(Pi01307473) Tom Brown** CoBA: **()** CONCESS FINANCING COSTS \$: **\$0**
LIST PRICE: **\$1,199,000** BO: **Tom Brown Real Estate** CoBO: CONCESS PROP IMPROV COSTS \$: **\$7,000**
LIST \$ ORIGINAL: **\$1,199,000** BA State License: **01307473** CoBA State License: CONCESS BUYER BROKER FEE \$: **\$26,325**
PURCH CONTRACT DATE: **12/15/25** BO State License: **02153411** CoBO State License: CONCESS CLOSING COSTS \$: **\$0**
COE DATE: **02/06/26** DAM/CDAM: **18/130** BUYER FINANCING: **Cash to New Loan** CONCESSION AMOUNT (TOTAL) \$: **\$33,325**
CONCESSION CMTS: **Thank you Tom! Great Job!**