

## Summary Of Comparable Properties

Single Family Residential

Address	City	Beds	Bath	DOM	CDOM	LOE	SqFt	\$/SqFt	Lot(SqFt)	List Price	Age	Sale Price
<b>SOLD</b>												
60000 Hwy 1	South Coast	Studio	1	187	187	242	917	\$13,945.47	12,850,200	\$18,000,000	99	\$12,788,000
51410 Partington Ridge Rd	Big Sur Coast	3	3	325	325	26	1,650	\$1,636.36	248,292	\$2,900,000	55	\$2,700,000
9577 Sycamore Canyon Pt	South Coast	3	2	148	148	42	2,871	\$799.83	121,968	\$1,999,000	4	\$2,296,325
48755 Highway 1	Big Sur Coast	3	2	273	273	29	2,400	\$922.92	435,600	\$2,595,000	88	\$2,215,000
46325 Pfeiffer Ridge Rd	Big Sur Coast	2	2	556	556	30	1,561	\$1,281.23	217,800	\$3,100,000	18	\$2,000,000
<b>AVERAGE VALUES</b>				<b>298</b>	<b>298</b>	<b>74</b>	<b>1,880</b>	<b>\$3,717.16</b>	<b>2,774,772</b>	<b>\$5,718,800</b>	<b>53</b>	<b>\$4,399,865</b>
<b>AVERAGE VALUES FOR ALL</b>				<b>298</b>	<b>298</b>	<b>74</b>	<b>1,880</b>	<b>\$3,717.16</b>	<b>2,774,772</b>	<b>\$5,718,800</b>	<b>53</b>	<b>\$4,399,865</b>

### Quick Statistics ( 5 Listings Total)

	Min	Max	Median
List Price	\$1,999,000	\$18,000,000	\$2,900,000
Sale Price	\$2,000,000	\$12,788,000	\$2,296,325

**S** 60000 HWY 1, Big Sur Coast 93920 (South Coast) **\$12,788,000** MLS: 80648477  
 Beds: Studio bed(s) Baths Full/Partial: 1 bath(s) **DOM: 187** CDOM: 187



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$18,000,000 08/02/2006
Bed/Bath:	Studio / 1	Age:	99 years
SqFt:	917	Lot:	295.00 ac
		Original :	\$18,000,000 08/02/2006
		OffMktDate:	
		Sold	\$12,788,000 02/05/2007
		(Closed Sale)	

**Remarks**  
 George & Esther Harlan Ranch, Lopez Point, Big Sur:Original pioneer family homestead.Rich in history, biological diversity and stunning natural beauty. 1.5 miles of oceanfront,beaches,coves. Working Ranch-awesome natural wonders

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Dining Area in Family Room	No Informal Dining Area	No Formal Dining Area	--	2 Car Garage

**S** 51410 PARTINGTON RIDGE RD, BIG SUR 93920 (Big Sur Coast) **\$2,700,000** MLS: 80655815  
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 325** CDOM: 325



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$2,900,000 09/05/2006
Bed/Bath:	3 / 3	Age:	55 years
SqFt:	1,650	Lot:	5.70 ac
		Original :	\$2,900,000 09/05/2006
		OffMktDate:	08/22/2007
		Sold	\$2,700,000 07/27/2007
		(Closed Sale)	

**Remarks**  
 Spectacular Ocean Views from this 5.7ac parcel on the Big Sur Coast. Redwood lodge style home, privacy, gardens, mature redwood, oak & bay trees. Plans by Mickey Muennig for addition of a guest house, workshop, pool & spa.

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Family Room Kitchen	--	Living Rm/Dining Rm Combo	--	1 Car Garage

**S** 9577 SYCAMORE CANYON PT, Big Sur Coast 93920 (South Coast) **\$2,296,325** MLS: 80715222  
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 148** CDOM: 148



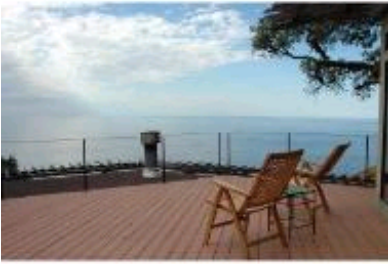
Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$1,999,000 03/25/2007
Bed/Bath:	3 / 2	Age:	4 years
SqFt:	2,871	Lot:	2.80 ac
		Original :	\$1,999,000 03/25/2007
		OffMktDate:	
		Sold	\$2,296,325 08/20/2007
		(Closed Sale)	

**Remarks**  
 Less than 1/2 mi to Pfeiffer Beach on sunny hillside.Almost new home with all amenities for Big Sur living.Complete outdoor kitchen,30 gpm well.Great room & large fireplace. Elegance,simplicity and practicality in exquisite location.

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Family Room Kitchen	Breakfast Bar	Living Rm/Dining Rm Combo	--	2 Car Garage

**S** 48755 Highway 1, BIG SUR 93920 (Big Sur Coast) \$2,215,000 MLS: 80659333  
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) DOM: 273 CDOM: 273



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$2,595,000 09/20/2006
Bed/Bath:	3 / 2      Age:      88 years	Original :	\$2,595,000 09/20/2006
SqFt:	2,400      Lot:      10.00 ac	OffMktDate:	
		Sold	\$2,215,000 06/20/2007
		(Closed Sale)	

**Remarks**  
 Private 10 acres w/large ocean, mountain and canyon views. Spacious room with views-views-views facing southwest. Last property on Graves Ridge gated for privacy.

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Dining Area in Family Room	Breakfast Nook	No Formal Dining Area	- -	Guest Parking

**S** 46325 PFEIFFER RIDGE RD, Big Sur Coast 93920 (Big Sur Coast) \$2,000,000 MLS: 80657593  
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) DOM: 556 CDOM: 556



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$3,100,000 09/11/2006
Bed/Bath:	2 / 2      Age:      18 years	Original :	\$2,495,000 09/11/2006
SqFt:	1,561      Lot:      5.00 ac	OffMktDate:	
		Sold	\$2,000,000 03/20/2008
		(Closed Sale)	

**Remarks**  
 Some of the most beautiful Ocean and Mountain Views in all of Big Sur. Guest house with fabulous views. Hardwood floors, unique 5-acre useable lot. Located on a gated private road. Home has all the comforts you need.... High Speed internet, HD TV, state of the art alarm. An amazing home in one of the most beautiful settings on earth!

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	Living Rm/Dining Rm Combo	- -	Off Street Parking