

Quick Summary of Comparable Properties

Residential Summary

Res. Condominium

CONTINGENT

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	HOA	Lot (SF)	List Price	Age
111 Bean Creek Road #121	Scotts Valley	2	2 0	30	1,111	\$427.54	\$435	1,307 (sf)	\$475,000	30
111 Bean Creek Road #124	Scotts Valley	2	2 0	13	973	\$471.74	\$435	1,176 (sf)	\$459,000	30

CONTINGENT

# LISTINGS:	2	AVG VALUES:	22	1,042	\$449.64	\$435	1,242 (sf)	\$467,000	30
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PENDING

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	HOA	Lot (SF)	List Price	Age
211 Bean Creek Road #14	Scotts Valley	3	2 1	15	1,556	\$417.10	\$405	1,960 (sf)	\$649,000	35

PENDING

# LISTINGS:	1	AVG VALUES:	15	1,556	\$417.10	\$405	1,960 (sf)	\$649,000	35
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Res. Townhouse

ACTIVE

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	HOA	Lot (SF)	List Price	Age
317 Oak Creek Boulevard	Scotts Valley	3	2 0	15	1,730	\$433.47	\$340	3,964 (sf)	\$749,900	26
41 Arabian Way	Scotts Valley	2	2 0	10	1,289	\$422.81	\$320	1,263 (sf)	\$545,000	32

ACTIVE

# LISTINGS:	2	AVG VALUES:	13	1,510	\$428.14	\$330	2,614 (sf)	\$647,450	29
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CONTINGENT

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	HOA	Lot (SF)	List Price	Age
237 Bluebonnet Lane #102	Scotts Valley	4	3 1	23	1,850	\$405.38	\$218	915 (sf)	\$749,950	4
6029 Scotts Valley Drive #11	Scotts Valley	2	2 0	124	1,216	\$448.19	\$265	1,525 (sf)	\$545,000	35

CONTINGENT

# LISTINGS:	2	AVG VALUES:	74	1,533	\$426.78	\$242	1,220 (sf)	\$647,475	20
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PENDING

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	HOA	Lot (SF)	List Price	Age
237 Bluebonnet Lane #1002	Scotts Valley	4	3 1	16	1,951	\$378.78	\$218	828 (sf)	\$739,000	3
237 Bluebonnet Lane #301	Scotts Valley	4	3 1	15	1,951	\$370.48	\$218	828 (sf)	\$722,800	4

PENDING

# LISTINGS:	2	AVG VALUES:	16	1,951	\$374.63	\$218	828 (sf)	\$730,900	4
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# LISTINGS TOTAL:	9	AVG VALUES FOR ALL:	29	1,514	\$419.50	\$317	1,530 (sf)	\$626,072	22
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The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Quick Statistics (9 Listings Total)

	Min	Max	Median
List Price	\$459,000	\$749,950	\$649,000
Sale Price			

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Quick Summary of Comparable Properties

Residential Brief Report

Residential

Active 317 Oak Creek Boulevard, Scotts Valley 95066 \$749,900 MLS: ML81563045
Beds: 3 Baths F/P: 2|0 DOM: 15



Property Overview

Area: Scotts Valley (39)
Bds,Bth: 3, 2|0 # Units:
Sqft: 1,730 Lot: 3,964 (sf)
Assc Fee: \$340 Age: 26

Pricing / Dates

Original: \$749,900 Date: 3/1/16
List: \$749,900 Date: 3/1/16
\$/SqFt: \$433.47

Remarks

Central Scotts Valley duet townhouse lives like a larger single family home at a fraction of the price. Boasts only one shared double wall, a 2-car garage and a generous 3,964 sf townhouse lot. Built in 1990 and one of only 8 units in a small complex set back off Scotts Valley Drive and surrounded by greenbelt views and undeveloped common space. Big and spacious interior flows to ample outdoor living space helping this 3BR/2BA townhouse live like a larger single family home. Stylish two-story, open and airy floor plan with spacious living and dining area and separate family room shows off a recent remodel with many high end finishes throughout including top notch kitchen and bathroom upgrades. Tucked away near the end of a cul-de-sac in a quiet, friendly neighborhood of well-maintained homes, yet convenient to all Scotts Valley has to offer! Must see it to appreciate it! Buyer to verify square feet.

Property Features

Family Room

Other

Dining Area

Breakfast Bar, In Living Room

Garage/Parking

Detached, Gate/Door Opener, Guest / Visitor Parking, Has Workshop

Listed By Lela Willet, Anderson Christie, Inc.

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

Quick Summary of Comparable Properties

Active	41 Arabian Way, Scotts Valley 95066 Beds: 2 Baths F/P: 2 0	\$545,000	MLS: ML81563885 DOM: 10
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Property Overview	Pricing / Dates	
Area: Scotts Valley (39)	Original: \$545,000	Date: 3/6/16
Bds,Bth: 2, 2 0 # Units:	List: \$545,000	Date: 3/6/16
Sqft: 1,289 Lot: 1,263 (sf)		
Assc Fee: \$320 Age: 32	\$/SqFt: \$422.81	

Remarks

Welcome to Scottsborough Town Homes. You are currently viewing the only town home for sale nestled into the Santa Cruz mountains. If location is what you desire then drop everything and come spend the day exploring your new vacation home.

Just minutes away from the Santa Cruz Boardwalk you will find this 1289 square foot town home to be a dream come true. 41 Arabian way features one large bedroom, huge closet and a full bathroom upstairs, a family room with fireplace, a quaint kitchen, separate dining area and brand new carpet and pad throughout.

Heading downstairs you are greeted with an indoor laundry room and the large master bedroom with sliding glass doors leading you into your private backyard. The master bath features a closet, new vanity and shower. Going down another flight of steps you will find a storage room with plenty of storage and a one car attached garage with lots of additional storage.

Property Features

- | | |
|--|-----------------------------------|
| Family Room
Separate Family Room | Dining Area
Dining Area |
| Garage/Parking
Guest / Visitor Parking | |

Listed By Joshua Anderson, Klemm Real Estate

Contingent	237 Bluebonnet Lane #102, Scotts Valley 95066 Beds: 4 Baths F/P: 3 1	\$749,950	MLS: ML81561590 DOM: 23
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Property Overview	Pricing / Dates	
Area: Scotts Valley (39)	Original: \$749,950	Date: 2/20/16
Bds,Bth: 4, 3 1 # Units:	List: \$749,950	Date: 2/20/16
Sqft: 1,850 Lot: 915 (sf)		
Assc Fee: \$218 Age: 4	\$/SqFt: \$405.38	OffMktDate: 3/14/16

Remarks

"LIKE-NEW" townhouse in excellent Scotts Valley location. Walking distance to Skypark, the library, shopping, dining, entertainment and the shuttle and transportation areas. This home looks like it has not been lived in with lots of wonderful amenities including gorgeous kitchen with granite counters, an island, gorgeous cabinets and more. 2 MASTER SUITES in this amazing home. All the new eco friendly systems like solar and more. You will NOT be disappointed! More pictures to come.

Property Features

- | | |
|---|---|
| Family Room
Kitchen/Family Room Combo | Dining Area
Breakfast Bar, Breakfast Room, In Living Room, Eat in Kitchen |
| Garage/Parking
Attached, Gate/Door Opener | |

Listed By Robert Aldana, American Dream Realty

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Quick Summary of Comparable Properties

Contingent	6029 Scotts Valley Drive #11, Scotts Valley 95066	\$545,000	MLS: ML81484576
	Beds: 2 Baths F/P: 2 0		DOM: 124



Property Overview	Pricing / Dates
Area: Scotts Valley (39)	Original: \$580,000 Date: 7/10/15
Bds,Bth: 2, 2 0 # Units:	List: \$545,000 Date: 7/10/15
Sqft: 1,216 Lot: 1,525 (sf)	\$ /SqFt: \$448.19
Assc Fee: \$265 Age: 35	OffMktDate: 3/5/16

Remarks

FANTASTIC SCOTTS VALLEY LOCATION! Commute to Silicon Valley or Santa Cruz, or? Peaceful End Unit is tucked away from hustle and bustle, at the back of the complex and only one common wall! **QUIET!** Professionally cleaned & some fresh paint! New Furnace, new garbage disposal Well managed Redwood Vista HOA. Spacious, Vaulted ceilings with downstairs patio/deck & upper deck for morning coffee or enjoying the sound of the birds. High end Frigidaire Pro appliances, Why wait! Near schools, shops,. Enjoy the gated pool which is part of the HOA! **NOTE: This is a Short Sale!**

Property Features

<p>Family Room No Family Room</p> <p>Garage/Parking Attached, Other</p>	<p>Dining Area In Living Room</p>
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Listed By Rose Marie McNair, McNair Real Properties

Contingent	111 Bean Creek Road #121, Scotts Valley 95066	\$475,000	MLS: ML81549138
	Beds: 2 Baths F/P: 2 0		DOM: 30



Property Overview	Pricing / Dates
Area: Scotts Valley (39)	Original: \$475,000 Date: 2/2/16
Bds,Bth: 2, 2 0 Age: 30	List: \$475,000 Date: 2/2/16
Sqft: 1,111 Lot: 1,307 (sf)	\$ /SqFt: \$427.54
	OffMktDate: 3/2/16

Remarks

Elegant ground level end unit close to pool & spa. Gorgeous kitchen remodel featuring new cabinets, appliances, marble counters & floors that extend through entry. Both baths have been beautifully remodeled w new vanities, quartz counters & floors fixtures, shower/tub doors, Unit has newer carpet & 6 panel interior doors Spacious wrap-around deck on this lovely downstairs to enjoy with family & guests. Walk to dining, shopping, movies and more. Use center driveway, home directly behind garage #50. This is a beauty, don't miss this one!

Property Features

<p>Family Room No Family Room</p> <p>Pool Options Fenced, Heated, In Ground, Pool/Spa Combo</p>	<p>Dining Area Dining Area</p> <p>Garage/Parking Detached, Gate/Door Opener, Guest / Visitor Parking</p>
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Listed By Ronnie Trubek, Century 21 Showcase Realtors

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Quick Summary of Comparable Properties

Contingent

111 Bean Creek Road #124, Scotts Valley 95066

\$459,000

MLS: ML81562985

Beds: 2

Baths F/P: 2|0

DOM: 13



Property Overview

Area: **Scotts Valley (39)**
 Bds,Bth: **2, 2|0** Age: **30**
 Sqft: **973** Lot: **1,176 (sf)**

Pricing / Dates

Original: **\$459,000** Date: **3/1/16**
 List: **\$459,000** Date: **3/1/16**
 \$/SqFt: **\$471.74**
 OffMktDate: **3/11/16**

Remarks

One of the nicest top floor units in Hidden Oaks, this warm, inviting, and fully refreshed two-bedroom, two-bath immaculate home has the custom touches of an interior designer throughout. Spacious open floor plan features soaring ceilings, updated kitchen and baths, fireplace, washer/dryer, and ample closet and storage spaces. Remodeled kitchen features include new cabinets, new countertops, new sink, and new dishwasher. Great location in the complex, close to swimming pool, hot tub, parking spot in garage #48, and easy access to all Scotts Valley has to offer. Truly turn key and ready to move in!

Property Features

Family Room
 No Family Room

Dining Area
 In Living Room

Pool Options
 Community Facility, Fenced, In Ground

Garage/Parking
 Detached, Guest / Visitor Parking

Listed By Adam Moniz, Sotheby's Int'l Realty-Rancho

Pending

237 Bluebonnet Lane #1002, Scotts Valley 95066

\$739,000

MLS: ML81561940

Beds: 4

Baths F/P: 3|1

DOM: 16



Property Overview

Area: **Scotts Valley (39)**
 Bds,Bth: **4, 3|1** # Units:
 Sqft: **1,951** Lot: **828 (sf)**
 Assc Fee: **\$218** Age: **3**

Pricing / Dates

Original: **\$739,000** Date: **2/23/16**
 List: **\$739,000** Date: **2/23/16**
 \$/SqFt: **\$378.78**
 OffMktDate: **3/10/16**

Remarks

Very impressive 1951+ sq ft townhouse in Scotts Valley!! END UNIT!! 4 beds/3.5 baths! Less than 3 years NEW!! Many upgrades, including: Solar powered (owners PG&E bill was \$500 for entire year of 2015!) -- RO water, huge kitchen w/upgraded granite countertops and oversized island! Engineered cherry hardwood floors, separate entrance for downstairs bedroom, attached 2 car garage -- walk to movies, shopping center, Skypark, post office and commuter parking lot!! Easy freeway access to Silicon Valley and just 10 min to the beach!! Top award-winning, SV schools! Attractive plantation shutters in living room and master bedroom, energy efficient lighting. Also boasts a high-end water heater!! This unit is STUNNING !! MUST SEE!!!

Property Features

Family Room
 No Family Room

Dining Area
 Breakfast Bar, Dining Area, Eat in Kitchen

Garage/Parking
 Attached, Guest / Visitor Parking, Lighted

Listed By Ladd & Schaefer Team, Keller Williams-Santa Cruz

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Quick Summary of Comparable Properties

Pending	237 Bluebonnet Lane #301, Scotts Valley 95066	\$722,800	MLS: ML81562757
	Beds: 4 Baths F/P: 3 1		DOM: 15



Property Overview	Pricing / Dates
Area: Scotts Valley (39)	Original: \$722,800 Date: 2/29/16
Bds,Bth: 4, 3 1 # Units:	List: \$722,800 Date: 2/29/16
Sqft: 1,951 Lot: 828 (sf)	
Assc Fee: \$218 Age: 4	\$/SqFt: \$370.48
	OffMktDate: 3/15/16

Remarks

Spacious and bright, large townhouse end unit gets lots of sun, indoors and out. Chef's dream kitchen with stainless appliances, maple cabinets, gleaming hardwood floors, walk-in pantry, and a huge amount of granite counter space including massive granite-top center island/breakfast bar. Excellent layout with 3 bedrooms 2 full baths on the top level. 4th bedroom and full bath on ground level could be family room, guest room or office, and has access to sunny patio via double french doors. This 3+ year old home features forced-air heating, air-conditioning, and solar electric power. Attached double garage. Convenient location near the center of Scotts Valley, walking distance to shopping, banks, library, parks and easy commute access to both Santa Cruz and Silicon Valley.

Property Features

Family Room

No Family Room

Dining Area

Breakfast Bar, In Living Room

Garage/Parking

Attached, Common, Covered, Gate/Door Opener, Guest / Visitor Parking, Lighted, With Restrictions

Listed By Sally Bookman Team, Keller Williams-Santa Cruz

Pending	211 Bean Creek Road #14, Scotts Valley 95066	\$649,000	MLS: ML81550307
	Beds: 3 Baths F/P: 2 1		DOM: 15



Property Overview	Pricing / Dates
Area: Scotts Valley (39)	Original: \$649,000 Date: 2/11/16
Bds,Bth: 3, 2 1 Age: 35	List: \$649,000 Date: 2/11/16
Sqft: 1,556 Lot: 1,960 (sf)	
	\$/SqFt: \$417.10
	OffMktDate: 2/26/16

Remarks

A secluded oak tree studded entrance features this town home boasting an abundance of windows and streaming sunshine. Hardwood floors, in an open concept living room/dining room, lead to a sunny, inviting and private flagstone patio. A large master bedroom suite opens to a balcony with view of the pool. Other features include: living room fireplace, laundry room, another bedroom with balcony, 1 car garage, carport and swimming pool. Walk to restaurants, movies, grocery stores, library, park or bus depot as well as award winning Scotts Valley Schools.

Property Features

Family Room

No Family Room

Dining Area

Dining Area

Pool Options

Community Facility

Garage/Parking

Guest / Visitor Parking

Listed By Susan Seeger, David Lyng Real Estate

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