

SEA MEADOW SALES SINCE 2000

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>COMMENTS</u>
1453 Bonnymede	\$26,500,000	\$28,000,000	\$25,000,000	12/21	1 yr.	Superb 7,150 sq.ft. 5/5.5 home on the sand of exceptional quality with walnut library, stone floors, steel & glass doors, family room and full basement. The seller has free possession for 4 months after closing. <u>Previous Sales:</u> Sold in 3/13 for \$13,500,000 The lot sold in 8/97 for \$1,100,000
1413 Sea Meadow	11,656,000	n/a	n/a	8/09	n/a	7,050 sq.ft. 5/5/2 home with pretty ocean views, 2 fireplaces, open beam ceilings, hardwood and stone floors, 2 fireplaces, a library, family room, formal dining room and gym. <u>Previous Sales:</u> Sold in 6/99 for \$6,900,000 The lot sold in 7/95 for \$1,000,000
1460 Bonnymede	11,000,000	n/a	n/a	11/21	n/a	Redone Sea Meadow 4,260 sq.ft. 4/4.5 with 2 story atrium, family room with stone fireplace and outdoor fireplace. <u>Previous Sales:</u> Sold in 11/20 for \$7,315,000 Sold in 2/16 for \$5,465,000 Sold in 10/03 for \$4,475,000 Sold in 10/98 for \$2,800,000 Sold in 3/98 for \$2,000,000 Sold in 2/92 for \$1,690,000
10 Via del Mar	10,600,000	9,750,000	9,750,000	11/08	2 wks.	This 4,800 sq.ft. 3/4.5 home with family room and library offers ocean and mountain views and is the second home in from the sand. <u>Previous Sales:</u> Sold in 7/00 for \$5,100,000 The lot sold in 7/98 for \$1,000,000
36 Hammond Dr.	10,000,000	8,450,000	8,450,000	10/21	1 day	Newly redone 5,200 sq.ft. Sea Meadow 4/4 home with office, open beam ceilings, formal dining, 3 car garage and slate patios. <u>Previous Sales:</u> Sold in 1/17 for \$4,500,000 Sold in 6/92 for \$1,950,000
1405 Sea Meadow	10,000,000	10,900,000	10,900,000	8/13	1 mo.	Stunning and private 4,557 sq.ft. 3/3.5 home built in 2001 with ocean views over acres of lawn, 3 fireplaces and library/family room. <u>Previous Sales:</u> Sold in 7/12 for \$8,700,000 The lot sold in 4/99 for \$1,000,000
1475 Bonnymede	7,700,000	7,950,000	8,750,000	7/22	5 mo.	Bright remodeled 4,280 sq.ft. 3/3.5 home with private yard, gourmet granite kitchen, formal dining, office and family room. <u>Previous Sales:</u> Sold in 7/15 for \$4,050,000 Sold in 10/99 for \$2,700,000 Sold in 3/96 for \$1,100,000
1473 Bonnymede	6,400,000	n/a	n/a	8/21	n/a	Newly redone South facing 3,159 sq.ft. 4/3 with wood floors, formal dining, office/4 th brm, 2 fireplaces and private terrace. <u>Previous Sales:</u> Sold in 2/16 for \$3,625,000 Sold in 12/93 for \$1,310,000
24 Hammond Dr.	6,250,000	5,750,000	5,750,000	1/08	2 wks.	Sea Meadow 3/3 4,398 sq.ft. French Country with upstairs family room with fireplace and extensive patios. Multiple offers. <u>Previous Sales:</u> Sold in 12/91 for \$1,475,000
18 Via del Mar	5,800,000	6,500,000	6,800,000	12/01	1.3 yrs.	New 4,407 sq.ft. French Country 3/3/2 home with limestone and ahardwood floors, beam ceilings, 4 fireplaces and lovely views across a meadow to the beach. Sold furnished. <u>Previous Sales:</u> The lot sold in 10/98 for \$1,000,000
1419 Sea Meadow	5,700,000	6,585,000	8,500,000	1/02	1.6 yrs.	This beautiful 4,852 sq.ft. 3/4 home offers very nice ocean views. <u>Previous Sales:</u> The lot sold in 4/95 for \$1,050,000

28 Hammond Dr.	5,300,000	5,450,000	5,450,000	12/08	2 wks.	Built in 1991, this is a 2 story 3,326 sq.ft. 3/3.5 home. <u>Previous Sales:</u> Sold in 8/05 for \$3,700,000 Sold in 7/96 for \$1,200,000
1479 Bonnymede	5,250,000	n/a	n/a	8/21	n/a	Redone Sea Meadow 2/2.5 3,194 sq.ft. with slate roof, open beam ceilings, upstairs sunroom, and brick patios. <u>Previous Sales:</u> Sold in 5/19 for \$3,250,000 Sold in 8/17 for \$3,740,000 Sold in 11/07 for \$4,000,023
1491 Bonnymede	5,225,000	5,495,000	5,495,000	1/21	1 mo.	Newly redone 3/3 Sea Meadow 3,517 sq.ft. with sunken living room, 2 upstairs ocean view brms with balconies. <u>Previous Sales:</u> Sold in 7/19 for \$3,273,529 Sold in 6/02 for \$2,700,000 Sold in 2/97 for \$1,250,000
40 Hammond Dr.	4,800,000	4,995,000	5,195,000	11/20	6 mo.	South facing 4,606 sq.ft. 4/3 Sea Meadow home with ocean peeks, formal dining, family room and an office/4th bedroom. <u>Previous Sales:</u> Sold in 2/16 for \$4,650,000 Sold in 6/92 for \$1,475,000
1487 Bonnymede	4,525,000	4,950,000	4,950,000	10/09	2 wks.	This 3,400 sq.ft. 4/3 home with elevator has very limited ocean views from the second story, wood floors and beamed ceilings. <u>Previous Sales:</u> Sold in 5/92 for \$1,565,000
1463 Vincenti Place	4,200,000	4,200,000	4,200,000	3/21	7 mo.	Bright 3,632 sq.ft. 2/2.5 Sea Meadow with patios, office landing, kitchen with office area and sunken living room with fireplace. <u>Previous Sales:</u> Sold in 6/99 for \$2,200,000 Sold in 7/96 for \$1,200,000 Sold in 5/94 for \$1,100,000
1464 Bonnymede	4,075,500	4,495,000	4,750,000	11/16	11 mo.	Bright 4/4 Sea Meadow 3,886 sq.ft. with sunken living room, formal dining, 2 masters and a guest/staff bedroom off laundry. <u>Previous Sales:</u> Sold in 12/96 for \$1,200,000
1468 Bonnymede	3,750,000	3,950,000	4,750,000	8/04	~~	This 3,385 sq.ft. 4/4.5 home was in a lease option at \$12,000/mo. that closed over 3 years later. <u>Previous Sales:</u> Sold in 4/97 for \$1,350,000
1467 Vincenti Pl.	3,650,000	3,950,000	3,950,000	5/17	4 mo.	This 3/3 3,672 sq.ft. home is at the back of the community and has a formal dining room, and spacious master suite. <u>Previous Sales:</u> Sold in 3/05 for \$2,900,000 Sold in 10/99 for \$2,375,000 Sold in 10/96 for \$1,150,000
32 Hammond Dr.	3,400,000	3,650,000	3,650,000	12/19	5 mo.	Within guarded and gated Sea Meadow, this 3,243 sq.ft. 3/3 has open beam ceilings, oak floors, formal dining, master with fireplace and a loft over the 2 car garage. <u>Previous Sales:</u> Sold in 6/96 for \$1,200,000
1483 Bonnymede	3,350,000	3,489,000	4,850,000	4/19	1 yr.	This 4,000 sq.ft. 3/3 has open beam ceilings, French doors & windows, formal dining, 2 fireplaces, 2 ocean view balconies and a private yard. <u>Previous Sales:</u> Sold in 6/98 for \$2,200,000 Sold in 7/95 for \$1,300,000
1471 Vincenti Pl.	3,150,000	n/a	n/a	12/06	n/a	Two story 3,618 sq.ft. 3/3.5 French Normandy home. <u>Previous Sales:</u> Sold in 8/98 for \$1,955,000 Sold in 7/94 for \$1,250,000 Sold in 1/92 for \$1,401,000

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