

## Summary Of Comparable Properties

Single Family Residential

Address	City	Beds	Bath	DOM	LOE	SqFt	\$/SqFt	Lot(SqFt)	List Price	Age	Sale Price
<b>SOLD</b>											
60 Holman Ranch Rd	Carmel Valley	6+	4+	85	84	6,319	\$1,997.94	17,075,520	\$17,500,000	99	\$12,625,000
5466 Quail Wy	Carmel Valley	4	4+	12	44			2	\$7,500,000	4	\$6,375,000
2 Long Ridge Trail	Carmel Valley	4	4+	328	43	7,000	\$807.14	23	\$5,900,000		\$5,650,000
9 Miramonte Rd	Carmel Valley	3	4+	491	85	3,905	\$1,357.23	370,260	\$5,900,000	75	\$5,300,000
11 Garzas	Carmel Valley	4	4+	724	43	6,800	\$735.29		\$5,300,000		\$5,000,000
7 Rumsen Trace	Carmel Valley	5	4+	1127	71	6,300	\$785.71	152,460	\$4,950,000	2	\$4,950,000
5476 Quail Meadows Dr	Carmel Valley	3	4+	6	65	4,869	\$1,006.37	108,900	\$4,995,000	4	\$4,900,000
4 Rumsen Tc	Carmel Valley	3	3	343	7	4,285	\$1,120.19	130,680	\$5,395,000	2	\$4,800,000
			1/2								
8722 Carmel Valley Rd	Carmel Valley	5	4+	73	59	3,900	\$1,224.36	343,252	\$4,995,000	9	\$4,775,000
5491 Oak TI	Carmel Valley	3	3	140	33	5,380	\$836.43	152,460	\$5,190,000	4	\$4,500,000
			1/2								
14 San Clemente Trail	Carmel Valley	5	4+	315	91	7,500	\$600	12	\$5,900,000		\$4,500,000
9 Miramonte Rd	Carmel Valley	3	4+	510	43	4,700	\$925.53	370,260	\$4,950,000	88	\$4,350,000
130 E Carmel Valley Rd #5	Carmel Valley	2	1	8	44	1,200	\$3,583.33	23,391,720	\$4,700,000	99	\$4,300,000
			1/2								
6 San Clemente TI #86	Carmel Valley	4	4+	87	40	5,000	\$853.2	193,842	\$4,800,000		\$4,266,000
500 El Caminito Rd	Carmel Valley	4	3	80	49	1,600	\$2,578.13	14,810,400	\$4,500,000	99	\$4,125,000
<b>AVERAGE VALUES</b>				<b>289</b>	<b>53</b>	<b>4,911</b>	<b>\$1,315.06</b>	<b>4,078,557</b>	<b>\$6,165,000</b>	<b>44</b>	<b>\$5,361,067</b>
<b>AVERAGE VALUES FOR ALL</b>				<b>289</b>	<b>53</b>	<b>4,911</b>	<b>\$1,315.06</b>	<b>4,078,557</b>	<b>\$6,165,000</b>	<b>44</b>	<b>\$5,361,067</b>

### Quick Statistics ( 15 Listings Total)

	Min	Max	Median
List Price	\$4,500,000	\$17,500,000	\$5,190,000
Sale Price	\$4,125,000	\$12,625,000	\$4,800,000

**S** 60 HOLMAN RANCH RD, 0 (Carmel Valley) **\$12,625,000 MLS: 80602127**  
**Beds: 6+ bed(s) Baths Full/Partial: 4+ bath(s)** **DOM: 85**



#### Property Overview

Area: Village Views (Area 170)  
 Bed/Bath: 6+ / 4+ Age: 99 years  
 SqFt: 6,319 Lot: 392.00 ac

#### Pricing/Dates

List : \$17,500,000 01/12/2006  
 Original : \$17,500,000 01/12/2006  
 OffMktDate:  
 Sold \$12,625,000 04/07/2006  
 (Closed Sale)

#### Remarks

HOLMAN RANCH ESTATE: 392-acres.6319SF main hacienda,5244SF guest/worker qtrs. Pool.EQUESTRIAN CTR:100-horse capacity.Covered arena & jumping arena. 6mi of trails. 4 barns.VINEYARD: in production w/35,000 wine-case plan. Wine barn.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	--	Separate Dining Room	Gas Heated Pool	2 Car Garage

**S** 5466 QUAIL WY, CARMEL 93923 (Carmel Valley) **\$6,375,000 MLS: 80203292**  
**Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s)** **DOM: 12**



#### Property Overview

Area: Quail Meadows/The Preserve (Area 164)  
 Bed/Bath: 4 / 4+ Age: 4 years  
 SqFt: Lot: 2 sq ft

#### Pricing/Dates

List : \$7,500,000 01/04/2002  
 Original : \$7,500,000 01/23/2002  
 OffMktDate:  
 Sold \$6,375,000 02/04/2002  
 (Closed Sale)

#### Remarks

ELEGANT, STUNNING AND ABSOLUTELY MAGNIFICENT! WITH TIMELESS ARCHITECTURAL ELEMENTS WITH METICULOUS CRAFTSMANSHIP HIGHLIGHT THIS MASTERPIECE DESIGNED BY CHARLES ROSE, ARCHITECT -- ONE OF THE FINEST PROPERTIES IN QUAIL MEADOWS.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Breakfast Nook	Separate Dining Room	Gas Heated Pool	3 or More Car Garage

**S** 2 LONG RIDGE TRAIL, 0 (Carmel Valley) **\$5,650,000 MLS: 80364188**  
**Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s)** **DOM: 328**



#### Property Overview

Area: Quail Meadows/The Preserve (Area 164)  
 Bed/Bath: 4 / 4+ Age: --  
 SqFt: 7,000 Lot: 23 sq ft

#### Pricing/Dates

List : \$5,900,000 11/25/2003  
 Original : \$7,300,000 11/25/2003  
 OffMktDate:  
 Sold \$5,650,000 10/18/2004  
 (Closed Sale)

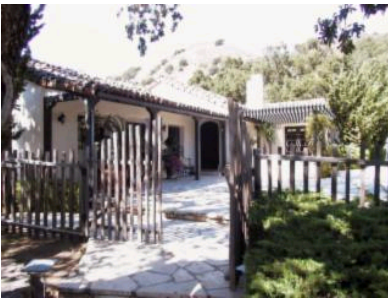
#### Remarks

Price reduction! Exquisite 4 BR, 5 Bath home on 20+ view acres. Beautifully detailed. Wonderful outdoor entertaining areas & pool. Must be seen to be appreciated in this price point. Preserve Ranch & Golf Club memberships avail.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
--	--	Separate Dining Room	Black Bottom Pool	3 or More Car Garage

**S** 9 MIRAMONTE RD, CARMEL VALLEY 93924 (Carmel Valley) **\$5,300,000** **MLS: 80141514**  
**Beds: 3 bed(s) Baths Full/Partial: 4+ bath(s)** **DOM: 491**



Property Overview				Pricing/Dates	
Area:	Miramonte (Area 168)			List :	\$5,900,000 07/24/2001
Bed/Bath:	3 / 4+	Age:	75 years	Original :	\$4,595,000 09/05/2000
SqFt:	3,905	Lot:	8.50 ac	OffMktDate:	
				Sold	\$5,300,000 01/09/2002
				(Closed Sale)	
Remarks					
5.5 ACRE RANCHO IN CARMEL VALLEY'S PREMIER MIRAMONTE NEIGHBORHOOD! COMSTOCK DESIGNED AUTHENTIC 3 BR, 3.5 BTH HACIENDA WITH LG. LR, DR, FMR, LIBRARY W/OPEN BEAM CEILINGS, 2 FT. THICK PLASTER WALLS, WOOD & TILE FLOORS, GARDENS, PATIOS					

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	--	Separate Dining Room	Cabana/Dressing Room	2 Car Garage

**S** 11 GARZAS, CARMEL 93923 (Carmel Valley) **\$5,000,000** **MLS: 80248047**  
**Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s)** **DOM: 724**



Property Overview				Pricing/Dates	
Area:	Quail Meadows/The Preserve (Area 164)			List :	\$5,300,000 09/09/2002
Bed/Bath:	4 / 4+	Age:	--	Original :	\$6,800,000 09/09/2002
SqFt:	6,800	Lot:	5+ to 10 Acres	OffMktDate:	
				Sold	\$5,000,000 09/02/2004
				(Closed Sale)	
Remarks					
This spectacular home at The Preserve just reduced. Tremendous value. Built with the utmost in craftsmanship & materials. Can't be reproduced at this price Old world charm. Preserve Ranch and Golf Club memberships available.					

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
No Family Room	--	Separate Dining Room	Association Pool	3 or More Car Garage

**S** 7 Rumsen Trace, Carmel 93923 (Carmel Valley) **\$4,950,000** **MLS: 80537879**  
**Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s)** **DOM: 1127**



Property Overview				Pricing/Dates	
Area:	Quail Meadows/The Preserve (Area 164)			List :	\$4,950,000 07/07/2005
Bed/Bath:	5 / 4+	Age:	2 years	Original :	\$5,495,000 11/03/2004
SqFt:	6,300	Lot:	3.50 ac	OffMktDate:	
				Sold	\$4,950,000 12/05/2007
				(Closed Sale)	
Remarks					
This spectacular 5 BR home, close to the Hacienda at The Preserve, has a spacious family room adjoining a gourmet kitchen, formal living & dining, wine cellar, 8 car garage. Unique pool and BBQ pavilion area. Quality thru out.					

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Family Room Kitchen	Breakfast Bar	Separate Dining Room	Gas Heated Pool	3 or More Car Garage

**S** 5476 QUAIL MEADOWS DR, CARMEL 93923 (Carmel Valley) **\$4,900,000 MLS: 80005911**  
**Beds: 3 bed(s) Baths Full/Partial: 4+ bath(s)** **DOM: 6**



#### Property Overview

Area: Quail Meadows/The Preserve (Area 164)  
 Bed/Bath: 3 / 4+ Age: 4 years  
 SqFt: 4,869 Lot: 2.50 ac

#### Pricing/Dates

List : \$4,995,000 02/08/2000  
 Original : \$4,995,000 02/21/2000  
 OffMktDate:  
 Sold \$4,900,000 02/27/2000  
 (Closed Sale)

#### Remarks

ABSOLUTELY WONDERFUL VALLEY HOME INSIDE THE GATED COMMUNITY OF QUAIL MEADOWS. THIS PROPERTY TAKES ADVANTAGE OF THE SPECTACULAR VALLEY VIEWS. A CARETAKER'S RESIDENCE, POOL/SPA ADDED W/THE DRAMATIC VIEWS MAKES THIS HOME PERFECT FOR

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	- -	Separate Dining Room	Gas Heated Pool	3 or More Car Garage

**S** 4 RUMSEN TC, Carmel 93923 (Carmel Valley) **\$4,800,000 MLS: 80757750**  
**Beds: 3 bed(s) Baths Full/Partial: 3 1/2 bath(s)** **DOM: 343**



#### Property Overview

Area: Quail Meadows/The Preserve (Area 164)  
 Bed/Bath: 3 / 3 1/2 Age: 2 years  
 SqFt: 4,285 Lot: 3.00 ac

#### Pricing/Dates

List : \$5,395,000 10/15/2007  
 Original : \$5,395,000 10/15/2007  
 OffMktDate:  
 Sold \$4,800,000 09/22/2008  
 (Closed Sale)

#### Remarks

Highly desired location min from all the Preserve amenities. Newly built with 3/bed 3.5 baths, character abounds w/ vaulted ceilings, alderwood floors, Colorado stone throughout, expansive gourmet kitchen, outdoor entertaining bbq, ect. Home is a must see for those considering the unique community of The Preserve!

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
No Family Room	No Informal Dining Area	No Formal Dining Area	- -	3 or More Car Garage

**S** 8722 CARMEL VALLEY RD, Carmel Valley 93923 (Carmel Valley) **\$4,775,000 MLS: 80727563**  
**Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s)** **DOM: 73**



#### Property Overview

Area: Mid Valley (Area 165)  
 Bed/Bath: 5 / 4+ Age: 9 years  
 SqFt: 3,900 Lot: 7.88 ac

#### Pricing/Dates

List : \$4,995,000 05/21/2007  
 Original : \$5,495,000 05/21/2007  
 OffMktDate:  
 Sold \$4,775,000 08/02/2007  
 (Closed Sale)

#### Remarks

LOCATED ON 7.88 RIVERFRONT ACRES 5 MILES FROM CARMEL, THIS 5 BED, 4+ BATH FRENCH COUNTRY CHATEAU WAS BUILT BY LOCAL VINTNER FOR HIS PRIVATE ESTATE. DESIGN MASTERPIECE INCL A VINEYARD,PARK LIKE LANDSCAPING W/ POOL & OUTDOOR KIT

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	Breakfast Nook	Separate Dining Room	Gas Heated Pool	3 or More Car Garage



**S** 5491 OAK TL, Carmel 93923 (Carmel Valley) **\$4,500,000 MLS: 80720793**  
 Beds: 3 bed(s) Baths Full/Partial: 3 1/2 bath(s) **DOM: 140**



#### Property Overview

Area: Quail Meadows/The Preserve (Area 164)  
 Bed/Bath: 3 / 3 1/2 Age: 4 years  
 SqFt: 5,380 Lot: 3.50 ac

#### Pricing/Dates

List : \$5,190,000 04/20/2007  
 Original : \$5,190,000 04/20/2007  
 OffMktDate: 10/05/2007  
 Sold \$4,500,000 09/07/2007  
 (Closed Sale)

#### Remarks

Warmth, elegance, finest quality design (Donna Dalton) and construction (Doug Campbell). 3.5 acre parcel offers privacy/tranquility, oaks, magnificent views. Home on one level, for maximum convenience. Large library is potential 4th Bdrm.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Family Room Kitchen	Breakfast Nook	Separate Dining Room	- -	3 or More Car Garage

**S** 14 SAN CLEMENTE TRAIL, 0 (Carmel Valley) **\$4,500,000 MLS: 80364186**  
 Beds: 5 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 315**



#### Property Overview

Area: Quail Meadows/The Preserve (Area 164)  
 Bed/Bath: 5 / 4+ Age: --  
 SqFt: 7,500 Lot: 12 sq ft

#### Pricing/Dates

List : \$5,900,000 11/25/2003  
 Original : \$6,300,000 11/25/2003  
 OffMktDate:  
 Sold \$4,500,000 10/05/2004  
 (Closed Sale)

#### Remarks

Arrive by private bridge over stream to a dramatic, nearly complete hacienda nestled in the oaks. Exquisite detailing and features to be appreciated in an estate home. Preserve Ranch and Golf Club memberships available.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Family Room Kitchen	- -	Separate Dining Room	Association Pool	3 or More Car Garage

**S** 9 MIRAMONTE RD, CARMEL VALLEY 93924 (Carmel Valley) **\$4,350,000 MLS: 80254660**  
 Beds: 3 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 510**



#### Property Overview

Area: Miramonte (Area 168)  
 Bed/Bath: 3 / 4+ Age: 88 years  
 SqFt: 4,700 Lot: 8.50 ac

#### Pricing/Dates

List : \$4,950,000 10/09/2002  
 Original : \$5,695,000 10/09/2002  
 OffMktDate: 01/01/2000  
 Sold \$4,350,000 03/02/2004  
 (Closed Sale)

#### Remarks

8.5 ACRE RANCHO IN CARMEL VALLEY'S PREMIER MIRAMONTE NEIGHBORHOOD! COMSTOCK DESIGNED AUTHENTIC 3 BR, 3.5 BTH HACIENDA WITH LG LR, DR, FMR, LIBRARY W/OPEN BEAM CEILINGS, 2 FT THICK PLASTER WALLS, WOOD & TILE FLOORS, GARDENS, PATIOS

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Separate Family Room	- -	Separate Dining Room	Cabana/Dressing Room	2 Car Garage

**S** 130 E CARMEL VALLEY RD #5, CARMEL VALLEY 93924 (Carmel Valley) **\$4,300,000 MLS: 80264346**  
 Beds: 2 bed(s) Baths Full/Partial: 1 1/2 bath(s) **DOM: 8**



#### Property Overview

Area: Undeveloped area (Area 76)  
 Bed/Bath: 2 / 1 1/2 Age: 99 years  
 SqFt: 1,200 Lot: 537.00 ac

#### Pricing/Dates

List : \$4,700,000 12/10/2002  
 Original : \$4,700,000 12/10/2002  
 OffMktDate:  
 Sold \$4,300,000 12/18/2002  
 (Closed Sale)

#### Remarks

THE VILLAGE RANCHES IS A PRIVATE GATED COMMUNITY OF 8 RANCHES FROM 100 TO 535 ACRES 3 MI EAST/CV VILLAGE. RANCH#5 IS 535 ACRES & FEATURES ROLLING HILLS W/SUNNY VIEWS TO THE SOUTH. GREAT FOR VINEYARD, HORSES OR FAMILY RETREAT.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Dining Area in Family Room	--	No Formal Dining Area	--	1 Car Garage

**S** 6 SAN CLEMENTE TL #86, Carmel 93923 (Carmel Valley) **\$4,266,000 MLS: 80788119**  
 Beds: 4 bed(s) Baths Full/Partial: 4+ bath(s) **DOM: 87**



#### Property Overview

Area: Quail Meadows/The Preserve (Area 164)  
 Bed/Bath: 4 / 4+ Age: --  
 SqFt: 5,000 Lot: 4.45 ac

#### Pricing/Dates

List : \$4,800,000 03/31/2008  
 Original : \$4,800,000 03/31/2008  
 OffMktDate:  
 Sold \$4,266,000 06/26/2008  
 (Closed Sale)

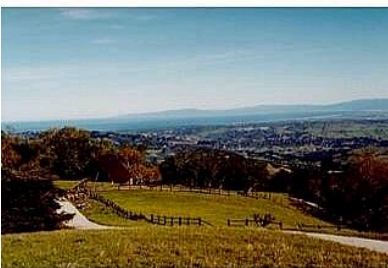
#### Remarks

Located directly across from the 4th green of the Preserve Golf Course, This Monterey Colonial Style home is situated in the beautiful San Clemente neighborhood of the Santa Lucia Preserve. Spacious master bedroom suite creates a private oasis with an adjacent retreat for a lounge or study. Three bedrooms upstairs, each with their own bathroom.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
Family Room Kitchen	Breakfast Room	Separate Dining Room	--	3 or More Car Garage

**S** 500 EL CAMINITO RD, CARMEL VALLEY 93924 (Carmel Valley) **\$4,125,000 MLS: 80322010**  
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 80**



#### Property Overview

Area: Village Views (Area 170)  
 Bed/Bath: 4 / 3 Age: 99 years  
 SqFt: 1,600 Lot: 340.00 ac

#### Pricing/Dates

List : \$4,500,000 04/18/2003  
 Original : \$4,500,000 04/18/2003  
 OffMktDate: 01/01/2000  
 Sold \$4,125,000 07/07/2003  
 (Closed Sale)

#### Remarks

"WEATHERTOP RANCH" APPROX 340 ACRES INCLUDES MAIN RANCH HOUSE AND CARETAKERS RESIDENCE. APN'S 187-011-006, 187-011-007, 187-611-026, 187-681-009, 187-681-010. ABUNDANT WATER, IMPROVED PRIVATE ROADS, OCEAN, MOUNTAIN, VALLEY VIEWS.

#### Property Features

<b>Familyroom</b>	<b>Informal Dining Area</b>	<b>Formal Dining Area</b>	<b>Pool Options</b>	<b>Garage/Parking</b>
No Family Room	--	Separate Dining Room	--	2 Car Garage