

Client Summary Report

From 8/19/2011 11:14:42 AM Property Type Residential Include Property Subtype SFR Stick Built Area Santa Ynez Valley Status Listing Date 2 ac to 100 ac Listings as of 09/19/11 at 11:50pm

Active 04/09/10 Listing # 164680 1547 Alamo Pintado Rd Solvang, CA 93463-9756 Listing Price: \$1,095,000
 County: Santa Barbara Cross St: Baseline Ave Map: 920, H3



Property Type	Residential	Property Subtype	SFR Stick Built
Area	Santa Ynez Valley	Sub-area	Ballard
Beds	4	Approx SqFt	1844 Appraiser
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$593.82
Garage Spaces	0	Lot Sq Ft(approx)	210395 ((Tax Records))
Year Built	1917	Lot Acres (approx)	4.830
APN	137-081-018		
DOM/CDOM	528/528		

[Additional Pictures](#)

HOA Fee Paid Monthly Space Rent 0.00

Directions Hwy 246 to Alamo Pintado. North to property. Or Baseline to Alamo Pintado, south to property.

Public Remark Classic Old Farm in Ballard next to miniature horse farm and across from Rideau Winery. Four bedroom farmhouse with guest cottage, large barn, orchard, and large flat field to expand with crops, grapes, or horses. Excellent location and potential for vineyard, winery, tasting room, and farm. Borders Alamo Pintado creek in rear. Sold AS-IS.

Active 06/19/10 Listing # 167051 120 Meadowlark Rd Santa Ynez, CA 93460-9642 Listing Price: \$3,960,000
 County: Santa Barbara Cross St: Indian Way Map: 941, E2



Property Type	Residential	Property Subtype	SFR Stick Built
Area	Santa Ynez Valley	Sub-area	Meadowlark Ranch
Beds	4	Price/Sq Ft	\$
Baths(FTHQ)	3 (3 0 0 0)	Lot Sq Ft(approx)	1280228 ((Tax Records))
Garage Spaces	8	Lot Acres (approx)	29.390
Year Built	Unknown		
APN	141-390-015		
DOM/CDOM	455/602		

[Additional Pictures](#)

HOA Fee Paid Annually Monthly Space Rent 0.00

Directions Hwy 246 to Meadowlark Rd to end of Meadowlark where it becomes Indian Way.

Public Remark Magnificent setting on the Santa Ynez River, this ranch is 29.39 acres, zoned AG-1-5. Spanish-style house has large sq footage and is impeccably maintained. The fabulous one of a kind ranch is conveniently located within minutes of Old Town Santa Ynez, Solvang and Los Olivos. Also near the small SY Airport. The ranch has chicken coops, horse stables, a park, gymnasium, & children's playground. Horseback riding for miles along the river.

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


September 2011

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 U.S. Patent 6,910,045



Client Summary Report

Listings as of 09/19/11 at 11:50pm


Active 03/23/11	Listing # 174854	1446 Edison St Santa Ynez, CA 93460-9689	Listing Price: \$1,190,000	
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	180/180		

[Additional Pictures](#)

HOA Fee Paid 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 03/30/11	Listing # 175057	1759 N Refugio Rd Santa Ynez, CA 93460-9313	Listing Price: \$1,945,000	
County: Santa Barbara		Cross St: Baseline	Map: 921, A3	
	Property Type	Residential	Property Subtype	SFR Stick Built
	Area	Santa Ynez Valley	Sub-area	Not Applicable
	Beds	4	Approx SqFt	3950 Seller
	Baths(FTHQ)	6 (3 1 2 0)	Price/Sq Ft	\$492.41
	Garage Spaces	2	Lot Sq Ft(approx)	218671 ((Tax Records))
	Year Built	1983	Lot Acres (approx)	5.020
	APN	141-100-068		
	DOM/CDOM	148/148		

[Additional Pictures](#)

HOA Fee Paid Monthly Space Rent 0.00

Directions Refugio Road to property, west side of Refugio before Baseline.

Public Remark Spectacular views from this ideally situated Mediterranean style home. Negative edge pool, built-in outdoor bar-b-que, pizza oven and beautiful patio area's. Newer 2nd story master suite with patio's, steam shower and soaking tub plus much more. Chef's kitchen with views towards the east valley and a large dining area over looking patios and pool area. Three guest/kids rooms plus a den/tv room. Six stall barn, permitted second unit, 4 dry paddocks, two pastures, views, views and more views.

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	
September 2011	Web Page: http://www.JennaSellsRanches.com	

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U.S. Patent 6,910,045



Client Summary Report

Listings as of 09/19/11 at 11:50pm

Active 04/11/11	Listing # 175458	3114 Calzada Ridge Rd Santa Ynez, CA 93460-8705	Listing Price: \$1,495,000
	County: Santa Barbara	Cross St: Roblar	Map: 901, B6
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Not Applicable
	Beds	4	
	Baths(FTHQ)	3 (2 0 1 0)	Price/Sq Ft \$
	Garage Spaces	2	
	Year Built	1987	Lot Sq Ft(approx) 211266 ((Tax Records))
	APN	135-310-054	
	DOM/CDOM	161/450	Lot Acres (approx) 4.850

[Additional Pictures](#)

HOA Fee Paid Monthly Space Rent 0.00

Public Remark NOW IS THE TIME...to buy one of the BEST View, BEST Location, BEST Priced, homes in Santa Ynez! Top Quality 4BD, Office, 3BA, 4.85 Acres, Granite Counter tops, Exotic Wood floors, River Rock Fireplace, Cathedral Ceilings, Laundry Room, Pool/Pond, Quiet, Oak Trees galore, Wildlife, NO HOA, just minutes to town...A Must see home. Call Now!

Active 05/24/11	Listing # 176913	3235 Calle Bonita Santa Ynez, CA 93460-9389	Listing Price: \$2,800,000
	County: Santa Barbara	Cross St: Refugio	Map: 901, A5
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Rancho Ynecita
	Beds	5	Approx SqFt 4151 Tax Records
	Baths(FTHQ)	4 (3 0 1 0)	Price/Sq Ft \$674.54
	Garage Spaces	3	
	Year Built	1980	Lot Sq Ft(approx) 849420 ((Other))
	APN	135-310-004	
	DOM/CDOM	118/118	Lot Acres (approx) 19.500

[Additional Pictures](#)

[See Virtual Tour](#)

HOA Fee Paid Quarterly Monthly Space Rent 0.00

Public Remark Custom home on 20 Acre Santa Ynez Valley Ranch in the gated community of Rancho Ynecita. Privacy and views surround the beautiful 4000+ sq. ft. multi level residence with 5 bedrooms high ceilings and wood floors throughout, large master w/walk in closet and private patio deck, theater room, breakfast nook, entertainers living room, gourmet kitchen w/custom cabinets and large center island are just a few of the special features inside this exceptional quality home. Enjoy the outdoors w/several decks and patios, a swimming pool and a complete outdoor kitchen overlooking the Santa Ynez Mountains outside. Lots of room for expansion with a separate building pad perfect for guest home, 2nd residence, or riding arena. Other amenities include a 4 stall shedrow style barn with an office and tack room. There is also a hay barn and a large RV Barn to enhance an active life style. See what the best of the Santa Ynez Valley Has to offer with this unique and very special view property.

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 09/19/11 at 11:50pm

Active 05/26/11	Listing # 176977	1242 Alamo Pintado Rd Solvang, CA 93463-9759	Listing Price: \$995,000
	County: Santa Barbara	Cross St: Hwy 246 Mission Driv	Map: 920, G4
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Not Applicable
	Beds	4	Approx SqFt 3072 Tax Records
	Baths(FTHQ)	3 (3 0 0 0)	Price/Sq Ft \$323.89
	Garage Spaces	2	Lot Sq Ft(approx) 223898 ((Tax Records))
	Year Built	1979	Lot Acres (approx) 5.140
	APN	137-110-046	
	DOM/CDOM	116/116	

[Additional Pictures](#)

[See Virtual Tour](#)

HOA Fee Paid Monthly Space Rent 0.00

Directions Hwy 246 to Alamo Pintado Road

Public Remark Views abound, vineyard/olive grove potential, multi-family property on 5.14+/- acres. Main home has remodeled kitchen w/granite, newer appliances, fixtures bead-board paneling opens to Family room w/floor to ceiling stone fireplace. Vaulted tongue and groove ceilings Master suite has fireplace, bay window. Master bath has a sunken tub, 2 walk-in closets one is cedar lined. Cozy guest unit is separate from main home with its own parking and features a pool built by Jeff Macaluso of SB. There is also a studio equipped w/electric, water, phone. Low maintenance yard , fruit trees. Ballard School District.


Active 06/02/11	Listing # 177220	2207 Hill Haven Rd Solvang, CA 93463-2231	Listing Price: \$799,000
	County: Santa Barbara	Cross St: HWY 246	Map: 345, A1
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Not Applicable
	Beds	4	Approx SqFt 2764 Tax Records
	Baths(FTHQ)	3 (3 0 0 0)	Price/Sq Ft \$289.07
	Garage Spaces	2	Lot Sq Ft(approx) 125453 ((Tax Records))
	Year Built	2003	Lot Acres (approx) 2.880
	APN	139-530-011	
	DOM/CDOM	109/109	

[Additional Pictures](#)

HOA Fee Paid Monthly Space Rent 0.00

Directions HWY 246 to Hill Haven Rd ---- 1 mile to top of hill and see the Listing Office Sign

Public Remark This home is on a spacious 2.88 acre parcel with gorgeous panoramic views of the valley and surrounding mountains. The kitchen has a center island, quality appliances, a 5 burner gas cooktop, 2 ovens(convection and gas)and travertine tile floors. The master bathroom has marble counter tops, a spacious shower and a 90 gallon tub. This home also has hardwood floors. There is a full length basement with a gravel floor under the home.

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	
September 2011	Web Page: http://www.JennaSellsRanches.com	

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Client Summary Report

Listings as of 09/19/11 at 11:50pm

Active 08/22/11	Listing # 179568	1645 Linda Vista Dr Santa Ynez, CA 93460-9595	Listing Price: \$999,000
	County: Santa Barbara	Cross St: Baseline Ave	Map: 921, H3
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Rancho Estates
	Beds	4	Approx SqFt 2453 Tax Records
	Baths(FTHQ)	3 (2 0 1 0)	Price/Sq Ft \$407.26
	Garage Spaces	4	Lot Sq Ft(approx) 240016 ((Tax Records))
	Year Built	1973	Lot Acres (approx) 5.510
	APN	141-160-001	
	DOM/CDOM	28/28	

[Additional Pictures](#)

HOA Fee Paid Monthly **Monthly Space Rent** 0.00

Public Remark Spectacular 5 acre view property in Rancho Estates with an unspoiled panoramic vista is the site of one of the original Rancho Estates homes built in the 1970's. Approximately 2300 square feet 4 bedroom, 2.5 bath residence includes updated kitchen and baths plus a four car garage. The view is all-natural" but the level to gently rolling land provides a clean palate for the gentleman farmer or landscaping enthusiast.

Active 08/19/11	Listing # 179690	2601 Baseline Ave Solvang, CA 93463-9725	Listing Price: \$1,495,000
	County: Santa Barbara	Cross St: Refugio	Map: 920, J2
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Not Applicable
	Beds	4	Price/Sq Ft \$
	Baths(FTHQ)	4 (1 2 1 0)	Lot Sq Ft(approx) 185130 ((Other))
	Garage Spaces	2	Lot Acres (approx) 4.250
	Year Built	Unknown	
	APN	137-030-038	
	DOM/CDOM	31/31	

[Additional Pictures](#)

HOA Fee Paid Monthly **Monthly Space Rent** 0.00

Directions In Ballard between alamo Pintado Road and Refugio Road

Public Remark A spacious Lindal Cedar 4 bedroom 3 bath home on over 4 acres in a great central Santa Ynez Valley location within the petite community of Ballard, situated between Solvang and Los Olivos. The unique Cedar home is perched on the upper portion of the parcel over looking the property with extensive decking taking advantage of the expansive mountain views. The gated property includes a large 2 stall barn with office and area for a workshop and/or storage, it is fenced and cross fenced, has an arena, family orchard and pond. A very usable and versatile property in the Ballard/Los Olivos school districts. Long before green building" became fashionable, Lindal was creating homes with sustainability and the environment in mind.

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	
September 2011	Web Page: http://www.JennaSellsRanches.com	

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U.S. Patent 6,910,045



Client Summary Report

Listings as of 09/19/11 at 11:50pm

Active 08/25/11	Listing # 179667	3651 W Oak Trail Rd Santa Ynez, CA 93460-9310	Listing Price: \$1,395,000
	County: Santa Barbara	Cross St: Calzada	Map: 901, B2
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Oak Trail Ranch
	Beds	4	Approx SqFt 2171 Tax Records
	Baths(FTHQ)	3 (2 0 1 0)	Price/Sq Ft \$642.56
	Garage Spaces	3	
	Year Built	1963	Lot Sq Ft(approx) 879912 ((Tax Records))
	APN	133-170-014	
	DOM/CDOM	25/25	Lot Acres (approx) 20.200

[Additional Pictures](#)

[See Virtual Tour](#)

HOA Fee Paid Annually **Monthly Space Rent** 0.00

Directions Highway 154 to Roblar Avenue, North on Calzada, Left on W.Oak Trail to ranch gate

Public Remark Hundreds of Live and Valley Oaks dot the landscape on this peaceful and private 20 acres of rolling hills with beautiful ranch-style living indoors and out. The property includes over 10 acres in fenced pasture. Located in the Los Olivos school district with paved access throughout the gated ranch with horse and wine properties as neighbors it is a fine place to live. 4 bedrooms, 2.5 baths, 1000+/- sf of decking, 3 car-garage with small workshop, grand fireplace of Santa Ynez river rock opening on two sides, floor to ceiling picture windows and expansive French doors, indoor gas barbeque adjacent to fireplace, open beam ceilings in living and dining areas, beautiful tile leading to bedrooms and baths. Master bath has separate shower and sunken bathtub each with windows and views to enjoy. The property also boasts a small collection of fruit trees including lemon and tangerine. Low maintenance landscape with roses, aloe, flowers and lawns with irrigation system in place.

Active 09/01/11	Listing # 179880	3025 W Hwy 154 Los Olivos, CA 93441	Listing Price: \$995,000
	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	18/395	Lot Acres (approx) 4.790

[Additional Pictures](#)

HOA Fee Paid **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.

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
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Listings as of 09/19/11 at 11:50pm

Active 09/14/11	Listing # 180046	1568 Alamo Pintado Rd Solvang, CA 93463-9756	Listing Price: \$1,995,000
	County: Santa Barbara	Cross St: Baseline Ave	Map: 920, G3
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Not Applicable
	Beds	4	Approx SqFt 3800 Seller
	Baths(FTHQ)	5 (3 0 2 0)	Price/Sq Ft \$525.00
	Garage Spaces	3	
	Year Built	1990	Lot Sq Ft(approx) 237838 ((Tax Records))
	APN	137-650-007	
	DOM/CDOM	5/5	Lot Acres (approx) 5.460

HOA Fee Paid Monthly Space Rent 0.00

Directions Alamo Pintado Road south of Baseline behind Rideau Winery.

Public Remark This 5.46 acre property is approached by a mile of landscaped driveway lined with 25 foot tall cypress trees. The property entrance is accessed through huge iron gates and surrounded by 3 rail fencing complete with crosswire. A multi-level deck, pool with adjacent spa and pool side cabana bathroom/dressing area is surrounded by the house on two sides, with a magnificent view of the valley from the pool and deck. Residence includes a contemporary California Spanish style 4 bedrooms, 5 bath home with a matching California Spanish style one-bedroom guest house complete with marble fireplace, attached garage and private yard is convenient to the main residence, yet private. Lush foliage, lighted running waterfall and elegant water fountain illuminates the water lilies as they dance on the pond. The water system also act as an aeration and filtration system for the Fish (Bass, Perch and Catfish, etc) in the pond.


Active 09/14/11	Listing # 180186	485 Meadowlark Rd Santa Ynez, CA 93460-9699	Listing Price: \$3,400,000
	County: Santa Barbara	Cross St: Highway 246	Map: 921, E6
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Meadowlark Ranch
	Beds	4	Approx SqFt 4595 Tax Records
	Baths(FTHQ)	5 (4 0 1 0)	Price/Sq Ft \$739.93
	Garage Spaces	3	
	Year Built	2004	Lot Sq Ft(approx) 229126 ((Tax Records))
	APN	141-300-025	
	DOM/CDOM	5/5	Lot Acres (approx) 5.260

[Additional Pictures](#)

HOA Fee Paid Annually Monthly Space Rent 0.00

Directions Highway 246 Mission Drive turn on Meadowlark Road

Public Remark Inspired by architecture from southern European country homes and set amongst vineyards, the sellers built a fabulous 5000 square foot +/- home on 5 view acres in the Meadowlark Ranch area of Santa Ynez Valley. Designed with a very large kitchen and family room with all the gourmet cook's amenities, and a fireplace, to the large living / dining room with expansive southerly views; each bedroom is en-suite and the master offers views and luxurious amenities. 4 bedrooms in total plus an office / library which offers views to vineyards and courtyard. An important property amenity is a detached and private 2 bedroom second residence with patio and vineyard views! Perfect for guests, family members or a caretaker!

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
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Active 09/13/11	Listing # 180163	2680 Oakcrest Lane Los Olivos, CA 93441	Listing Price: \$1,550,000
	County: Santa Barbara	Cross St: Easton	Map: 901, J6
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Oakcrest Farms
	Beds	3	Approx SqFt 2510 Tax Records
	Baths(FTHQ)	3 (2 0 1 0)	Price/Sq Ft \$617.53
	Garage Spaces	6	
	Year Built	1977	Lot Sq Ft(approx) 283140 ((Tax Records))
	APN	135-220-050	
	DOM/CDOM	6/6	Lot Acres (approx) 6.500

[Additional Pictures](#)

HOA Fee Paid Annually	Monthly Space Rent 0.00
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Directions Grand Ave. -- left on Park, right on Easton, left on Oakcrest

Public Remark Pristine condition throughout entire 6.5 acre property with attention to every detail! Two immaculately appointed homes: 3-bdrm main home + den/formal dining, all new appliances, upscale new fixtures, new floorings, crown moldings, custom lighting, custom tilework, built-ins. Plus free-standing guest home w/ full kitchen, 2 baths, huge master, 2nd room could be small BR, all new interior, custom tilework, etc. First class horse facility, main barn 4 large stalls (5th stall is office), sand or mat footings, spacious turnouts. 2nd barn w/ 2 over-size foaling stalls; 3 enormous pastures, newly painted fencing all with non-climb, 3 stand alone horse shelters, hay storage structure, ample equipment storage, round pen. Detached 4-car double-door storage or large equipment garage (or car collection), irrigated lawns, gazebo, sidewalks, lamp-posts, landscaping. Private cul-de-sac location in desirable Los Olivos - Oakcrest Farms. SY dist. water, nat gas. Photo tour coming

Active 07/17/11	Listing # 178537	2405 Meadow Ranch Rd Solvang, CA 93463-9412	Listing Price: \$1,100,000
	County: Santa Barbara	Cross St: Entrance	Map: 920, H7
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Other
	Beds	4	Approx SqFt 3256 Tax Records
	Baths(FTHQ)	4 (2 0 2 0)	Price/Sq Ft \$337.84
	Garage Spaces	3	
	Year Built	1989	Lot Sq Ft(approx) 127195 ((Seller))
	APN	139-040-041	
	DOM/CDOM	64/64	Lot Acres (approx) 2.920


[Additional Pictures](#)

[See Virtual Tour](#)

HOA Fee Paid	Monthly Space Rent 0.00
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Directions Hwy 246 to Entrance to Meadow Ranch

Public Remark Tucked away on approx. 3 acres, this one-of-a-kind haven provides splendid seclusion. The residence spans over 3400+/- sq.ft., featuring 4 bedrooms, 2 full baths & 2 half baths. The formal living room boasts vaulted wood ceilings, fireplace & fabulous views of the nearby mountain ranges. The kitchen is updated with granite counter tops, appliances are either black glass or stainless steel & the kitchen features an open floor plan into an over-sized family room complete with a custom brick fireplace. The master suite has vaulted ceilings, a corner fireplace & a French door leading to your private garden oasis. There are numerous covered porches, a koi pond, lovingly tended flowerbeds, rose gardens, a variety of fruit trees, grapes, all which harmonizes perfectly for year round outdoor entertaining. The property features an over-sized 3 car detached garage, a separate carport, an art studio, a barn, a tack room, & numerous pastures. Pristine beauty distinguishes this idyllic property.

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	
September 2011	Web Page: http://www.JennaSellsRanches.com	

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 U.S. Patent 6,910,045



Client Summary Report

Listings as of 09/19/11 at 11:50pm

Active 07/21/11	Listing # 178706	2591 Deer Hill Solvang, CA 93463-9523	Listing Price: \$1,200,000
	County: Santa Barbara	Cross St: Deer Hill Road	Map: 920, H6
	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 \$266.96
	Garage Spaces	0	
	Year Built	1971	Lot Sq Ft(approx) 123710 ((Tax Records))
	APN	137-460-009	
	DOM/CDOM	60/60	Lot Acres (approx) 2.840

[Additional Pictures](#)

HOA Fee Paid 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.**

Contingent 08/29/11	Listing # 154040	2860 Baseline Ave Santa Ynez, CA 93460-9354	Listing Price: \$998,000
	County: Santa Barbara	Cross St: Refugio	Map: 920, H2
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Other
	Beds	5	Approx SqFt 3000 Seller
	Baths(FTHQ)	4 (3 0 1 0)	Price/Sq Ft \$332.67
	Garage Spaces	3	
	Year Built	1989	Lot Sq Ft(approx) 220414 ((Tax Records))
	APN	141-100-058	
	DOM/CDOM	882/882	Lot Acres (approx) 5.060

[Additional Pictures](#)

HOA Fee Paid Monthly Space Rent 0.00

Directions Take Refugio Road north to left on Baseline Avenue. Property is on left side, gated easement road to property.
Public Remark This private home is down a long gated driveway on 5 level acres with 5 bedrooms, 3-1/2 baths with approximately 3,000+/- square feet. Living room has French doors that open to patio. Great room/family room has gourmet kitchen with vaulted ceiling, center isle, pantry, nook. Master suite leads to courtyard with koi pond. Patio area ideal for entertaining. The 3-car garage with attached guest studio offers privacy from the main home, perfect for guests or mother-in-law quarters.

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 09/19/11 at 11:50pm

Contingent Sale 09/08/11	Listing # 177284	1651 Fredensborg Way Solvang, CA 93463-2070	Listing Price: \$695,000
	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 \$280.13
	Garage Spaces	2	
	Year Built	1973	Lot Sq Ft(approx) 152024 ((Tax Records))
	APN	137-680-037	
	DOM/CDOM	105/105	Lot Acres (approx) 3.490

[Additional Pictures](#)

HOA Fee Paid 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 procl's private well. In Ballard School District. Short Sale.

Sold 08/19/11	Listing # 177596	3392 Badger Rd Santa Ynez, CA 93460-9760	Listing Price: \$895,000
	County: Santa Barbara	Cross St: Calzada Ave.	Map: 901, C3
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Oak Trail Estates
	Beds	4	
	Baths(FTHQ)	4 (2 1 1 0)	Price/Sq Ft \$
	Garage Spaces	3	
	Year Built	1986	Lot Sq Ft(approx) 341946 ((Tax Records))
	APN	135-320-003	
	DOM/CDOM	57/57	Lot Acres (approx) 7.850
Selling Price	\$850,000	SP % LP	94.97

HOA Fee Paid Annually Monthly Space Rent 0.00

Directions Hwy 154 to Roblar Ave., North on Calzada Ave, right on Badger Road.

Public Remark Resting on nearly 8 acres in the Santa Ynez Valley's northern foothills, this contemporary home offers the benefits of tranquil country living and miles of equestrian trails with sophisticated comforts and amenities. From almost every vantage on the property there are inspiring views of rolling grassland, mature oaks and the Valley. 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 09/19/11 at 11:50pm

Sold 08/29/11	Listing # 177685	4084 Indian Way Santa Ynez, CA 93460-9674	Listing Price: \$1,250,000
	County: Santa Barbara	Cross St: Meadowlark	Map: 941, E2
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Meadowlark Ranch
	Beds	4	Approx SqFt 3579 Tax Records
	Baths(FTHQ)	3 (3 0 0 0)	Price/Sq Ft \$307.35
	Garage Spaces	3	
	Year Built	2000	Lot Sq Ft(approx) 217800 ((Tax Records))
	APN	141-310-045	
	DOM/CDOM	71/71	Lot Acres (approx) 5.000
	Selling Price \$1,100,000 SP % LP 88.00		

[Additional Pictures](#)

HOA Fee Paid Annually	Monthly Space Rent 0.00
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Directions HWY 246 to Meadowlark Ranches.

Public Remark Beautiful 4bedroom, 3bath custom built home on 5 flat usable acres! with pool and open patio with full built BQ area. Tilt floors throughout home, open kitchen, 3 fireplaces and more. Views, and more Views of the Valley and Mountains!! A must see to Appreciate!

Sold 09/08/11 (Continue to Show)	Listing # 176066	1627 Calzada Ave Santa Ynez, CA 93460-9360	Listing Price: \$949,000
	County: Santa Barbara	Cross St: Baseline	Map: 921, B4
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Not Applicable
	Beds	4	Approx SqFt 2662 Tax Records
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft \$338.09
	Garage Spaces	2	
	Year Built	1976	Lot Sq Ft(approx) 127195 ((Tax Records))
	APN	141-100-021	
	DOM/CDOM	125/125	Lot Acres (approx) 2.920
	Selling Price \$900,000 SP % LP 94.84		


[Additional Pictures](#)

[See Virtual Tour](#)

HOA Fee Paid	Monthly Space Rent 0.00
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Directions Take Baseline to Calzada. Down a private easement road off of Calzada.

Public Remark Stunning Mediterranean style home on a magical park like 2.9 acres. Stately trees adorn this exquisite estate offering 4Bd/2BA formal dining, living and fam.rms, studio cottage and sep. office bdlg. Incredible gourmet kitchen with center island. Attention to finest detail is evident throughout this exquisitely remodeled home. Superb equine facilities include box stalls, hay barn, hot water washrack, stallion pen,arena area, covered sand paddocks...Close to town yet a world away.Paradise awaits.

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 09/19/11 at 11:50pm

Sold 09/08/11	Listing # 176486	1505 N Refugio Rd Santa Ynez, CA 93460-9104	Listing Price: \$950,000
	County: Santa Barbara	Cross St: Baseline	Map: 901, A6
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Not Applicable
	Beds	3	Approx SqFt 2500 Seller
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft \$404.00
	Garage Spaces	3	
	Year Built	Unknown	Lot Sq Ft(approx) 224770 ((Other))
	APN	141-111-005	
	DOM/CDOM	120/120	Lot Acres (approx) 5.160
	Selling Price \$1,010,000 SP % LP 106.32		
Additional Pictures	See Virtual Tour		

HOA Fee Paid Annually	Monthly Space Rent 0.00
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Directions From Baseline to Refugio Road to Rolling Hills.

Public Remark Rolling Hills, Santa Ynez-Rocking Rose is the quintessential ranch home on over 5 acres w/ dramatic mountain views. A tribute to quality & craftsmanship, this inspired California ranch was recently remodeled & has state-of-the-art details throughout. It additionally offers a 2800sq.ft. storage & equestrian barn, guest bonus rm overlooking pool & lush gardens. An irrigated pasture & dry paddocks w/arena complete the ranch improvements.

Sold 09/08/11	Listing # 174551	3155 Calle Bonita Santa Ynez, CA 93460-9708	Listing Price: \$1,345,000
	County: Santa Barbara	Cross St: N. Refugio	Map: 1, A1
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Other
	Beds	4	Approx SqFt 2654 Seller
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft \$470.99
	Garage Spaces	2	
	Year Built	1982	Lot Sq Ft(approx) 848113 ((Tax Records))
	APN	135-310-005	
	DOM/CDOM	159/405	Lot Acres (approx) 19.470
	Selling Price \$1,250,000 SP % LP 92.94		
Additional Pictures			

HOA Fee Paid Quarterly	Monthly Space Rent 0.00
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Public Remark Beautiful remodeled home on 19+/- ac. in gated Rancho Ynecita, Santa Ynez. Spacious rooms, master suite with sitting room and fireplace, authentic and cozy Hacienda with trellised patios and breathtaking views.

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 09/19/11 at 11:50pm

Expired 09/01/11	Listing # 169408	3325 Calkins Rd Los Olivos, CA 93441	Listing Price: \$2,595,000
	County: Santa Barbara	Cross St: North Street	Map: 1, A1
		Property Type	Residential
		Area	Santa Ynez Valley
		Beds	4
		Baths(FTHQ)	5 (4 0 1 0)
		Garage Spaces	0
		Year Built	Unknown
		APN	135-030-055
		DOM/CDOM	363/363
		Property Subtype	SFR Stick Built
		Sub-area	Other
		Approx SqFt	5800 Other
		Price/Sq Ft	\$447.41
		Lot Sq Ft(approx)	428195 ((Tax Records))
		Lot Acres (approx)	9.830
Additional Pictures	See Virtual Tour		

HOA Fee Paid	Monthly Space Rent 0.00
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Public Remark The ultimate is finally available. 5,800+/-sq.ft. of warm & inviting elegance amid acres of port varietal grapes on 9.83+/-ac in Los Olivos. 4bd downstairs+additional 2 rms upstairs w/sitting rm & full bath. Wood beamed ceilings, hrdwd flrs, chef's kitchen & optimum firpln. A true gentleman's estate & vineyard. AG barn w/apt upstairs ready for the car collector or wine production. Private well.

Expired 09/09/11	Listing # 177445	2025 Still Meadow Rd Solvang, CA 93463-9777	Listing Price: \$1,395,000
	County: Santa Barbara	Cross St: Baseline Ave	Map: 920, J1
		Property Type	Residential
		Area	Santa Ynez Valley
		Beds	4
		Baths(FTHQ)	3 (3 0 0 0)
		Garage Spaces	3
		Year Built	1985
		APN	137-030-030
		DOM/CDOM	92/92
		Property Subtype	SFR Stick Built
		Sub-area	Other
		Approx SqFt	3481 Tax Records
		Price/Sq Ft	\$400.75
		Lot Sq Ft(approx)	218671 ((Tax Records))
		Lot Acres (approx)	5.020
Additional Pictures			

HOA Fee Paid	Monthly Space Rent 0.00
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Public Remark Located on Still Meadow Road in Ballard overlooking the Alamo Pintado corridor just north of town, you'll find this quality home with a pool, classic ranch design and styling, and pastures for horses. With privacy and usable land, this four bedroom home plus a temperature controlled wine room/office features a custom rock fireplace in the family room, elegant wood work in the dining and living room, and a spacious master suite. In Ballard School District in a high quality small ranch estate area of the Santa Ynez Valley. This property packs value, quality living, and a great location.

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 09/19/11 at 11:50pm

Withdrawn 09/07/11	Listing # 167790	1343 N Refugio Rd Santa Ynez, CA 93460-9748	Listing Price: \$1,495,000
	County: Santa Barbara	Cross St: Samantha	Map: 921, A4
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Not Applicable
	Beds	3	Approx SqFt 4653 Seller
	Baths(FTHQ)	3 (2 0 1 0)	Price/Sq Ft \$321.30
	Garage Spaces	3	
	Year Built	1999	Lot Sq Ft(approx) 204732 ((Tax Records))
	APN	141-400-012	
	DOM/CDOM	419/419	Lot Acres (approx) 4.700

[Additional Pictures](#)

[See Virtual Tour](#)

HOA Fee Paid Monthly **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.


Withdrawn 09/14/11	Listing # 167935	3791 Live Oak Rd Santa Ynez, CA 93460-9116	Listing Price: \$1,995,000
	County: Santa Barbara	Cross St: Long Valley Road	Map: 901, E4
	Property Type	Residential	Property Subtype SFR Stick Built
	Area	Santa Ynez Valley	Sub-area Woodstock Ranch
	Beds	3	Approx SqFt 2682 Tax Records
	Baths(FTHQ)	3 (2 0 1 0)	Price/Sq Ft \$743.85
	Garage Spaces	5	
	Year Built	1981	Lot Sq Ft(approx) 817186 ((Tax Records))
	APN	135-290-037	
	DOM/CDOM	420/420	Lot Acres (approx) 18.760

[Additional Pictures](#)

HOA Fee Paid Monthly **Monthly Space Rent** 0.00

Directions From Roblar take a right at Brinkerhoff, left at Long Valley and right at Live Oak Road.

Public Remark This Woodstock parcel sits at the back of Live Oak Road w/fantastic views of both the Figueroa & Santa Ynez Mts. Perfect for entertaining with a great room w/vaulted ceilings & fireplace. Great room opens to the formal dining & kitchen. Master suite has sitting area, walk-in closet, 2 addl bdrms, dark room/workshop. Open patios. Also incl an approx 1800 sq ft tri-level guest house, 1000 sq ft of garage & workshop. Guest house located at 3720 Long Valley Rd.

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	
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Client Summary Report

Listings as of 09/19/11 at 11:50pm

Withdrawn 09/02/11	Listing # 178835	4102 Casey Ave Santa Ynez, CA 93460		Listing Price: \$1,175,000
	County: Santa Barbara	Cross St: Mora		Map: 1, A1
	Property Type	Residential	Property Subtype	SFR Stick Built
	Area	Santa Ynez Valley	Sub-area	Other
	Beds	3	Approx SqFt	2300 Other
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$510.87
	Garage Spaces	0	Lot Sq Ft(approx)	220849 ((Tax Records))
	Year Built	1977	Lot Acres (approx)	5.070
	APN	141-430-002		
	DOM/CDOM	37/37		

[Additional Pictures](#)

HOA Fee Paid 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.

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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