

## Summary Of Comparable Properties

Single Family Residential

Address	City	Beds	Bath	DOM	CDOM	LOE	SqFt	\$/SqFt	Lot(SqFt)	List Price	Age	Sale Price
<b>ACTIVE</b>												
49901 Hwy 1	Big Sur Coast	2	3	799	1266		7,500	\$960	1,176,120	\$7,200,000	99	
46950 Clear Ridge Rd	Big Sur Coast	3	2 1/2	2	2		1,900	\$3,157.89	1,742,400	\$6,000,000	4	
46480 Clear Ridge Rd	South Coast	1	2	252	252		800	\$6,125	871,200	\$4,900,000	33	
53900 Hwy 1	Big Sur Coast	1	1 1/2	1024	1024		1,800	\$2,666.67	281,833	\$4,800,000	99	
54850 Highway 1	Big Sur Coast	3	3	44	44		3,700	\$1,079.73	217,800	\$3,995,000	38	
9167 Sycamore Canyon Rd	Big Sur Coast	3	3	224	224		1,850	\$2,159.46	216,928	\$3,995,000	15	
51410 Partington Ridge Rd	Big Sur Coast	3	3	312	312		1,650	\$1,954.55	248,292	\$3,225,000	44	
0 Sycamore Canyon Rd	Big Sur Coast	1	1	205	205		684	\$4,385.96	436,471	\$3,000,000	21	
0 Partington Rg	South Coast	1	1 1/2	339	339		868	\$3,450.46	87,120	\$2,995,000	59	
0 Coastlands Rd	Big Sur Coast	2	2	129	129		1,862	\$1,584.32	87,120	\$2,950,000	32	
46720 Pfeiffer Ridge Rd	Big Sur Coast	2	2 1/2	18	18		1,683	\$1,485.44	872,942	\$2,500,000	9	
51500 Partington Ridge Rd	Big Sur Coast	2	2	777	1221		1,618	\$1,418.42	134,164	\$2,295,000	19	
0 Partington Ridge Rd	Big Sur Coast	3	2	896	896		2,200	\$909.09	101,494	\$2,000,000	60	
46845 Hwy 1	Big Sur Coast	4	2	925	925		3,000	\$650	234,788	\$1,950,000	44	
46977 Clear Ridge Rd	Big Sur Coast	1	2	162	162		2,000	\$972.5	871,200	\$1,945,000	15	
11 Clear Ridge Rd	Big Sur Coast	2	2	183	183		1,723	\$1,073.71	217,800	\$1,850,000	28	
51422 Partington Ridge Rd	Big Sur Coast	4	3	20	20		3,203	\$560.41	88,426	\$1,795,000	6	
<b>AVERAGE VALUES</b>				<b>371</b>	<b>425</b>		<b>2,238</b>	<b>\$2,034.92</b>	<b>463,888</b>	<b>\$3,376,176</b>	<b>37</b>	
<b>AVERAGE VALUES FOR ALL</b>				<b>371</b>	<b>425</b>		<b>2,238</b>	<b>\$2,034.92</b>	<b>463,888</b>	<b>\$3,376,176</b>	<b>37</b>	

### Quick Statistics ( 17 Listings Total)

	Min	Max	Median
List Price	\$1,795,000	\$7,200,000	\$2,995,000
Sale Price			

**A** 49901 HWY 1, Big Sur Coast 93920 (Big Sur Coast) **\$7,200,000** MLS: 80703613  
 Beds: 2 bed(s) Baths Full/Partial: 3 bath(s) DOM: 799 CDOM: 1266



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$7,200,000 01/24/2007
Bed/Bath:	2 / 3 Age: 99 years	Original :	\$7,200,000 10/14/2005
SqFt:	7,500 Lot: 27.00 ac	OffMktDate:	
		Active	

**Remarks**  
 27 ACRE MULTI-USE OPPORTUNITY. INCLUDES COAST GALLERY, VISITOR SERVING ZONING, ACTIVE COASTAL DEV. PERMIT FOR 6000 SQ FT RESIDENCE. INCLUDES APN'S 420-201-008 + 021, 022, 003, 004.

**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	--	Guest Parking

Listed By Ben Heinrich, Coldwell Banker/Del Monte-Rancho

**A** 46950 CLEAR RIDGE RD, Big Sur Coast 93920 (Big Sur Coast) **\$6,000,000** MLS: 80916064  
 Beds: 3 bed(s) Baths Full/Partial: 2 1/2 bath(s) DOM: 2 CDOM: 2



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$6,000,000 03/31/2009
Bed/Bath:	3 / 2 1/2 Age: 4 years	Original :	\$6,000,000 03/31/2009
SqFt:	1,900 Lot: 1,742,400 sq ft	OffMktDate:	
		Active	

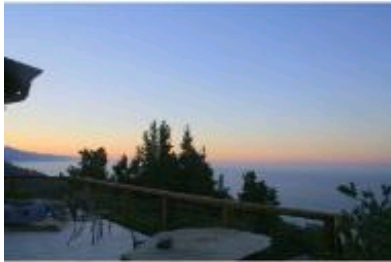
**Remarks**  
 Designed to disappear into the landscape and maximize views, this 1,900 square foot home contains 3 bedrooms, 2 1/2 bathrooms, and a great room with an open kitchen. Dual-glazed full height windows and glass walls offer spectacular views of the Pacific Ocean while natural materials used in a contemporary setting provide the ultimate environment for relaxation and quiet luxury.

**Property Features**

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

Listed By John Saar, John Saar-Crossroads

**A** 46480 CLEAR RIDGE RD, Big Sur Coast 93920 (South Coast) **\$4,900,000** MLS: 80823730  
 Beds: 1 bed(s) Baths Full/Partial: 2 bath(s) DOM: 252 CDOM: 252



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$4,900,000 07/24/2008
Bed/Bath:	1 / 2 Age: 33 years	Original :	\$5,750,000 07/24/2008
SqFt:	800 Lot: 20.00 ac	OffMktDate:	
		Active	

**Remarks**  
 One of the finest locations in Big Sur, this rare 20 acre parcel sits 1100 ft above the surf with dramatic South Coast & Pacific Ocean views. Located south of Andrew Molera Park, Clear Ridge was named for it's uncanny ability to remain clear as the fog rolls in. This magical place was the retreat of Big Sur legend, Hank Adams. The 1BR 2BA superbly integrated cabin enjoys an elegant simplicity.

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	No Informal Dining Area	Living Rm/Dining Rm Combo	--	Guest Parking

Listed By Ben Heinrich, Coldwell Banker/Del Monte-Rancho

**A** 53900 HWY 1, South Coast 93920 (Big Sur Coast) **\$4,800,000 MLS: 80635781**  
 Beds: 1 bed(s) Baths Full/Partial: 1 1/2 bath(s) **DOM: 1024 CDOM: 1024**



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$4,800,000 06/13/2006
Bed/Bath:	1 / 1 1/2	Age:	99 years
SqFt:	1,800	Lot:	6.47 ac
		Original :	\$5,500,000 06/13/2006
		OffMktDate:	Active

**Remarks**  
 OCEAN FRONT 6-ACRE COMPOUND W/ BREATHTAKING WHITE WATER & OCEAN VIEWS. RUSTIC MAIN HOUSE W/ LARGE STONE FIREPLACE, WINDOWS & SLIDERS OPEN TO DECKS & OCEAN VIEWS. GUESTHOUSE & CARETAKERS COTTAGE, PLUS EDGE OF THE WORLD SPA.

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	No Informal Dining Area	Living Rm/Dining Rm Combo	--	Guest Parking

Listed By Ben Heinrich, Coldwell Banker/Del Monte-Rancho

**A** 54850 HIGHWAY 1, Big Sur Coast 93920 (Big Sur Coast) **\$3,995,000 MLS: 80908315**  
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 44 CDOM: 44**



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$3,995,000 02/17/2009
Bed/Bath:	3 / 3	Age:	38 years
SqFt:	3,700	Lot:	5.00 ac
		Original :	\$4,995,000 02/17/2009
		OffMktDate:	Active

**Remarks**  
 This spectacular, Big Sur ocean front compound complete with a private beach, a grassy knoll, a main house and a guest house, offers breathtaking views up and down the California coast. Cormorant Cove is private yet is only a short distance from the Big Sur Village. There are plans to build a 6000 sq. foot residence designed by world renowned architect Mickey Muennig.

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Separate Family Room	No Informal Dining Area	Separate Dining Room	--	1 Car Carport

Listed By Tim Allen, Coldwell Banker/Del Monte-Junipero

**A** 9167 SYCAMORE CANYON RD, Big Sur Coast 93920 (Big Sur Coast) **\$3,995,000 MLS: 80829361**  
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 224 CDOM: 224**



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$3,995,000 08/21/2008
Bed/Bath:	3 / 3	Age:	15 years
SqFt:	1,850	Lot:	216,928 sq ft
		Original :	\$4,695,000 08/21/2008
		OffMktDate:	Active

**Remarks**  
 Dramatic Micky Muenning, organic, contemporary home offering breathtaking views of the Big Sur mountains and the Pacific Ocean. Just a few minutes from Pfeiffer Beach, the Big Sur Bakery, Ventana Inn & Post Ranch Inn, this unique property, artfully placed into the granite covered hillside, offers privacy in a world class setting with wonderful outdoor spaces, gardens, decks and patios.

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Separate Family Room	No Informal Dining Area	Separate Dining Room	--	Off Street Parking

Listed By Tim Allen, Coldwell Banker/Del Monte-Junipero

**A** 51410 PARTINGTON RIDGE RD, Big Sur Coast 93920 (Big Sur Coast) **\$3,225,000** MLS: 80811018  
 Beds: 3 bed(s) Baths Full/Partial: 3 bath(s) **DOM: 312 CDOM: 312**



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$3,225,000 05/25/2008
Bed/Bath:	3 / 3 Age: 44 years	Original :	\$3,225,000 05/25/2008
SqFt:	1,650 Lot: 5.70 ac	OffMktDate:	Active

**Remarks**  
 Spectacular ocean views from this rustic but fabulous cabin on the Big Sur coast. Just completed a slight remodel, new granite countertops, lifetime warranty windows, all new top of the line appliances. Beautiful, secluded home with redwood trees, nature and wow the view!

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	No Informal Dining Area	Living Rm/Dining Rm Combo	--	1 Car Garage

Listed By Lori Keys Curtis, Keller Williams Realty

**A** 0 SYCAMORE CANYON RD, Big Sur Coast 93920 (Big Sur Coast) **\$3,000,000** MLS: 80832852  
 Beds: 1 bed(s) Baths Full/Partial: 1 bath(s) **DOM: 205 CDOM: 205**



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$3,000,000 09/09/2008
Bed/Bath:	1 / 1 Age: 21 years	Original :	\$3,000,000 09/09/2008
SqFt:	684 Lot: 436,471 sq ft	OffMktDate:	Active

**Remarks**  
 Above Pfeiffer Beach in the heart of Big Sur. Lush usable 10 acres with small well built and cared for cottage plus artists studio. Spectacular ocean views. Peacefull and quiet weekender close to all the fine restaurants and resorts. Ample space to build your dream home

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	No Informal Dining Area	Living Rm/Dining Rm Combo	--	No Garage/Parking

Listed By Hillary Lipman, John Saar-Crml Rncho

**A** 0 Partington RG, Big Sur Coast 93920 (South Coast) **\$2,995,000** MLS: 80804876  
 Beds: 1 bed(s) Baths Full/Partial: 1 1/2 bath(s) **DOM: 339 CDOM: 339**



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$2,995,000 04/28/2008
Bed/Bath:	1 / 1 1/2 Age: 59 years	Original :	\$2,995,000 04/28/2008
SqFt:	868 Lot: 87,120 sq ft	OffMktDate:	Active

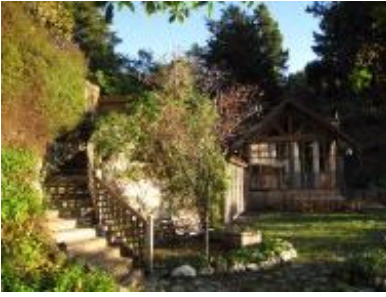
**Remarks**  
 Two beautiful acres on the Big Sur Coast with stunning views of the Pacific Coast. The existing house is the perfect retreat, vacation or second home or build your dream home amongst the trees in always sunny Big Sur.

**Property Features**

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

Listed By John Saar, John Saar-Crossroads

**A** 0 COASTLANDS RD, Big Sur Coast 93920 (Big Sur Coast) **\$2,950,000** MLS: 80846836  
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 129 CDOM: 129**



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$2,950,000 11/24/2008
Bed/Bath:	2 / 2 Age: 32 years	Original :	\$2,950,000 11/24/2008
SqFt:	1,862 Lot: 2.00 ac	OffMktDate:	Active

**Remarks**  
 Inside the gate of Big Sur's exclusive Coastlands neighborhood, amidst a charming garden with ocean views, sits this sweet private home of glass, wood, and love. Prepare yourself to stay awhile, because you won't want to leave - except to walk through the garden and across the enchanted bridge leading through the forest to the completely hidden guest house.

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Family Room Kitchen	No Informal Dining Area	Living Rm/Dining Rm Combo	--	Uncovered

Listed By Ben Heinrich, Coldwell Banker/Del Monte-Rancho

**A** 46720 PFEIFFER RIDGE RD, Big Sur Coast 93920 (Big Sur Coast) **\$2,500,000** MLS: 80913131  
 Beds: 2 bed(s) Baths Full/Partial: 2 1/2 bath(s) **DOM: 18 CDOM: 18**



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$2,500,000 03/15/2009
Bed/Bath:	2 / 2 1/2 Age: 9 years	Original :	\$2,500,000 03/15/2009
SqFt:	1,683 Lot: 872,942 sq ft	OffMktDate:	Active

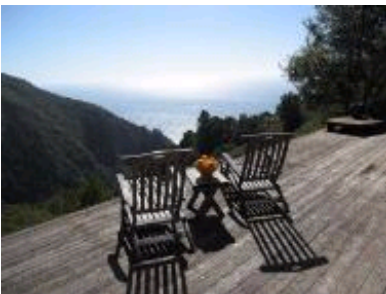
**Remarks**  
 On Pfeiffer Ridge, in the heart of Big Sur at the end of the private paved road west of Hwy 1, this modern home sits on 20 acres with spectacular ocean and mountain views. Designed by Daniel Piechota it is quintessential Big Sur with the glass walls bringing the vast outdoors inside and redwood and concrete providing warmth and strength. Plenty of usable land for guest quarters, gardens or horses.

**Property Features**

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

Listed By Hillary Lipman, John Saar-Crml Rncho

**A** 51500 PARTINGTON RIDGE RD, South Coast 93920 (Big Sur Coast) **\$2,295,000** MLS: 80707585  
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) **DOM: 777 CDOM: 1221**



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$2,295,000 02/15/2007
Bed/Bath:	2 / 2 Age: 19 years	Original :	\$2,500,000 11/28/2005
SqFt:	1,618 Lot: 3.08 ac	OffMktDate:	Active

**Remarks**  
 PRIVATE RETREAT ON PARTINGTON RIDGE. SPECTACULAR CANYON & OCEAN VIEWS. BEAUTIFULLY REMODELED, 14 YO HOME OFFERS QUIET COMFORT, SPACIOUS ROOMS, LIGHT & BRIGHT. 2 BEDROOMS, 2 BATHS; 1,600 SF. DECKS, PATIOS FOR OUTDOOR LIVING.

**Property Features**

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

Listed By Ben Heinrich, Coldwell Banker/Del Monte-Rancho

**A** 0 PARTINGTON RIDGE RD, Big Sur Coast 93920 (Big Sur Coast) \$2,000,000 MLS: 80665077  
 Beds: 3 bed(s) Baths Full/Partial: 2 bath(s) DOM: 896 CDOM: 896



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$2,000,000 10/19/2006
Bed/Bath:	3 / 2 Age: 60 years	Original :	\$3,900,000 10/19/2006
SqFt:	2,200 Lot: 101,494 sq ft	OffMktDate:	Active

**Remarks**  
 The property wraps the ridgeline allowing for sunsets and sunrises over the ocean. Reminiscent of a Sunset Magazine garden home, the owners have created a quality landscape of quartzite patios and paths, water features, delightful, custom tables, chairs & recliners, fire pits, arbors, sculptures, custom gates & spa, all softened & enhanced by mature plantings.

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Breakfast Room	Living Rm/Dining Rm Combo	--	No Garage/Parking

Listed By John Saar, John Saar-Crossroads

**A** 46845 HWY 1, Big Sur Coast 93920 (Big Sur Coast) \$1,950,000 MLS: 80659229  
 Beds: 4 bed(s) Baths Full/Partial: 2 bath(s) DOM: 925 CDOM: 925



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$1,950,000 09/20/2006
Bed/Bath:	4 / 2 Age: 44 years	Original :	\$2,950,000 09/20/2006
SqFt:	3,000 Lot: 5.39 ac	OffMktDate:	Active

**Remarks**  
 CASA LAURIA IS A HUGE SPACIOUS TROTTER-BUILT HOUSE IN THE CENTER OF BIG SUR. VIEWS OF BIG SUR VALLEY & MOLERA STATE PARK WITH ROWS OF WINDOWS & GARDENS. MINUTES TO THE REDWOODS, THE RIVER, POST RANCH & BEACHES...YET VERY PRIVATE.

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Dining Area in Family Room	Breakfast Bar	Living Rm/Dining Rm Combo	--	Uncovered

Listed By Michael Gilson, Coldwell Banker/Del Monte-Rancho

**A** 46977 CLEAR RIDGE RD, Big Sur Coast 93920 (Big Sur Coast) \$1,945,000 MLS: 80841444  
 Beds: 1 bed(s) Baths Full/Partial: 2 bath(s) DOM: 162 CDOM: 162



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$1,945,000 10/22/2008
Bed/Bath:	1 / 2 Age: 15 years	Original :	\$1,945,000 10/22/2008
SqFt:	2,000 Lot: 871,200 sq ft	OffMktDate:	Active

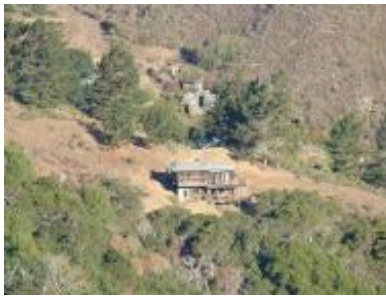
**Remarks**  
 Experience panoramic views from this peaceful location on Clear Ridge. The perfectly proportioned Japanese Tea House architecture invites you to enter and relax in the Zen like setting.

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	No Informal Dining Area	Living Rm/Dining Rm Combo	--	Garage - Converted

Listed By Ben Heinrich, Coldwell Banker/Del Monte-Rancho

**A** 11 CLEAR RIDGE RD, Big Sur Coast 93920 (Big Sur Coast) **\$1,850,000** MLS: 80837604  
 Beds: 2 bed(s) Baths Full/Partial: 2 bath(s) DOM: 183 CDOM: 183



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$1,850,000 10/01/2008
Bed/Bath:	2 / 2 Age: 28 years	Original :	\$1,850,000 10/01/2008
SqFt:	1,723 Lot: 5.00 ac	OffMktDate:	Active

**Remarks**  
 This two bedroom/2 bath/2 story home sits on a mountainside in Big Sur. 5 acres, mature oaks. Numerous birds and wild animals can be viewed from the 2 very private decks. Outdoor shower, outdoor bathtub. Private access road. Locked gate. 4-wheel drive recommended. Energy self-sufficient home. Solar panels and propane generator. Propane heat. 50 minutes' drive from Carmel, yet "a world apart".

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Dining "L"	No Formal Dining Area	--	Guest Parking

Listed By Nancy Sanders, Keller Williams Realty

**A** 51422 PARTINGTON RIDGE RD, South Coast 93920 (Big Sur Coast) **\$1,795,000** MLS: 80912888  
 Beds: 4 bed(s) Baths Full/Partial: 3 bath(s) DOM: 20 CDOM: 20



Property Overview		Pricing/Dates	
Area:	North Big Sur Coast (Area 157)	List :	\$1,795,000 03/13/2009
Bed/Bath:	4 / 3 Age: 6 years	Original :	\$1,795,000 03/13/2009
SqFt:	3,203 Lot: 88,426 sq ft	OffMktDate:	Active

**Remarks**  
 SPECTACULAR OCEAN VIEWS! NEW CONSTRUCTION WITH INTERIOR APPROX 50% COMPLETE. GREAT FOR CONTRACTOR OR OWNER/BUILDER TO COMPLETE AND ADD OWN FINISHES. MANY INSPECTIONS ALREADY PASSED. THIS HOME OFFERS GREAT VIEWS AND MANY AMENITIES. DETACHED GUEST HOUSE, ALL ON 2.03 ACRES.

**Property Features**

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
Family Room Kitchen	No Informal Dining Area	No Formal Dining Area	--	1 Car Garage

Listed By William L. Smith, Coldwell Banker/Del Monte-Junipero