

Client Summary Report

From 7/19/2011 12:11:00 PM Property Type Residential Include Property Subtype SFR Stick Built Area Santa Ynez Valley Status Listing Date 2 ac to 100 ac
Listings as of 08/04/11 at 4:56pm

Active 08/21/09 Listing # 158056 2951 Caballo Rd Santa Ynez, CA 93460-9143 Listing Price: \$1,999,999
County: Santa Barbara Cross St: Long Valley Road Map: 901, F4



Property Type	Residential	Property Subtype	SFR Stick Built
Area	Santa Ynez Valley	Sub-area	Woodstock Ranch
Beds	2	Approx SqFt	2021 Seller
Baths(FTHQ)	2 (1 1 0 0)	Price/Sq Ft	\$989.61
Garage Spaces	3	Lot Sq Ft(approx)	766656 ((Tax Records))
Year Built	2006	Lot Acres (approx)	17.600
APN	135-280-027		
DOM/CDOM	713/713		

[Additional Pictures](#)

[See Virtual Tour](#)

Monthly Space Rent 0.00

Public Remark Nearly new custom Woodstock Ranch. This custom Tequila Ridge home of 2021sf also enjoys a 1750 sf. covered porch providing gorgeous panoramic pastoral views of the valley. There was no expense spared in the building of this Evans Jones designed Hacienda featuring a three stall barn, tack room, work shop, oversized garage, and a 600 sf. guest apt. Fully fenced property awaits you and your guests as you entertain around the fire-pit, bar or BBQ areas of this pristine ranch property.

Active 11/30/09 Listing # 160658 3351 Calle Bonita Santa Ynez, CA 93460-9309 Listing Price: \$3,400,000
(Agent inactive) County: Santa Barbara Cross St: N. Refugio Map: 901, A3



Property Type	Residential	Property Subtype	SFR Stick Built
Area	Santa Ynez Valley	Sub-area	Rancho Ynecita
Beds	5	Approx SqFt	5724 Seller
Baths(FTHQ)	6 (5 0 0 1)	Price/Sq Ft	\$593.99
Garage Spaces	4	Lot Sq Ft(approx)	983585 ((Tax Records))
Year Built	1985	Lot Acres (approx)	22.580
APN	135-310-001		
DOM/CDOM	562/562		

[Additional Pictures](#)

Monthly Space Rent 0.00

Directions 154-San Marcos Pass to Robla; West on Roblar and immediate left on N. Refugio; N. Refugio to Calle Bonita; left on Calle Bonita to end; Through Casa Mirada gates on left at end of Calle Bonita.

Public Remark Casa Mirada, in Rancho Ynecita, is a Spanish-Modern, Murakami-designed; executive home located 1200 ft above sea level on 22 acres of oak-studded meadows. Unparalleled 360 degree views. 1/2 mile of private road. Main residence w/ attached, self-contained guest quarters, plus matching workshop & caretakers quarters. Gourmet kitchen, formal dining, breakfast room, wine cellar, courtyard, & pool. Impeccably maintained, this is a stunning, private residence for the truly informed and particular buyer

Presented By:

Jenna Michaud-Bonyadi

Lic: 01475441
Primary: 805-245-4716
Secondary: 805-245-4716
Other: 805-688-2969

E-mail: jennasellsranches@gmail.com
Web Page: <http://www.JennaSellsRanches.com>

Prudential California Realty

Lic: 00856000
2933 San Marcos Ave, Ste 102
Los Olivos, CA 93441
805-688-2969
Fax : 805-688-9240


August 2011

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U.S. Patent 6,910,045



Client Summary Report

Listings as of 08/04/11 at 4:56pm


Active 05/01/10	Listing # 165378	2396 N Refugio Rd Santa Ynez, CA 93460-9321	Listing Price: \$2,995,000
	County: Santa Barbara	Cross St: Hwy 154 @ Brander Vi	Map: 901, A6
	Property Type	Residential	Property Subtype
	Area	Santa Ynez Valley	SFR Stick Built
	Beds	3	Sub-area
	Baths(FTHQ)	3 (2 0 1 0)	Not Applicable
	Garage Spaces	2	Approx SqFt
	Year Built	2005	1800 Seller
	APN	135-040-043	Price/Sq Ft
	DOM/CDOM	458/458	\$1,663.89
			Lot Sq Ft(approx)
			1577743 ((Tax Records))
			Lot Acres (approx)
			36.220

[Additional Pictures](#)

Monthly Space Rent 0.00

Directions East onto Roblar off Hwy 154, quick left twrds back gate to Rancho Ynecita.

Public Remark 36 acres in exclusive area east of Hwy 154, near Brander Vineyards. Many old oak trees, expansive views from hilltop building site. In the meantime, the newly constructed Arizona inspired 3 bdrm 2.5 bath home is nicely appointed with satillo tile floors, Mexican tile baths, open kitchen, spa patio and decking offering great entertaining. Horse facilities include 6 stall barn, pasture, & caretakers residence. Build your dream horse estate or vineyard. Custom Iron entry gate. No HOA, private water well

Active 07/15/10	Listing # 167790	1343 N Refugio Rd Santa Ynez, CA 93460-9748	Listing Price: \$1,695,000
	County: Santa Barbara	Cross St: Samantha	Map: 921, A4
	Property Type	Residential	Property Subtype
	Area	Santa Ynez Valley	SFR Stick Built
	Beds	3	Sub-area
	Baths(FTHQ)	3 (2 0 1 0)	Not Applicable
	Garage Spaces	3	Approx SqFt
	Year Built	1999	4653 Seller
	APN	141-400-012	Price/Sq Ft
	DOM/CDOM	385/385	\$364.28
			Lot Sq Ft(approx)
			204732 ((Tax Records))
			Lot Acres (approx)
			4.700

[Additional Pictures](#)

[See Virtual Tour](#)

Monthly Space Rent 0.00

Directions From Hwy 246, go north on Refugio Road. Property is on the left just past Deer Trail Lane and just before Samantha Street.

Public Remark One of Santa Ynez Valley's Signature Homes, this Country French Estate is situated in the center of 4+/- acres of Syrah Grapes. Voted the most beautiful new home built in the valley in 2000, designed by famed Vail, CO architect Duane Piper and local architect David Goldstein. The 200 year old oaks and vineyard surround this 3 bd/3.5ba home. 3 fireplaces, library, music area, pantry, office/ workout room. Oak floors downstairs, pine floors in office/workout room, carpeted bedrooms upstairs.

Presented By:	Jenna Michaud-Bonyadi	Prudential California Realty
	Lic: 01475441	Lic: 00856000
	Primary: 805-245-4716	2933 San Marcos Ave, Ste 102
	Secondary: 805-245-4716	Los Olivos, CA 93441
	Other: 805-688-2969	805-688-2969
		Fax : 805-688-9240
	E-mail: jennasellsranches@gmail.com	
	Web Page: http://www.JennaSellsRanches.com	
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Client Summary Report

Listings as of 08/04/11 at 4:56pm


Active 01/13/11	Listing # 172692 County: Santa Barbara	1655 Cougar Ridge Rd Buellton, CA 93427-9416 Cross St: Bobcat Springs Road	Map: 878, H3	Listing Price: \$1,149,000
	Property Type	Residential	Property Subtype	SFR Stick Built
	Area	Santa Ynez Valley	Sub-area	Jonata Springs Rn
	Beds	3	Approx SqFt	2722 Other
	Baths(FTHQ)	3 (3 0 0 0)	Price/Sq Ft	\$422.12
	Garage Spaces	3	Lot Sq Ft(approx)	871200 ((Tax Records))
	Year Built	1991	Lot Acres (approx)	20.000
	APN	099-430-039		
	DOM/CDOM	201/201		

[Additional Pictures](#)

Monthly Space Rent 0.00

Directions North of Buellton on Jonata Park Road, to Bob Cat Springs Road, to Cougar Ridge Road.

Public Remark Wonderful and well kept home, high end appliances, 2 fireplaces, tasteful tile flooring and counters and 2 detached offices. Amazing views, rural with privacy yet conveniently located near town and shopping area. In an area of other 20 acre parcels and riding trails. Has large useable area for garden, orchard, barn, etc.

Active 03/15/11	Listing # 174615 County: Santa Barbara	3185 E Highway 246 Santa Ynez, CA 93460 Cross St: Refugio	Map: 921, B6	Listing Price: \$1,098,000
	Property Type	Residential	Property Subtype	SFR Stick Built
	Area	Santa Ynez Valley	Sub-area	Not Applicable
	Beds	3	Price/Sq Ft	\$
	Baths(FTHQ)	3 (2 0 1 0)	Lot Sq Ft(approx)	283140 ((Appraiser))
	Garage Spaces	0	Lot Acres (approx)	6.500
	Year Built	1959		
	APN	141-201-025		
	DOM/CDOM	141/141		

[Additional Pictures](#)

Monthly Space Rent 0.00

Directions Hwy 246 to Amber Farms Road.

Public Remark Located off Amber Farms Rd in Santa Ynez. Residence on property (tenant occupied). Property is divided into 4 legal parcels: Parcel Map 10,805 -A,B,C,D. Parcel A: 3BR/2BA on 1.19 ac (currently tenant occupied); Parcel B: Vacant Land - 1.0 ac; Parcel C: Vacant Land 2.0 ac; Parcel D: Vacant Land - 2.38 ac. Property level to gently sloping w/all utilities avail. Parcel A is getting water from well. Remaining parcels can apply thru SYRWD for water service.

Presented By:

Jenna Michaud-Bonyadi

Lic: 01475441

Primary: 805-245-4716

Secondary: 805-245-4716

Other: 805-688-2969

E-mail: jennasellsranches@gmail.com

Web Page: <http://www.JennaSellsRanches.com>

Prudential California Realty

Lic: 00856000

2933 San Marcos Ave, Ste 102

Los Olivos, CA 93441

805-688-2969

Fax : 805-688-9240


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U.S. Patent 6,910,045



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Active 03/23/11	Listing # 174854	1446 Edison St Santa Ynez, CA 93460-9689	Listing Price: \$1,200,000	
County: Santa Barbara		Cross St: Lindero	Map: 921, C4	
	Property Type	Residential	Property Subtype	SFR Stick Built
	Area	Santa Ynez Valley	Sub-area	Not Applicable
	Beds	4	Price/Sq Ft	\$
	Baths(FTHQ)	3 (3 0 0 0)	Lot Sq Ft(approx)	217800 ((Tax Records))
	Garage Spaces	2	Lot Acres (approx)	5.000
	Year Built	1970		
	APN	141-130-013		
	DOM/CDOM	134/134		

[Additional Pictures](#)

Monthly Space Rent 0.00

Directions On Edison Street between Lindero and Baseline.

Public Remark Ranch-style home on five acres with spectacular views of the San Raphael Mountain range. Property includes barn, corrals, and is fenced for horses.

Active 06/06/11	Listing # 177284	1651 Fredensborg Way Solvang, CA 93463-2070	Listing Price: \$769,000	
County: Santa Barbara		Cross St: Viborg	Map: 920, E6	
	Property Type	Residential	Property Subtype	SFR Stick Built
	Area	Santa Ynez Valley	Sub-area	Not Applicable
	Beds	4	Approx SqFt	2481 Tax Records
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$309.96
	Garage Spaces	2	Lot Sq Ft(approx)	152024 ((Tax Records))
	Year Built	1973		
	APN	137-680-037		
	DOM/CDOM	59/59	Lot Acres (approx)	3.490

[Additional Pictures](#)

Monthly Space Rent 0.00

Public Remark Views across own valley w/pastures & horse shelter & to the surrounding hillsides, extensive outdoor decks & slate tile patios, open family rm & kitchen area, formal dining rm, expansive living rm w/fireplace, mstr bdrm w/upgraded bath & walk-in closet, other recent upgrades include re-roof, propane gas heat, tankless water heater, extensive fencing, booster pump & water tank for the prcl's private well. In Ballard School District. Short Sale.

Presented By:	Jenna Michaud-Bonyadi Lic: 01475441 Primary: 805-245-4716 Secondary: 805-245-4716 Other: 805-688-2969 E-mail: jennasellsranches@gmail.com Web Page: http://www.JennaSellsRanches.com	Prudential California Realty Lic: 00856000 2933 San Marcos Ave, Ste 102 Los Olivos, CA 93441 805-688-2969 Fax : 805-688-9240
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Client Summary Report

Listings as of 08/04/11 at 4:56pm

Active 07/21/11	Listing # 178641	Cross St: Lewis	Map: 1, A1	Listing Price: \$2,895,000
	County: Santa Barbara			
	Property Type	Residential	Property Subtype	SFR Stick Built
	Area	Santa Ynez Valley	Sub-area	Ballard
	Beds	5	Approx SqFt	3700 Other
	Baths(FTHQ)	5 (4 0 1 0)	Price/Sq Ft	\$782.43
	Garage Spaces	0		
	Year Built	1980	Lot Sq Ft(approx)	217800 ((Tax Records))
	APN	137-030-051		
	DOM/CDOM	14/14	Lot Acres (approx)	5.000

[Additional Pictures](#)

Monthly Space Rent 0.00

Directions Take Lewis St. north at stop sign on Baseline and travel to private road that runs around athletic field for Ballard School.

Public Remark Pepper Hill Farm Authentic French Country Farm House in Ballard. Stunning home of designer Helene Aumont, published extensively in exclusive magazines. Completed with wonderful detail that cannot be duplicated with antique European doors and cabinetry, limestone fireplaces and flooring and designer appointments throughout. This offering includes a beautiful art studio/office with bath and kitchenette and its own rose garden. A european style pool with fountain sits amid private gardens and rolling lawn. Plentiful fruit trees and herb/vegetable gardens provide abundant harvests. The equine facility, located among large oaks, has a 4 stall barn with romantic tack/ribbon room; large arena and fenced pastures. This idyllic offering is a rare opportunity in the BALLARD SCHOOL DIST. Le Must!!


Active 07/21/11	Listing # 178706	2591 Deer Hill Solvang, CA 93463-9523	Map: 920, H6	Listing Price: \$999,000
	County: Santa Barbara	Cross St: Deer Hill Road		
	Property Type	Residential	Property Subtype	SFR Stick Built
	Area	Santa Ynez Valley	Sub-area	Santa Ynez Oaks
	Beds	6	Approx SqFt	4495 Tax Records
	Baths(FTHQ)	4 (4 0 0 0)	Price/Sq Ft	\$222.25
	Garage Spaces	0		
	Year Built	1971	Lot Sq Ft(approx)	123710 ((Tax Records))
	APN	137-460-009		
	DOM/CDOM	14/14	Lot Acres (approx)	2.840

[Additional Pictures](#)

Monthly Space Rent 0.00

Directions From US 101, take CA246 & travel towards Solvang, Left on Quail Valley Rd, Left on Dove Meadow Rd, Left on Deer Hill Dr, Left on Deer Hill Lane, property is on the left.

Public Remark Incredible views of the San Rafael mountains from this stunning 6 bedroom, 4 bath single story home approx 5,500 sq ft of living space in the heart of Wine Country. Features a spectacular great room with exposed beam cathedral ceilings; centrally located dual sided wood burning fireplace plus adjacent family & dining room with built in bar; kitchen has beautiful stained concrete counter tops & center island; awesome master suite has vaulted ceilings, fireplace, skylights, walk thru closet; luxurious master bath has claw foot tub, dual basin vanity & large dual headed shower area; separate guest suite with full bath; huge office features cherry wood flooring; detached approx 1,300 sq ft workshop/studio; multiple decks plus covered patio; rear lawn area transitions into natural oak studded environment and more! **Information herein deemed reliable but not verified by listing Agent.**

Presented By:	Jenna Michaud-Bonyadi	Prudential California Realty
	Lic: 01475441	Lic: 00856000
	Primary: 805-245-4716	2933 San Marcos Ave, Ste 102
	Secondary: 805-245-4716	Los Olivos, CA 93441
	Other: 805-688-2969	805-688-2969
		Fax : 805-688-9240
	E-mail: jennasellsranches@gmail.com	
August 2011	Web Page: http://www.JennaSellsRanches.com	

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Client Summary Report

Listings as of 08/04/11 at 4:56pm

Active 07/27/11	Listing # 178835 County: Santa Barbara	4102 Casey Ave Santa Ynez, CA 93460 Cross St: Mora	Listing Price: \$1,175,000
			Map: 1, A1
		Property Type	Residential
		Area	Santa Ynez Valley
		Beds	3
		Baths(FTHQ)	2 (2 0 0 0)
		Garage Spaces	0
		Year Built	1977
		APN	141-430-002
		DOM/CDOM	8/8
		Property Subtype	SFR Stick Built
		Sub-area	Other
		Approx SqFt	2300 Other
		Price/Sq Ft	\$510.87
		Lot Sq Ft(approx)	220849 ((Tax Records))
		Lot Acres (approx)	5.070

[Additional Pictures](#)

Monthly Space Rent 0.00

Public Remark Green Acres is the place for me! Wonderful farm property with newly renovated main residence and charming second home. Huge country kitchen and Butler's Pantry, saltillo tile throughout, new bathroom fixtures plus new paint, clear painted doors and lighting throughout. Abundant fruit trees and vegetable gardens and plantable acreage with recent soils reports for vineyard potential. Second residence has large living room and kitchen w/2 bedrooms and bath with private fenced yard. Very charming with a sense of privacy. Property also includes two stall barn, private well and serene setting. Seller will offer credit for exterior paint and new fascia if not complete by sale date.

Active 07/27/11	Listing # 178985 County: Santa Barbara	3143 Box Canyon Rd Santa Ynez, CA 93460-9753 Cross St: Calzada	Listing Price: \$699,000
			Map: 901, C4
		Property Type	Residential
		Area	Santa Ynez Valley
		Beds	3
		Baths(FTHQ)	3 (2 0 1 0)
		Garage Spaces	2
		Year Built	1985
		APN	135-320-016
		DOM/CDOM	8/8
		Property Subtype	SFR Stick Built
		Sub-area	Oak Trail Estates
		Approx SqFt	2715 Blue Print
		Price/Sq Ft	\$257.46
		Lot Sq Ft(approx)	224770 ((Tax Records))
		Lot Acres (approx)	5.160

[Additional Pictures](#)

[See Virtual Tour](#)

Monthly Space Rent 0.00

Directions Roblar to Calzada to Box Canyon

Public Remark Situated on the edge of Oak Trail Estates in the foothills of the Santa Ynez Valley you will find this home that needs some TLC but could be your hidden gem. At the end of a very private road on 5 acres is a ranch-style home with 3 bedrooms and 2.5 baths that sits on top of a knoll. Amenities include nice open floor plan, formal dining area, office, breakfast nook, large bedrooms, walk-in closet in the master bedroom and a laundry room inside the house. This property is priced to be sold in as is" condition.

Presented By:	Jenna Michaud-Bonyadi Lic: 01475441 Primary: 805-245-4716 Secondary: 805-245-4716 Other: 805-688-2969 E-mail: jennasellsranches@gmail.com Web Page: http://www.JennaSellsRanches.com	Prudential California Realty Lic: 00856000 2933 San Marcos Ave, Ste 102 Los Olivos, CA 93441 805-688-2969 Fax : 805-688-9240
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Client Summary Report

Listings as of 08/04/11 at 4:56pm

Pending 07/23/11 (physical & loan)	Listing # 177569 County: Santa Barbara	1613 Calzada Ave Santa Ynez, CA 93460-9359 Cross St: Sandy Lane	Map: 921, B3	Listing Price: \$595,000	
		Property Type	Residential	Property Subtype	SFR Stick Built
		Area	Santa Ynez Valley	Sub-area	Not Applicable
		Beds	3	Approx SqFt	2010 Tax Records
		Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$296.02
		Garage Spaces	0		
		Year Built	1959	Lot Sq Ft(approx)	108464 ((Tax Records))
		APN	141-100-019		
		DOM/CDOM	40/40	Lot Acres (approx)	2.490

[Additional Pictures](#)

Monthly Space Rent 0.00

Directions hwy 154 to Baseline/Edison. Baseline to Calzada, south on Calzada.

Public Remark This rare and usable 2.5 +/- acres has gorgeous mountain views. The original 3 bedroom, 2 bath home boasts knotty pine cabinets in the kitchen, vaulted ceilings, Living Room, Dining Room and lots of windows to capture the mountain views. Additionally, there is a large older barn, pole barn, fencing and shelters for horses. Fenced back yard, numerous beautiful roses, quiet country living at its best!


Sold 07/22/11	Listing # 174299 County: Santa Barbara	3040 Box Canyon Rd Santa Ynez, CA 93460-9584 Cross St: Calzada Ave	Map: 901, C5	Listing Price: \$1,995,000	
		Property Type	Residential	Property Subtype	SFR Stick Built
		Area	Santa Ynez Valley	Sub-area	Oak Trail Estates
		Beds	4		
		Baths(FTHQ)	3 (2 0 1 0)	Price/Sq Ft	\$
		Garage Spaces	9	Lot Sq Ft(approx)	541886 ((Tax Records))
		Year Built	1989		
		APN	135-320-021	Lot Acres (approx)	12.440
		DOM/CDOM	130/130		
		Selling Price \$1,775,000 SP % LP 88.97			

[Additional Pictures](#)

Monthly Space Rent 0.00

Directions Roblar to Calzada to Box Canyon...

Public Remark Main house plus 1 bedroom guest house, pool and spa, pool house, added 6 car garage with office, shop space, storage and 1/2 bath. 3 acre Sangiovese vineyard, gated entry, bocce court, fenced pastures, Oak Trail Estates.

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Cancelled 07/25/11	Listing # 146776	1015 Ladan Dr Ballard, CA 93463	Listing Price: \$4,295,000
	County: Santa Barbara	Cross St: Alamo Pintado	Map: 920, G5
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Regency Hills
	Beds	5	Approx SqFt 6587 Seller
	Baths(FTHQ)	7 (5 0 0 2)	Price/Sq Ft \$652.04
	Garage Spaces	3	
	Year Built	1996	Lot Sq Ft(approx) 289674 ((Seller))
	APN	137-620-12	
	DOM/CDOM	1062/1062	Lot Acres (approx) 6.650

[Additional Pictures](#)

Monthly Space Rent 0.00

Directions Hwy 246, right on Alamo Pintado, left on Ladan

Public Remark Enjoy sweeping views from every room in this fabulous 1-of-a-kind Regency Hills estate. Single story 6585sf Main house (+1244sf gar) has 5BR/7BA, Library; Office; Hobby Rm; Loggia; Observation Tower w/360 deg views. Storybook 921sf GH(+gar) w/BR, LR, & Studio. Meticulously built w/the highest attention to detail. 1.5 acres of planted gardens; mini-vineyard. Plenty of room for more vines, horses. Ballard School District.

Expired 07/31/11	Listing # 167934	3025 W Hwy 154 Los Olivos, CA 93441	Listing Price: \$1,195,000
	County: Santa Barbara	Cross St: Ballard Canyon	Map: 900, G4
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Not Applicable
	Beds	3	
	Baths(FTHQ)	3 (3 0 0 0)	Price/Sq Ft \$
	Garage Spaces	2	
	Year Built	Unknown	Lot Sq Ft(approx) 208652 ((Seller))
	APN	135-350-002	
	DOM/CDOM	377/377	Lot Acres (approx) 4.790

[Additional Pictures](#)

Monthly Space Rent 0.00

Public Remark This Unique Property, Set On Almost 5+/- Ac, Occupies a Highly Desirable Location. The Expansive Views & Majestic Oak Trees, affords You a sense Of seclusion. Located In Los Olivos, The Manufactured Home Features 2bd/2ba, Open Floor Plan, Sunroom, Flagstone Patio Off The Dining Room & A Separate Bunk House w/Full Bath & Don't Forget Your Horses! Private well for the use of this property only.

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Client Summary Report

Listings as of 08/04/11 at 4:56pm

Withdrawn 07/29/11	Listing # 166423	3671 Live Oak Rd Santa Ynez, CA 93460-9142	Listing Price: \$1,995,000
	County: Santa Barbara	Cross St: Long Valley Rd	Map: 901, E4
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Woodstock Ranch
	Beds	4	Approx SqFt 4200 Seller
	Baths(FTHQ)	3 (2 0 1 0)	Price/Sq Ft \$475.00
	Garage Spaces	3	
	Year Built	1987	Lot Sq Ft(approx) 797148 ((Tax Records))
	APN	135-290-036	
	DOM/CDOM	682/682	Lot Acres (approx) 18.300

[Additional Pictures](#)

Monthly Space Rent 0.00

Directions Long Valley Road to Live Oak Road

Public Remark Ridge top Mediterranean style home w/views in Woodstock Ranch. 18+AC, 4,000sf home, pool, pond, gst hse/mngrs qrtrs, work shop & detached 3 cr grg. Master suite w/spa, + 3bd, 2.5ba, great room style living-dining room, stone fireplace, cathedral ceiling, kitchen w/island & pantry, office & laundry rm. Viewing decks from the 2nd floor. Orange & avacado groves on property. This special property has unique mineral rights may be purchased separately in addition to the property purchase.

Presented By:

Jenna Michaud-Bonyadi

Lic: 01475441
Primary: 805-245-4716
Secondary: 805-245-4716
Other: 805-688-2969

E-mail: jennasellsranches@gmail.com
Web Page: <http://www.JennaSellsRanches.com>

Prudential California Realty

Lic: 00856000
2933 San Marcos Ave, Ste 102
Los Olivos, CA 93441
805-688-2969
Fax : 805-688-9240

August 2011

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U.S. Patent 6,910,045

