



Charles Duppen
 "No Slogans Just Outstanding Service"
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Quick Summary of Comparable Properties

Residential Summary

Res. Townhouse

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	HOA	Lot (SF)	List Price	Age	Sale Price	COE
101 Peach Terrace	Santa Cruz	2	2 0	8	1,194	\$753.77	\$609	1,830 (sf)	\$795,000	44	\$900,000	08/05/22
142 Palo Verde Terrace	Santa Cruz	2	1 0	6	960	\$937.50	\$689	2,178 (sf)	\$725,000	47	\$900,000	05/13/22
170 Peach Terrace	Santa Cruz	2	2 0	6	1,194	\$724.46	\$609	2,352 (sf)	\$820,000	45	\$865,000	06/10/22
118 Peach Terrace	Santa Cruz	2	1 1	9	1,054	\$782.73	\$609	871 (sf)	\$699,000	45	\$825,000	07/29/22
113 Peach Terrace	Santa Cruz	2	1 0	2	943	\$851.01	\$603	1,830 (sf)	\$810,000	44	\$802,500	07/12/22
117 Peach Terrace	Santa Cruz	2	1 1	0	1,054	\$759.01	\$609	871 (sf)	\$799,000	44	\$800,000	08/11/22
152 Torrey Pine Terrace	Santa Cruz	2	1 1	10	1,012	\$746.05	\$570	697 (sf)	\$715,000	43	\$755,000	01/10/22

SOLD

# Listings:	7	AVG VALUES:	6	1,059	\$793.50	\$614	1,518 (sf)	\$766,143	45	\$835,357
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# Listings Total:	7	AVG VALUES FOR ALL:	6	1,059	\$793.50	\$614	1,518 (sf)	\$766,143	45	\$835,357
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Quick Statistics (7 Listings Total)

	Min	Max	Median
List Price	\$699,000	\$820,000	\$795,000
Sale Price	\$755,000	\$900,000	\$825,000

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



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Quick Summary of Comparable Properties

Residential Brief Report

Residential

Sold	170 Peach Terrace Santa Cruz 95060	\$820,000	MLS: ML81892301
	Beds: 2 Baths (F/P): 2 0		DOM: 6



Property Overview

Area: **West Santa Cruz (43)**
 # Units:
 SqFt: **1,194** Lot: **2,352 (sf)**
 Assc Fee: **\$609** Age: **45**

Pricing / Dates

Original: **\$820,000** Date: **5/25/22**
 List: **\$820,000** Date: **5/25/22**
 Sold: **\$865,000** Date: **6/10/22**
 \$/SqFt: **\$724.46**

OffMktDate: **5/31/22**

Remarks

Amazing end unit surrounded by greenery. Meet 170 Peach Terrace! Located on Santa Cruzs coveted Upper Westside near UC Santa Cruz this townhouse is listed as a 2 bedroom but could easily live as a 3 bedroom with a sizable den / office with french doors. The primary bedroom has a large closet and its own ensuite with a second bathroom in the hall. The living and kitchen areas are nice and open with a corner fireplace to keep cozy in the cooler months. Sliding glass doors open onto a private yard, perfect for a little garden and relaxing under the redwood tree. The yard also has a storage shed for all of your bikes, surfboards and other toys that come with life in Santa Cruz. Laundry hookups are located off the kitchen with a pantry and multiple storage closets. This end unit has one shared wall and no upstairs or downstairs neighbors and comes with assigned parking. Stop by soon!

Property Features

Family Room
 No Family Room

Dining Area
 No Formal

Garage/Parking
 Assigned

Listed By Kroft & Hulsey Team, Sol Property Advisors

Sold	113 Peach Terrace Santa Cruz 95060	\$810,000	MLS: ML81899937
	Beds: 2 Baths (F/P): 1 0		DOM: 2



Property Overview

Area: **West Santa Cruz (43)**
 # Units:
 SqFt: **943** Lot: **1,830 (sf)**
 Assc Fee: **\$603** Age: **44**

Pricing / Dates

Original: **\$810,000** Date: **7/10/22**
 List: **\$810,000** Date: **7/10/22**
 Sold: **\$802,500** Date: **7/12/22**
 \$/SqFt: **\$851.01**

OffMktDate: **7/10/22**

Remarks

Property Features

Family Room
 No Family Room

Dining Area
 Dining "L"

Garage/Parking
 Common Parking Area

Listed By Rick Miritz, Miritz Real Estate, Inc.

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Quick Summary of Comparable Properties

Sold	117 Peach Terrace Santa Cruz 95060	\$799,000	MLS: ML81903551
	Beds: 2 Baths (F/P): 1 1		



Property Overview

Area: West Santa Cruz (43)
 # Units:
 SqFt: 1,054 Lot: 871 (sf)
 Assc Fee: \$609 Age: 44

Pricing / Dates

Original: \$799,000 Date: 8/11/22
 List: \$799,000 Date: 8/11/22
 Sold: \$800,000 Date: 8/11/22
 \$/SqFt: \$759.01

OffMktDate: 8/11/22

Remarks

For comp purposes only:

Updated 2 bedroom, 2.5 bath, 2-story townhome near UCSC. Vinyl plank flooring & fresh paint throughout, newer appliances, updated bathrooms, double pane windows and slider. In-unit laundry; front-load washer & dryer included. Fenced & private front & back patios. Designated carport plus a permit for additional on-site parking. Wonderful upper Westside location near schools, parks, trails, shopping, dining and more.

Property Features

Family Room

No Family Room

Dining Area

Dining Area in Living Room

Garage/Parking

Carport, Unassigned Spaces

Listed By Katrin Tobin, Coldwell Banker Realty

Sold	101 Peach Terrace Santa Cruz 95060	\$795,000	MLS: ML81900712
	Beds: 2 Baths (F/P): 2 0		DOM: 8



Property Overview

Area: West Santa Cruz (43)
 # Units: 100
 SqFt: 1,194 Lot: 1,830 (sf)
 Assc Fee: \$609 Age: 44

Pricing / Dates

Original: \$795,000 Date: 7/21/22
 List: \$795,000 Date: 7/21/22
 Sold: \$900,000 Date: 8/5/22
 \$/SqFt: \$753.77

OffMktDate: 7/29/22

Remarks

Sunny and bright townhouse near UCSC, in the Bay Tree complex. You can walk to campus and major bus lines. Two large bedrooms, 2 baths and a den. Lives like a 3 bedroom. Kitchen has been updated. Spacious living room and dining area have big windows with lots of natural light. Single level and an end unit so very private with a nice courtyard with mature trees nearby. Great location, near the university, Wilder Ranch hiking and cycling, Lower Westside beaches and popular Westside restaurants, Humble Sea Brewery, wine tasting rooms and shops.

Property Features

Family Room

No Family Room

Dining Area

Dining Area

Garage/Parking

Carport, Off-Site Parking

Listed By Julie Hansmann, David Lyng Real Estate

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Quick Summary of Comparable Properties

Sold	142 Palo Verde Terrace Santa Cruz 95060	\$725,000	MLS: ML81888805
	Beds: 2 Baths (F/P): 1 0		DOM: 6



Property Overview

Area: **West Santa Cruz (43)**
 # Units:
 SqFt: **960** Lot: **2,178 (sf)**
 Assc Fee: **\$689** Age: **47**

Pricing / Dates

Original: **\$725,000** Date: **4/26/22**
 List: **\$725,000** Date: **4/26/22**
 Sold: **\$900,000** Date: **5/13/22**
 \$/SqFt: **\$937.50**
 OffMktDate: **5/2/22**

Remarks

You have to see to believe. Don't judge until you see the complex location and all the upgrades of this particular unit. This end unit, situated on the far side of the complex, boasts an awesome view. Southern exposure galore, and lot of indoor/outdoor living with great ambiance. Two very good sized bedrooms. Pet lovers will like it. This unit is also way more private and quiet than you might expect. Sellers bought recently and fully remodeled kitchen, living room and bath. New water heater, newer furnace, new appliances, new landscaping. Hot tub is ready and staying. You can just move in and enjoy. Very short distance to Roundtree HOA pool and common area.

Property Features

Family Room

No Family Room

Dining Area

Dining Area in Living Room

Garage/Parking

Common Parking Area

Listed By Rick Miritz, Miritz Real Estate, Inc.

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Quick Summary of Comparable Properties

Sold	152 Torrey Pine Terrace Santa Cruz 95060	\$715,000	MLS: ML81869654
	Beds: 2 Baths (F/P): 1 1		DOM: 10



Property Overview

Area: West Santa Cruz (43)
 # Units: 142
 SqFt: 1,012 Lot: 697 (sf)
 Assc Fee: \$570 Age: 43

Pricing / Dates

Original: \$715,000 Date: 11/9/21
 List: \$715,000 Date: 11/9/21
 Sold: \$755,000 Date: 1/10/22
 \$/SqFt: \$746.05

OffMktDate: 11/19/21

Remarks

Very desirable Upper Westside Location, just minutes to UCSC, Down town Santa Cruz, Beaches, Boardwalk. 2 bedroom 1.5 bathroom Townhome with outside private patio. Freshly painted inside, wood-looking flooring throughout. Living room, dining area and kitchen all in one great space. Counter tops are granite in kitchen, gorgeous cabinets, with white appliances. Plenty of storage under the stairs. 2 sliding doors in the great room, overlooking the sunny, private patio. Upstairs is the laundry area in the main bathroom, 2 bedrooms and a walk in closet. Carport parking space and plenty of parking on the street. Ride bike to shopping, restaurants, schools, parks, bus lines, walking trails. Complex has a pool and lots of room outside to walk & explore the neighborhood. Move in ready :)

Property Features

Family Room

No Family Room

Dining Area

Dining Area

Garage/Parking

Assigned, Carport

Listed By Sira Taylor, Century21 Real Estate Alliance

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Quick Summary of Comparable Properties

Sold	118 Peach Terrace Santa Cruz 95060	\$699,000	MLS: ML81895834
	Beds: 2	Baths (F/P): 1 1	DOM: 9



Property Overview

Area: **West Santa Cruz (43)**
 # Units:
 SqFt: **1,054** Lot: **871 (sf)**
 Assc Fee: **\$609** Age: **45**

Pricing / Dates

Original: **\$699,000** Date: **6/21/22**
 List: **\$699,000** Date: **6/21/22**
 Sold: **\$825,000** Date: **7/29/22**
 \$/SqFt: **\$782.73**

OffMktDate: **6/30/22**

Remarks

Great location for this comfortable 2 bedroom, 1.5 bath townhome on the upper West Side near UCSC. The home offers newer double-pane windows, laminate flooring in the living/dining areas, plus a new fridge, stove, dishwasher and kitchen sink as of June 2022. You have plenty of closet storage at the front entry and under the stairs. The kitchen opens to the dining area so you can visit with friends and family while making dinner. The laundry room and half bath are tucked off of the kitchen. There is good separation between the upstairs bedrooms, a peek of the ocean from the front one, and plenty of closet room in both. Besides being close to UCSC, you are just minutes from Westlake and University Terrace Parks. Other amenities to bike or drive to include New Leaf, Swift St. Courtyard shops, Companion Bakery, Verve Coffee, or simply enjoy the ocean along West Cliff Drive. This home has a nice front patio and the back patio offers easy access to your assigned carport.

Property Features

Family Room

No Family Room

Dining Area

Dining Area in Living Room

Garage/Parking

Assigned, Carport

Listed By **Laura Grenyo, Coldwell Banker Realty**

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