

BIRNAM WOOD SALES IN 2023

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	BRM/BATH	ACRES	SQUARE FEET	YEAR BUILT	SPA/POOL
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412 CROCKER SPERRY DR.	\$9,995,000	\$12,300,000	\$12,300,000	9/23	2 mo.	3/3.5	1.00	3,845	1971	Pool/Spa
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Spacious 1970's home with mountain views designed by renown Santa Barbara architect Edwards-Pitman with living room fireplace, family room with fireplace, pool and spa.

PREVIOUS SALES SINCE 2000: This has been completely redone since sales in November 2015 for \$3,495,000 and Oct. 2003 for \$1,750,000.

1970 LEMON RANCH RD.	8,848,000	10,000,000	10,000,000	8/23	1.5 mo.	3/3/2	1.00	4,958	2005	Pool/Spa
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French-country inspired home, never before on the market. Truly custom 3 bedroom/5 full & 2 half baths with meticulous attention to detail. Spectacular features include the travertine-walled domed entry foyer, antiques wood floors, vaulted beamed and coffered ceilings, upholstered and Venetian plastered walls, elegant French doors with custom hardware, 4 fireplaces, climate-controlled wine room, oversized garage and chef's kitchen. Gracious living is easy whether you are relaxing in the substantial library in front of the fire, entertaining in the grand living room, or feasting in the elegant dining room with its Provence feeling south-facing views. The elegant and spacious primary suite opens to the pool terrace and beautifully designed garden spaces including approx. 150 rose bushes.

PREVIOUS SALES SINCE 2000: Sold as a vacant lot in April 2002 for \$1,100,000.

1975 INVERNESS LANE	7,550,000	7,995,000	7,995,000	12/23	3 mo.	3/4.5	1.30	3,160	1978	N/A
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Privately located on a cul-de-sac and built in 1978, this redone home has two separate outdoor spaces that include an entertainment terrace off the living room, and an alfresco dining patio off the kitchen and breakfast room. Features include a vaulted ceiling in the living room with a wall of light-filled windows, a separate den/office, formal dining room and a master suite with his and hers bathroom and closets.

PREVIOUS SALES SINCE 2000: Redone since sales in April 2013 for \$2,762,500, April 2004 for \$2,425,000 and May 2000 for \$1,600,000.

530 EASTGATE LANE	7,500,829	N/A	N/A	11/23	N/A	2/4.5	1.42	4,293	1999	N/A
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French Country home with mountain views, large office, 3 fireplaces, French Oak floors, 3-car garage and an extra room over garage.

PREVIOUS SALES SINCE 2000: This sold in July 2007 for \$5,195,000 and, prior to the remodel, in May 2004 for \$3,100,000 and January 2000 for \$2,850,000.

551 CROCKER-SPERRY DR.	7,500,829	N/A	N/A	10/23	N/A	3/3	1.30	3,770	1979	N/A
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Contemporary home with a stunning living room with a domed skylight ceiling, quartz floor and glass solarium walls to showcase the beautiful gardens. Each bedroom opens to a patio. The beautifully appointed kitchen has a SubZero fridge, 2 Wolf ranges, black granite counters and glass doors to tranquil lawns. The property includes Black Hills "Mt Rushmore" quarry granite sculptures.

PREVIOUS SALES SINCE 2000: This sold in September 2012 for \$3,215,000.

2005 BIRNAM WOOD DR.	6,500,000	6,950,000	7,950,000	6/23	3 mo.	3/3.5	1.06	4,903	1989	Spa
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An entry of exposed brick pillars and towering pines create a warm welcome to this stately home with a spacious living room with vaulted ceilings and a fireplace with marble hearth and floor-to-ceiling wood paneled wall. The kitchen has granite counters, while the formal dining has high ceilings and sliding doors leading to the back terrace. The library has wood paneled walls and a grand marble fireplace with a hand carved walnut mantle. The light and bright master suite has a fireplace with stone hearth and a luxurious bathroom with a jet soaking tub, marble floors with radiant heating, dual vanity and walk-in closet. A gracious guest suite has en-suite bathroom and a versatile 3rd bedroom can be used as an office. The tranquil terrace spans the length of the house and is lined with perfectly trimmed hedges, bougainvillea, white roses and unique espaliered orange trees. Other features include 3-zone heating and A/C, a 2-car/1-golf cart garage.

PREVIOUS SALES SINCE 2000: New interior paint since July 2019 sale for \$4,700,000. Redone since sales in September 2004 for \$2,350,000 and October 2002 for \$2,100,000.

2097 STRATFORD PLACE	5,960,500	6,750,000	6,750,000	11/23	3 wks.	3/3/2	1.00	3,724	1987	Pool
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Recently redone 1987 James Morris designed Contemporary 3,338 sq.ft. main home with 12' ceilings set on a private cul-de-sac location including a pool and pool house with panoramic mountain and golf course views. The two bedroom main home features a large kitchen and family room with fireplace, formal dining room and a spacious living room. There is a 1 brm/1 ba guest house overlooking the pool and a 2 car garage and cart garage with direct access to the 9th fairway.

PREVIOUS SALES SINCE 2000: This has been completely remodeled since it sold in October 2010 for \$2,422,500.

1988 INVERNESS LANE	5,850,000	N/A	N/A	8/23	N/A	3/3	1.56	2,634	1973	Pool
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Updated 1970's contemporary with walls of glass framing an interior courtyard with pool, spa and mountain views. The interior includes a large living room with fireplace, separate family room with outside entrance, ideal for entertaining by the pool, recently remodeled kitchen and breakfast area, master suite and two additional bedrooms, each with a bath. Two car attached garage.

PREVIOUS SALES SINCE 2000: Updated since July 2016 sale for \$3,100,000.

BIRNAM WOOD SALES IN 2022: COMPLETE

<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>BRM/ BATH</u>	<u>ACRES</u>	<u>SQUARE FEET</u>	<u>YEAR BUILT</u>	<u>SPA/ POOL</u>
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2145 FORGE ROAD	\$15,050,000	N/A	N/A	5/22	N/A	4/6/2	1.09	6,700	1982	Pool
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Updated and gracious French Regency estate with a 5,097 sq.ft. 3 bedroom + office/5 bath main residence with formal dining room, office overlooking a rose garden, and a great room with media lounge, bar and large glass doors that disappear and open onto the outside entertaining area. Each bedroom has a sitting area and en suite bathroom. There is also a 1,325 sq.ft. guest house with 1 bedroom + office, cocktail pool, lush lawn, dog run and 4 garage bays.

PREVIOUS SALES SINCE 2000: This last sold in August 2008 for \$4,050,000 (when it used 2143 Birnam Wood Drive as its address).

2030 BIRNAM WOOD DR.	8,287,000	N/A	N/A	12/22	N/A	3/4	0.77	4,667	2000	N/A
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Classic Birnam Wood estate designed by Don Nulty and built by Giffin & Crane. Exterior features include a stone façade, enclosed entry courtyard and cut stone garden walls. Lovely mountain views are enjoyed from the home, which offers a living room with parquet floors, den, Great room, library/study and office with multiple arched French windows. Convenient location close to the Club House.

PREVIOUS SALES SINCE 2000: None

2049 BOUNDARY DRIVE	7,250,000	N/A	N/A	1/22	N/A	4/5.5	0.91	4,179	2019	N/A
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Completed in 2019, this single-level French Country-style home combines contemporary finishes and amenities with French Country elegance. There are soaring open-beam cathedral ceilings, wide-plank oak floors, and spacious bedrooms, each with en-suite spa-like baths. Many rooms of the home beautifully frame the 12th green of the award-winning golf course. The main indoor spaces flow seamlessly to the gracious outdoor areas through oversized French doors. The south facing exterior features a lovely covered veranda and comfortable logia area for relaxation and is the perfect setting for entertaining friends and family.

PREVIOUS SALES SINCE 2000: This sold as a vacant lot in August 2015 for \$900,000.

2062 CHINA FLAT ROAD	6,350,000	\$6,150,000	\$6,150,000	3/22	1 wk.	3/3/2	1.00	3,313	2068	N/A
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Designed by architect Jack Warner on a quiet cul-de-sac, this home features a grand entry hallway with art walls, a spacious living and dining room with floor to ceiling windows to mountain and clubhouse views, kitchen with butler's pantry and 3 large en-suite bedrooms. There is a 3 car garage, and adjacent to the main house is an additional one-bedroom guest suite that can accommodate family members or a caretaker.

PREVIOUS SALES SINCE 2000: This sold in September 2007 for \$3,575,000.

2150 TEN ACRE ROAD	5,170,000	5,800,000	6,125,000	11/22	5 mo.	3/3.5	1.00	3,154	1988	Pool
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Newly redone contemporary style pool home with wide plank flooring, 3 en suite bedrooms, one bedroom with private access and 2 additional rooms that can be used as offices, dens or a library. There are beautiful mountain views and an extensive cactus garden.

PREVIOUS SALES SINCE 2000: Redone since private December 2021 sale for \$4,200,000.

1950 LEMON RANCH ROAD	4,300,000	5,300,000	5,300,000	4/22	1 mo.	Land	1.00	N/A	N/A	N/A
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The last vacant lot in Birnam Wood, this is a flat one acre lot with great mountain views.

PREVIOUS SALES SINCE 2000: None

BIRNAM WOOD SALES IN 2021: COMPLETE

<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>BRM/ BATH</u>	<u>ACRES</u>	<u>SQUARE FEET</u>	<u>YEAR BUILT</u>	<u>SPA/ POOL</u>
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2080 BIRNAM WOOD DR.	\$14,637,000	N/A	N/A	8/21	N/A	4/5.5	2.30	7,381	2008	Pool/Spa
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Built in 2008, this is a 7,381 sq.ft. 4 bedroom/5.5 bath Mediterranean style home with a guest house, butler's pantry, 3 fireplaces, hardwood and stone floors, pool/spa, pool house and 3 car garage.

PREVIOUS SALES SINCE 2000: This has been redone since it sold in June 2015 for \$10,700,000.

434 CROCKER SPERRY DR.	8,650,000	\$8,790,000	\$8,790,000	8/21	2 wks.	3/3/2	1.00	4,671	2008	N/A
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Designed by noted architect Barry Berkus, this striking stone clad mountain view Contemporary features lovely landscaping leading to an impressive entrance complete with a pond full of water lilies, a spacious living room with large custom designed clerestory windows and skylights and a family room and library combination. The large kitchen has a fireplace and the adjacent enclosed patio room overlooks the golf course. An oversized three car garage connects to a deluxe laundry room, replete with a half bath, extra refrigerator, and storage. The detached outdoor covered entertainment pavilion has a fireplace and wet bar. The home features pristine wood and stone flooring throughout the house, along with custom stone exterior.

PREVIOUS SALES SINCE 2000: None

1908 BOUNDARY DRIVE	8,000,000	\$8,450,000	\$8,450,000	3/21	3 mo.	4/4/3	1.20	6,163	1975	Pool/Spa
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Taken down to the studs and expanded in 2014, this stunning, 2-story, ocean and mountain view Wallace Neff estate has been reimagined for today's lifestyle. A lofty 2-story living room, full of rich details and bathed in southern light, opens to a large entertaining terrace and looks to the sea. The kitchen is awash in white marble and gray limestone and is anchored by a gorgeous stainless-steel and polished brass La Cornue range. Luxe, chic, and sophisticated, the entire second level of the home is dedicated to the spacious, ocean view master suite with dual baths and closets. Overlooking the pool, a large studio with half bath and walk in closet is ideal for meetings/movies.

PREVIOUS SALES SINCE 2000: This last sold in February 2019 for \$7,750,000.

2069 CHINA FLAT ROAD	7,800,000	8,500,000	7,895,000	9/21	6 mo.	5/5.5	1.36	5,042	1969	N/A
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Redone Cliff May California Ranch House redone with low long horizontal lines, open grape stake & wood beam vaulted ceilings with ridge skylights, terra-cotta tile flooring, floor-to-ceiling windows and sliders that open into flowing courtyards. The 4,030 sq.ft. 3/4.5 main residence includes a primary suite with 2 full bathrooms. Little ranch buildings, set at slight angles from the main house and connected by a breezeway, offer an office and separate 2/1 guest quarters. The grounds include multiple patios, ambling pathways and stone walls, an outdoor fireplace and bocce ball court, raised gardens, mature landscaping including redwood and fruit trees, and a path from the golf cart garage directly to the golf course through a private gate. This property has no views and is on a very narrow and elongated lot at the bottom of Birnam Wood.

PREVIOUS SALES SINCE 2000: This has been thoroughly redone since it sold in May 2011 for \$3,200,000.

457 EASTGATE LANE	7,391,500	7,695,000	7,995,000	1/21	8 mo.	4/3/3	2.18	5,441	1980	Pool
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Exceptionally remodeled by Don Nulty, AIA and Giffen & Crane construction, this home boasts impressive finishes, including tall ceilings, wide-plank walnut floors, bespoke cabinetry, and customized lighting. Soft white walls and abundant windows create a lustrous and luxurious ambiance throughout. Guests are greeted by a spacious entry hall that flows to a dramatic living room with enchanting garden views, vaulted ceilings and on-point herringbone walnut floors. The charming dining room and inviting kitchen/family room complete the main living areas, and rooms are appointed with French doors, leading to a spacious terrace and breathtaking gardens. The kitchen offers custom cabinetry, a center island, stone countertops, room for casual dining with fireplace, and French doors to the terrace. The south wing houses a cozy fireplace-focused library and two generous en-suite bedrooms while the north wing offers a guest suite and office. Outside, the gardens are comprised of olive, sycamore, and fruit trees, a soothing fountain, and a reflecting pool while the yard includes a long swimmers pool, loggia and numerous spaces in which to relax. Two large 2-car garages complete the property.

PREVIOUS SALES SINCE 2000: This last sold in January 2008 for \$7,558,000.

1987 BIRNAM WOOD DR.	6,900,000	6,750,000	6,750,000	4/21	1 wk.	4/5.5	2.00	7,267	1971	Pool
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Bright and airy 7,267 sq.ft. Contemporary home on 2 manicured acres built in 1971 and redesigned in 2000. The grand living room takes in ocean, island and mountain views and opens out to entertaining terraces and a pool area. Emphasizing indoor/outdoor living, this home offers 4 bedroom suites, an elegant dining room and gourmet kitchen.

PREVIOUS SALES SINCE 2000: This sold in September 2016 for \$5,050,000 and November 2005 for \$4,000,000.

525 MCLEAN LANE	6,700,000	N/A	N/A	8/21	N/A	3/4.5	0.59	6,079	1989	Pool
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Situated on 11th fairway with beautiful mountain views, this French Country home has extensive pecan and walnut paneling and a pool.

PREVIOUS SALES SINCE 2000: This sold August 2004 for \$3,640,000.

1180 FIFE LANE	5,815,000	N/A	N/A	3/21	N/A	4/4.5	1.63	5,534	1991	N/A
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Designed by Lenvik & Minor in 1990, this elegant traditional home offers single level living with 4 en-suite bedrooms, with an additional multi-functional room included in the master suite, a wood paneled library with handsome built in bookshelves, formal living room, formal dining room, generous butler's pantry, and finished basement media room with additional large locking storage room. The lovely patio space takes advantage of exceptional views of the mountains and golf course.

PREVIOUS SALES SINCE 2000: This sold September 2008 for \$4,100,000, June 2005 for \$4,000,000 and October 2001 for \$3,450,000.

513 CROCKER SPERRY DR.	5,795,000	5,795,000	5,695,000	11/21	10 mo.	4/4	1.30	4,341	1979	N/A
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Renowned architect Jack Warner designed this contemporary residence in his signature style with a seamless flow throughout. A recent renovation by Dreams & Designs added the latest luxury finishes and enhanced the large, open floor plan. The living spaces center around a spacious kitchen which opens to the family room, dining area and flows naturally to the living room, with all interior spaces surrounded by walls of windows and doors leading to many outdoor patios and mountain views. Noted landscape architect, Isabel Green, designed the gardens using a classic blend of exotic & draught resistant Mediterranean plantings, providing each of the 3 large secondary bedroom suites with their own lush patios. The spacious, light filled primary suite enjoys mountain views, a dream bathroom with steam shower, bubbler tub and heated marble floors. The floor plan is flexible and can accommodate family members, office space or caretaker quarters.

PREVIOUS SALES SINCE 2000: This sold in January 2013 for \$2,850,000 and September 2009 for \$2,800,000.

456 CROCKER SPERRY DR.	5,441,945	6,150,000	6,150,000	10/19	1 mo.	3/3.5	1.07	3,334	1970	N/A
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Framed by mature magnolia trees and tucked away behind ornate wooden gates, the beautifully detailed home was designed to embrace its magnificent mountain and clubhouse views from the 18th fairway. High ceilings, spacious sun-filled rooms, traditional herringbone parquet flooring, and inviting outdoor spaces with tailored lush gardens welcome you to a serene lifestyle. Features include a formal dining room, family room with wet bar and office with garden views.

PREVIOUS SALES SINCE 2000: Sold April 2019 for \$4,400,000. Redone since sales in Sept. 2004 for \$2,350,000 and Oct. 2002 for \$2,100,000.

2010 BIRNAM WOOD DR.	5,375,000	5,595,000	5,595,000	9/21	2 mo.	4/5.5	0.49	4,166	1991	N/A
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Recently remodeled, this home includes a spectacular living room, formal dining room, beautiful kitchen connecting to a comfy family room, spacious master suite including dual baths and closets plus three additional suites. High ceilings, quality finishes and beautiful grounds.

PREVIOUS SALES SINCE 2000: This sold in September 2015 for \$4,500,000. It been remodeled since it sold in January 2000 for \$2,900,000.

475 CROCKER SPERRY DR.	5,350,000	5,195,000	5,195,000	6/21	2 wks.	3/3	1.09	3,267	1981	N/A
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This residence offers a newly remodeled kitchen, formal entertaining rooms, 3 bedrooms, and a stately den. Originally designed by Royal Barry Wills and restored by Unander & Associates, its traditional details include inlaid wood floors, wainscoting, fireplaces, and built-in bookshelves. The sun-soaked garden and terrace enjoys commanding mountain vistas and a cart gate with direct access to the 16th fairway. Agapanthus, bougainvillea, boxwood, and roses surround the large entertaining terrace and lush lawn.

PREVIOUS SALES SINCE 2000: Prior to the remodel, this sold in July 2000 for \$2,015,000.

525 LAS FUENTES DRIVE	5,295,000	5,295,000	5,295,000	2/21	3 wks.	3/3.5	0.91	3,478	1987	Spa
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Newly redone by DD Ford, this Ketzler & Goodman designed residence has new wide plank French Oak floors, open beam ceilings, living room with fireplace, kitchen/family room with fireplace and a dual master bedroom possibility. The third bedroom ideal for staff. There is also a lovely garden patio and terrace with spa, firepit and outdoor kitchen.

PREVIOUS SALES SINCE 2000: This has been redone since its sales in February 2014 for \$3,475,000 and November 2007 for \$3,721,045.

2123 FORGE ROAD	4,600,000	4,750,000	4,750,000	4/21	2 wks.	3/4.5	1.00	4,197	1970	Pool
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Elegant residence with a stately foyer leading to a large living room with fireplace and tray ceiling and adjoining garden room. The handsome formal dining room has stone walls, high coffered ceilings and fireplace. A pretty library/den connects two bedroom suites, one with office/sitting room and fireplace. There are separate guest quarters leading to the pool (which is viewed from a gracious covered patio with fireplace) and gardens.

PREVIOUS SALES SINCE 2000: This sold in June 2011 for \$2,800,000 and in May 2009 for \$3,000,000.

2109 STRATFORD COURT	4,600,000	4,595,000	4,595,000	4/21	1 yr.	3/3.5	1.67	4,043	1991	N/A
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South facing French Provincial-style home with open concept floor plan, high ceilings, unique round skylights and walls graced with large windows allowing for expansive views of the enchanting grounds. Features include an impressive marble entry, sleek white oak floors, a gourmet kitchen, and a luxurious primary suite with dual walk-in closets. The grounds boast privacy and tranquility, inclusive of a vibrant rose garden, reflecting pool, dry rock pond and spacious terrace.

PREVIOUS SALES SINCE 2000: None

2039 BOUNDARY DRIVE	4,500,000	4,500,000	4,500,000	8/21	2 wks.	3/4.5	0.94	3,800	1985	N/A
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French Normandy with wood floors, a wall of glass doors and 14 foot ceilings showcasing the lovely patios, golf course and ocean/island views beyond. The floor plan meets many needs with its spacious room sizes, en-suite bedrooms and wide hallways. There are two dedicated bathrooms in the primary bedroom suite.

PREVIOUS SALES SINCE 2000: This sold in April 2007 for \$3,225,000 and in March 2002 for \$2,500,000.

516 CROCKER-SPERRY DR.	4,235,000	4,488,000	4,488,000	6/21	5 mo.	4/5.5	1.30	4,736	1980	Pool & spa
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This classic contemporary Birnam Wood home with sweeping mountain views has a 71' foyer and living room with fireplace, formal dining room and den, all accented by new travertine floors. The master bedroom has a fireplace, built-in book cases and large walk in closets and the his and her luxurious baths have recently been remodeled. The landscaping includes a pool, spa and large separate studio.

PREVIOUS SALES SINCE 2000: This last sold in June 2021 for \$3,392,000. Prior to the redo, this sold in July 2006 for \$3,700,000.

2150 TEN ACRE ROAD	4,200,000	N/A	N/A	12/21	N/A	3/3.5	1.00	3,154	1988	Pool
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Modest pool home in need of remodeling. This property sold quietly without coming on the market.

PREVIOUS SALES SINCE 2000: None

2081 CHINA FLAT ROAD	4,125,000	4,295,000	4,295,000	5/21	6 mo.	4/4.5	1.13	2,973	1969	N/A
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This redone French Country property consists of a three bedroom/three and one-half bath main house (one of which is accessed off the laundry room) and a studio guest house with sweeping views of the mountains and club fairways. Features include wood floors, open beam ceilings, built-in bookshelves, an office with fireplace and master suite with fireplace and large walk-in closet.

PREVIOUS SALES SINCE 2000: This sold in May 2011 for \$2,835,000. Prior to the major remodel (which included removing a pool), this sold in June 2007 for \$3,050,000.

1968 INVERNESS LANE	3,900,000	3,495,000	3,495,000	10/21	1 day	2/2	1.60	2,066	1979	Pool
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Adjacent to the 14th fairway, this dated home awaits transformation into a custom dream home. Light filled living room, two bedrooms, plus a den and two bathrooms. The home features a pool surrounded by custom tile mural and golf course views.

PREVIOUS SALES SINCE 2000: None

499 CROCKER SPERRY DR.	3,850,000	3,995,000	4,950,000	1/21	14 mo.	3/4.5	1.30	4,316	1979	Pool
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Contemporary with formal living room with fireplace and formal dining room, both with French doors to patio. Stunning kitchen with custom cabinets, granite counters, Wolf and Viking appliances that opens to the large family room with fireplace and custom cabinets and bookcases, plus its own private full bath. All rooms have French doors leading to private terraces. Exceptionally large master suite features dressing area and walk-ins, and sumptuous bath. Two additional bedrooms each with their own baths.

PREVIOUS SALES SINCE 2000: This sold in May 2004 for approximately \$2,349,000.

533 LAS FUENTES DRIVE	3,785,666	4,175,000	4,175,000	4/21	4 mo.	3/3/2	1.05	4,162	1993	N/A
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Accessed across a seasonal creek and wood bridge, this quaint home features a living room with fireplace, wood-beamed ceiling with custom skylights, luxurious wet bar with sitting area and dual master bedrooms, each with luxurious master bath and walk-in closets. The backyard is beautifully landscaped to maximize the views of the golf course and also give a feel of seclusion. The central back patio enjoys a stone patio and seating area with citrus trees, roses and partial mountain views.

PREVIOUS SALES SINCE 2000: This sold in March 2017 for \$3,645,000 and September 2005 for \$3,900,000.

2009 BOUNDARY DR.	3,750,000	3,695,000	3,695,000	3/21	1 day	2/2.5	1.30	2,968	1985	N/A
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This charming 2 bedroom/2.5 bath French country style home features a flexible, single-level floor plan and sun-soaked rooms due to a wealth of windows and French doors throughout. In addition, the property gravitates toward an indoor/outdoor lifestyle with most rooms opening to the spacious rear terrace and a centrally located bar making this an ideal venue for hosting friends and family.

PREVIOUS SALES SINCE 2000: None

2120 TEN ACRE ROAD	3,220,468	N/A	N/A	5/21	N/A	2/2	1.00	2,312	1974	N/A
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The well designed stone faced home is set in a beautiful English garden and features panoramic mountain views through floor to ceiling glass doors leading from the living areas to front patio. The home contains three bedrooms/three baths and a study.

PREVIOUS SALES SINCE 2000: This sold in May 2010 for \$1,525,000.

BIRNAM WOOD SALES IN 2020: COMPLETE

<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>BRM/ BATH</u>	<u>ACRES</u>	<u>SQUARE FEET</u>	<u>YEAR BUILT</u>	<u>SPA/ POOL</u>
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1185 FIFE LANE	\$5,200,000	\$5,295,000	\$7,500,000	12/20	14 mo.	5/6.5	3.17	6,875	1989	Pool & spa
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Situated on a double lot with mountain views, this expansive home includes a covered lanai perfect for entertaining, an inviting formal dining room, a richly appointed paneled library and 2 separate offices. The beautiful landscaping and spacious covered terraces overlook the pool, spa and fairways. In addition, there is a separate 2 bedroom, 3-bath guest/staff wing, 3-car garage, carport, AC, solar and a generator.

PREVIOUS SALES SINCE 2000: This has been improved since it sold in September 2009 for \$4,000,000 and October 2005 for \$4,450,000.

1984 INVERNESS LANE	5,150,000	5,400,000	5,400,000	12/20	2 mo.	4/3.5	1.23	4,615	2007	Pool & spa
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This Modern French Country Farmhouse-style home near the 15th fairway offers an outdoor kitchen, waterfall spa, pond and firepit. The home has a gourmet kitchen and family room, expansive living room with vaulted beamed ceiling, formal dining room, library and sauna. The third bedroom is set up as an executive office suite. Enjoy expansive rooms, walls of French doors and windows, custom fireplaces, bespoke cabinetry and sleek architectural details.

PREVIOUS SALES SINCE 2000: This last sold in May 2012 for \$3,800,000 privately without coming on the market. Prior to the new construction, a tear down on the property was sold in October 2004 for \$2,000,000.

2069 BOUNDARY DRIVE	4,105,000	4,195,000	4,195,000	9/20	1 mo.	4/5	0.71	2,341	1988	Pool
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A French Country estate with sweeping views of fairways, ocean and islands from the terraced gardens. This charming home has many features including a Provencal style glass walled dining room, a lovely detached guest room with bath and sleeping loft, and pool. A large detached office suite with built in shelves and full bath can be used as an art studio or gym. Recently improved with new hardwood floors, nano doors and updated appliances.

PREVIOUS SALES SINCE 2000: Some improvements since sales in June 2012 for \$2,650,000 and March 2008 for \$3,050,000.

2079 BIRNAM WOOD DRIVE	3,800,000	4,195,000	4,550,000	12/20	1 yr.	3/3.5	1.00	2,600	1977	N/A
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Perched above the 1st fairway with expansive golf course and sunset views lies this Contemporary style home with high ceilings, large rooms, open floor plan, tile floors and exceptional indoor/outdoor living perfect for entertaining.

PREVIOUS SALES SINCE 2000: This sold July 2009 for \$1,950,000.

2029 BOUNDARY DRIVE	3,750,000	4,175,000	4,175,000	11/20	14 mo.	3/3/2	0.96	4,025	1989	N/A
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Traditional style home designed by Peter Walker Hunt in 1989 with high ceilings, wood framed glass doors, transom windows and skylights throughout. The gracious home, on .96 landscaped acres, enjoys views of the 13th fairway through the mature oaks and lovely gardens.

PREVIOUS SALES SINCE 2000: Some improvements including new flooring and cabinetry since May 2013 sale for \$2,463,019.

2158 BIRNAM WOOD DR.	\$3,460,000	\$3,250,000	\$3,250,000	5/20	1 wk.	2/3	1.30	3,077	1978	N/A
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Designed by Warner and Gray with golf course and mountain views, this home has high ceilings and ample wall space for art, and a nice floor plan opening onto several inviting outdoor patios, dual master suites, den/office with adjoining full bath, formal dining, a wonderful living room with fireplace, and a bright, cheerful kitchen. There are numerous outdoor patios with gardens designed by Isabelle Greene.

PREVIOUS SALES SINCE 2000: This sold in June 2005 for \$2,879,461.

BIRNAM WOOD SALES IN 2019: COMPLETE

<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>BRM/ BATH</u>	<u>ACRES</u>	<u>SQUARE FEET</u>	<u>YEAR BUILT</u>	<u>SPA/ POOL</u>
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1908 BOUNDARY DRIVE	\$7,750,000	\$7,950,000	\$8,695,000	2/19	9 mo.	4/4/3	1.20	6,163	1975	Pool/Spa
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Taken down to the studs and expanded in 2014, this stunning, 2-story, ocean and mountain view Wallace Neff estate has been reimaged for today's lifestyle. A lofty 2-story living room, full of rich details and bathed in southern light, opens to a large entertaining terrace and looks to the sea. The kitchen is awash in white marble and gray limestone and is anchored by a gorgeous stainless-steel and polished brass La Cornue range. Luxe, chic, and sophisticated, the entire second level of the home is dedicated to the spacious, ocean view master suite with dual baths and closets. Overlooking the pool, a large studio with half bath and walk in closet is ideal for meetings/movies.

470 EASTGATE LANE	6,000,000	6,595,000	6,595,000	8/19	4 mo.	4/5.5	0.91	6,264	1992	Pool/Spa
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Beautifully remodeled in 2015, this 3 bedroom/3.5 bath traditional home features a grand living room, formal dining room, gourmet kitchen/family room, crisp designer finishes, dreamy master with luxurious bath and spacious guest apartment with 2 baths. The grounds include a pool and spa and is ideal for indoor/outdoor entertaining.

PREVIOUS SALES SINCE 2000: This sold in Sept. 2015 for \$4,500,000. This has been redone since it sold in January 2012 for \$1,840,000.

2060 BIRNAM WOOD DR.	5,995,000	N/A	N/A	9/19	N/A	3/3.5	1.06	5,622	1991	N/A
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Built in 1991, this 5,622 sq.ft. traditional style 3 bedroom/3.5 bath home with paneled library needs kitchen and bathroom updating but was beautifully built and fronts on Las Fuentes Drive. It also has a 1 bedroom guest house. Situated across from the tennis courts. Sold privately.

PREVIOUS SALES SINCE 2000: This sold in May 2013 for \$4,395,000.

540 MCLEAN LANE	5,000,000	5,295,000	5,750,000	12/19	1.5 yrs	3/5.5	0.71	5,962	1993	N/A
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Impressive front doors are flanked by panes of leaded glass and open to a dramatic foyer with inlaid stone floor. Two sets of Tuscan columns introduce the living room, with its salon parquet floor, tray ceiling, fireplace with stone mantel, and French doors to the rear patio and gardens. The elegant formal dining room with fireplace also features a parquet floor, tray ceiling, and French doors. The kitchen and family room unite in a Great Room with a soaring cathedral ceiling, sets of French doors to the grounds, and a fireplace flanked by built-in entertainment center-friendly shelving. Two wonderful master bedroom suites grace this exceptional home, and an intimate study hosts its own fireplace as well as floor-to-ceiling bookcases.

PREVIOUS SALES SINCE 2000: This sold in December 2005 for \$3,850,000 and April 2004 for \$3,600,000.

2005 BIRNAM WOOD DR.	4,700,000	4,995,000	4,995,000	7/19	2 mo.	3/3.5	1.06	4,903	1989	Spa
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An entry of exposed brick pillars and towering pines create a warm welcome to this stately home with a spacious living room with vaulted ceilings and a fireplace with marble hearth and floor-to-ceiling wood paneled wall. The kitchen has granite counters, while the formal dining has high ceilings and sliding doors leading to the back terrace. The library has wood paneled walls and a grand marble fireplace with a hand carved walnut mantle. The light and bright master suite has a fireplace with stone hearth and a luxurious bathroom with a jet soaking tub, marble floors with radiant heating, dual vanity and walk-in closet. A gracious guest suite has en-suite bathroom and a versatile 3rd bedroom can be used as an office. The tranquil terrace spans the length of the house and is lined with perfectly trimmed hedges, bougainvillea, white roses and unique espaliered orange trees. Other features include 3-zone heating and A/C, a 2-car/1-golf cart garage.

PREVIOUS SALES SINCE 2000: Redone since sales in September 2004 for \$2,350,000 and October 2002 for \$2,100,000.

456 CROCKER SPERRY DR.	4,400,000	4,250,000	4,250,000	4/19	2 mo.	3/3.5	1.07	3,334	1970	N/A
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Framed by mature magnolia trees and tucked away behind ornate wooden gates, the beautifully detailed home was designed to embrace its magnificent mountain and clubhouse views from the 18th fairway. High ceilings, spacious sun-filled rooms, traditional herringbone parquet flooring, and inviting outdoor spaces with tailored lush gardens welcome you to a serene lifestyle. Features include a formal dining room, family room with wet bar and office with garden views.

PREVIOUS SALES SINCE 2000: Redone since sales in September 2004 for \$2,350,000 and October 2002 for \$2,100,000.

462 CROCKER SPERRY DR.	4,390,000	4,650,000	4,650,000	12/19	1 wk.	2/2.5	1.02	2,928	1971	N/A
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French contemporary on the 18th fairway with wrought iron doors, formal entry, graceful living/dining room and family room featuring stone fireplaces and handsome built-in cabinets. These rooms flow out to the spacious veranda presenting expansive views of the clubhouse, fairways and mountains. Olive trees, espaliers, boxwoods, and lavender surround the property adding to the French ambiance. The master bedroom features ample his and hers closets, built in storage, and a thoughtfully designed dual bathroom suite with heated marble floors. The guest suite includes a substantial luxurious bathroom. Adjacent to the master is a sunny room currently being used as an office/art studio.

PREVIOUS SALES SINCE 2000: Sold October 2003 for \$1,900,000.

1976 INVERNESS LANE	3,585,000	3,775,000	3,775,000	6/19	2 mo.	3/3.5	1.16	2,503	1977	N/A
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Located at the end of a cul-de-sac with gorgeous mountain and fairway views, this comfortable 2/2.5 bath main residence with guest cottage offers pretty bright rooms, formal dining room, dark-stained wood floors, family room with fireplace and wet bar. The beautiful and private grounds include a trellis-covered front patio, well manicured gardens and lovely patio with fountain.

PREVIOUS SALES SINCE 2000: Redone since sales in May 2012 for \$1,775,000 and August 2007 for \$2,550,000.

2129 FORGE ROAD	3,084,000	3,395,000	4,950,000	4/19	1¾ yrs	2/2.5	1.32	3,266	2007	N/A
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This custom built residence is perfectly proportioned with lofty ceilings and a thoughtful floor plan that captures gorgeous natural light. A formal living room offers an elegant welcome to guests. The spacious main floor master suite opens to a private courtyard and fountain that overlooks the Santa Ynez mountains. An expansive great room overlooking the verdant grounds of the fairway opens to the terrace and fully embodies the best of Montecito's indoor/outdoor lifestyle.

PREVIOUS SALES SINCE 2000: Sold as a vacant lot in November 2004 for \$1,400,000 and June 2002 for \$1,350,000.

BIRNAM WOOD SALES IN 2018: COMPLETE

<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>BRM/ BATH</u>	<u>ACRES</u>	<u>SQUARE FEET</u>	<u>YEAR BUILT</u>	<u>SPA/ POOL</u>
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2085 BIRNAM WOOD DRIVE	\$4,856,500	\$5,199,000	\$5,450,000	8/12	2 mo.	4/3.5	1.00	4,230	1968	N/A
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Built in 1968, this traditional Birnam Wood home has wood parquet floors, crown moldings, a formal dining room with coffered ceiling, living room with fireplace, master suite with fireplace and large dressing-room closet. Features include a large entry hall, a gourmet kitchen with high-end appliances and granite counters, an adjacent family room with a fireplace, parquet wood floors, and a wonderful open and airy flow perfect for indoor outdoor living. The garden areas are located off the living room, kitchen and master bedroom, and take full advantage of the residence's setting and mountain views while also offering a quiet and peaceful area to dine alfresco.

PREVIOUS SALES SINCE 2000: Redone since December 2012 sale for \$2,600,000.

534 LAS FUENTES DRIVE	4,750,000	4,950,000	5,850,000	6/18	1¼ yrs	4/5.5	1.20	5,766	1992	Pool/Spa
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This Mediterranean has stunning mountain views, an open floor plan and cathedral, wood-beamed ceilings, an updated kitchen with breakfast area, living and family rooms, formal dining room, guest bedrooms, and home office. The kitchen is perfect for entertaining, with a large central island, newer appliances, mountain views, and direct access to both the formal dining room and the informal breakfast area. The spacious master bedroom suite enjoys 2 pairs of French doors to the backyard, mountain views, fireplace, and 2 luxurious bathrooms and walk-in closets. There is a large home office with en suite full bath and private outdoor entrance. The 3-car attached garage features plenty of storage, and has an additional separate storage room. The landscaping includes a sparkling pool and spa, covered and uncovered patios and olive trees.

PREVIOUS SALES SINCE 2000: This last sold in February 2007 for \$3,700,000.

442 CROCKER SPERRY DR.	3,200,000	N/A	N/A	12/18	N/A	3/3.5	1.08	3,032	1971	Pool/Spa
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Birnam Wood home located on 18th fairway with expansive mountain views. The living room/dining room is spacious, light with open views to the Golf course and mountains. The large master suite sits off the pool with adjacent sitting room/office with private bath. Library/Family room opens to a modern, efficient kitchen with attached, large laundry room. Separate and private guest room with bath opens to garden setting.

PREVIOUS SALES SINCE 2000: This last sold in October 2000 for \$2,505,000.

BIRNAM WOOD SALES IN 2017: COMPLETE

<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>BRM/ BATH</u>	<u>ACRES</u>	<u>SQUARE FEET</u>	<u>YEAR BUILT</u>	<u>SPA/ POOL</u>
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2159 BOUNDARY DR.	\$6,700,000	N/A	N/A	3/17	N/A	3/2.5	1.01	4,522	1996	N/A
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Beautifully remodeled by noted designer Bruce Gregga, this sophisticated and private home features panoramic views that include ocean glimpses and grounds designed by renowned landscape-designer Mark Rios and featuring sculptures by Robert Holmes, cut-stone terraces and a reflecting pool. The interior spaces include a generous master suite, two relaxing guest suites and den accented by stone fireplaces, vaulted ceilings and walls of glass to private terraces and manicured grounds.

PREVIOUS SALES SINCE 2000: Prior to the remodel, this sold in August 2004 for \$3,650,000 and March 2003 for \$3,400,000.

2000 SANDY PLACE	5,600,000	N/A	N/A	2/17	N/A	3/3.5	1.28	2,996	1969	N/A
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Situated on one of Birnam Wood's finest view lots with panoramic mountain views, this Jack Warner Traditional style home has very high ceilings and doors and an open and airy ambiance. Built in 1969 but recently remodeled, this home has a grand living/dining room, a study with fireplace and wet bar, a master bedroom fireplace, small kitchen and attached breakfast nook and a detached 2 car garage.

PREVIOUS SALES SINCE 2000: Prior to the remodel, this sold in January 2014 for \$2,060,000.

511 LAS FUENTES DRIVE	4,900,000	5,200,000	6,450,000	7/17	1¾ yrs	3/4.5	0.91	5,084	1991	N/A
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Set in a dramatic location with spectacular mountain and lake views, this formal Traditional style home offers a formal dining room, high ceilings, handsome moldings, stone fireplaces, warm parquet oak floors and generous marble baths.

PREVIOUS SALES SINCE 2000: This sold in May 2015 for \$5,490,440 and in April 2007 for \$3,800,000.

533 LAS FUENTES DRIVE	3,645,000	3,975,000	3,975,000	3/17	1 mo.	3/3/2	1.05	4,162	1993	N/A
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Accessed across a seasonal creek and wood bridge, this quaint home features a living room with fireplace, wood-beamed ceiling with custom skylights, luxurious wet bar with sitting area and dual master bedrooms, each with luxurious master bath and walk-in closets. The backyard is beautifully landscaped to maximize the views of the golf course and also give a feel of seclusion. The central back patio enjoys a stone patio and seating area with citrus trees, roses and partial mountain views.

PREVIOUS SALES SINCE 2000: This last sold in September 2005 for \$3,900,000.

BIRNAM WOOD SALES IN 2016: COMPLETE

<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>BRM/BATH</u>	<u>ACRES</u>	<u>SQUARE FEET</u>	<u>YEAR BUILT</u>	<u>SPA/POOL</u>
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1160 FIFE LANE	\$5,895,000	\$5,895,000	\$5,895,000	2/16	1 mo.	3/4/2	1.14	3,779	1989	Pool/Spa
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Elegant and private French Regency on the 8th Fairway with lovely mountain views, 3 bedrooms with en-suite baths, formal living room, dining room, sunroom, and wonderful kitchen with breakfast and family rooms. The grounds offer expansive patios, pool, separate spa, fruit trees and a separate large pool/guest house.

PREVIOUS SALES SINCE 2000: This has been partly redone since it sold in December 2008 for \$4,200,000.

1987 BIRNAM WOOD DR.	5,050,000	5,495,000	5,495,000	9/16	4 mo.	4/5.5	2.00	7,267	1971	Pool
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Bright and airy 7,267 sq.ft. Contemporary home on 2 manicured acres built in 1971 and redesigned in 2000. The grand living room takes in ocean, island and mountain views and opens out to entertaining terraces and a pool area. Emphasizing indoor/outdoor living, this home offers 4 bedroom suites, an elegant dining room and gourmet kitchen.

PREVIOUS SALES SINCE 2000: This last sold in November 2005 for \$4,000,000.

1175 FIFE LANE	4,300,000	N/A	N/A	2/16	N/A	3/3.5	1.68	3,634	1989	N/A
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This Ketzel & Goodman designed home is situated on a peaceful cul de sac with detached guest cottage with full bath and a library which can be used as a guest bedroom. This sold privately without coming on the market.

PREVIOUS SALES SINCE 2000: This last sold in October 2006 for \$3,190,000.

2020 BIRNAM WOOD DR.	4,200,000	4,500,000	5,250,000	10/16	7 mo.	3/3.5	0.78	3,892	1991	N/A
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Elegant Traditional style home with a stunning entry galleria with columns, formal dining room, granite kitchen, living room with fireplace, family room with fireplace, master suite with fireplace and two additional bedroom suites. Beautiful park-like setting with covered porch.

PREVIOUS SALES SINCE 2000: This last sold in April 2007 for \$3,600,000.

1988 INVERNESS LANE	3,100,000	3,250,000	3,250,000	7/16	1 wk.	3/3	1.56	2,634	1974	Pool
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Distinctive 1970's contemporary with walls of glass framing an interior courtyard with pool, spa and mountain views. The interior includes a large living room with fireplace, separate family room with outside entrance, ideal for entertaining by the pool, recently remodeled kitchen and breakfast area, master suite and two additional bedrooms, each with a bath. Two car attached garage.

PREVIOUS SALES SINCE 2000: None.

457 CROCKER SPERRY DR.	3,000,000	3,200,000	3,200,000	12/16	1 mo.	2/2.5	1.10	2,917	1981	N/A
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Traditional country style home with den/additional bedroom, formal living and dining rooms, open beam ceilings, herringbone wood floors, butler's pantry and 2 wood burning fireplaces. The large master suite has French doors opening to patios and mountain views.

PREVIOUS SALES SINCE 2000: This last sold in June 2005 for \$2,700,000.

BIRNAM WOOD SALES IN 2015: COMPLETE

<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>BRM/ BATH</u>	<u>ACRES</u>	<u>SQUARE FEET</u>	<u>YEAR BUILT</u>	<u>SPA/ POOL</u>
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2080 BIRNAM WOOD DR.	\$10,700,000	N/A	N/A	6/15	N/A	4/5.5	2.30	7,381	2008	Pool/Spa
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Built in 2008, this is a 7,381 sq.ft. 4 bedroom/5.5 bath Mediterranean style home with a guest house, butler's pantry, 3 fireplaces, hardwood and stone floors, pool/spa, pool house and 3 car garage.

PREVIOUS SALES SINCE 2000: None.

1999 BOUNDARY DRIVE	8,000,000	N/A	N/A	12/15	N/A	3/3.5	1.03	5,423	2005	Pool
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This 5,423 sq.ft. 3 bedroom/3.5 bath Mediterranean designed by Ketzal & Goodman has 6 fireplaces and partial ocean views.

PREVIOUS SALES SINCE 2000: The lot sold with the plans in December 2000 for \$1,150,000.

1917 BOUNDARY DRIVE	7,000,000	8,495,000	8,450,000	6/15	1 mo.	6/9.5	2.25	12,205	2002	Pool
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Bank sale of an opulent 12,000 sq.ft. French Chateau on 2.26 ocean and fairway-view acres designed for the most regal of lifestyles. Embellished ceilings, gallery walls and stately columns exude grandeur throughout. A pool, rose gardens, manicured lawns and fountains complete this remarkable estate.

PREVIOUS SALES SINCE 2000: This last sold in February 2007 for \$18,000,000, by far the highest sale ever in Birnam Wood.

1969 BOUNDARY DRIVE	6,000,000	N/A	N/A	2/15	N/A	3/4.5	1.06	5,889	1985	N/A
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This Ketzal & Goodman elegantly designed traditionally styled home is situated on slightly over one acre. The southern exposure affords spectacular ocean and golf course views. The bright home includes 3 bedrooms/4.5 baths, a library, gracious formal dining room, exercise room and second and third master bedroom suites with separate entrances. This home sold privately without coming on the market.

PREVIOUS SALES SINCE 2000: This last sold in April 2007 for \$4,500,000.

511 LAS FUENTES DRIVE	5,490,440	5,500,000	5,500,000	5/15	2 wks.	3/4.5	0.91	5,084	1991	N/A
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Set in a dramatic location with spectacular mountain and lake views, this formal Traditional style home offers a formal dining room, high ceilings, handsome moldings, stone fireplaces, warm parquet oak floors and generous marble baths.

PREVIOUS SALES SINCE 2000: This last sold in April 2007 for \$3,800,000 in a private sale without coming on the market.

2010 BIRNAM WOOD DR.	4,500,000	4,700,000	4,700,000	9/15	1 mo.	4/5.5	0.49	4,166	1991	N/A
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Recently remodeled, this home includes a spectacular living room, formal dining room, beautiful kitchen connecting to a comfy family room, spacious master suite including dual baths and closets plus three additional suites. High ceilings, quality finishes and beautiful grounds.

PREVIOUS SALES SINCE 2000: This has been remodeled since it last sold in January 2000 for \$2,900,000.

470 EASTGATE LANE	4,500,000	4,650,000	4,650,000	5/15	2 mo.	4/5.5	0.91	6,264	1992	Pool/Spa
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Beautifully remodeled in 2012, this 3 bedroom/3.5 bath traditional home features a grand living room, formal dining room, gourmet kitchen/family room, crisp designer finishes, dreamy master with luxurious bath and spacious guest apartment with 2 baths. The grounds include a pool and spa and is ideal for indoor/outdoor entertaining.

PREVIOUS SALES SINCE 2000: This has been remodeled since it last sold in January 2012 for \$1,840,000.

1950 BOUNDARY DRIVE	3,750,000	N/A	N/A	6/15	N/A	2/3.5	0.50	3,428	1989	Spa
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One of the few Birnam Wood homes with ocean views, this home is very private and features pine paneled walls and pegged hardwood floors. The pretty redone kitchen has handsome wood cabinets. The master bedroom has separate baths and an outside built in spa. There are fireplaces in the living and family rooms and a delightful ocean view patio.

PREVIOUS SALES SINCE 2000: This last sold in June 2009 for \$2,675,000.

1992 INVERNESS LANE	3,550,000	3,650,000	3,650,000	3/15	11 mo.	2/4/2	1.00	4,426	1975	Pool/Spa
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This Spanish style home has a grand 63' expanse of living room and formal dining room with dramatic mountain views across the 14th fairway. The home has tile and wood floors, open beam ceilings and fireplaces in the living room, family room and master bedroom. The pretty landscaping includes a large pool and terraces.

PREVIOUS SALES SINCE 2000: This last sold in June 2005 for \$2,725,000.

412 CROCKER SPERRY DR.	3,495,000	3,495,000	3,495,000	11/15	1 wk.	3/3.5	1.00	3,845	1971	Pool/Spa
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Spacious 1970's home with mountain views designed by renown Santa Barbara architect Edwards-Pitman with living room fireplace, family room with fireplace, pool and spa.

PREVIOUS SALES SINCE 2000: This last sold in October 2003 for \$1,750,000.

2019 BOUNDARY DRIVE	3,195,000	N/A	N/A	3/15	N/A	2/3	1.00	3,500	1988	N/A
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Located on the 13th fairway, this South facing and gracious home offers expansive room sizes, cathedral ceilings and a beautiful outdoor veranda for entertaining. The study/office/media room can be used as third bedroom if required. This home sold privately without coming on the market.

PREVIOUS SALES SINCE 2000: None.

467 CROCKER SPERRY DR.	2,950,000	3,500,000	3,500,000	5/15	2 mo.	3/3.5	1.20	3,900	1969	Pool
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Reminiscent of Southern California Cliff May Architecture and built in 1969, this is a 3,900 sq.ft. 3 bedroom/3.5 bath home situated on the 16th fairway. As you enter the Galleria, you can see the lovely swimming pool outside the glass doors of the large entertainment room. Adjoining is a spectacular light flooded living room with very high ceilings, a fireplace and a wall of glass. The charming dining room looks out to a rose garden and the versatile floor plan offers many possibilities. The large master has an additional fireplace and large marble bathroom. This is a trustee sale.

PREVIOUS SALES SINCE 2000: None.

2075 BIRNAM WOOD DR.	2,925,000	3,175,000	3,550,000	3/15	3 mo.	3/3.5	1.00	3,521	1969	Pool
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Traditionally elegant home with spacious living room with crown moldings, fireplace and 10' ceilings, formal dining room, family room adjacent to the kitchen, paneled library with fireplace, generous master bedroom suite with elegant bath and walk-in closet. A pool and mature landscaping graces the property.

PREVIOUS SALES SINCE 2000: This last sold in August 2011 for \$2,419,000.

2059 BOUNDARY DR.	2,500,000	2,800,000	2,800,000	8/15	2 wks.	4/4	0.86	3,633	1982	N/A
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1980's home with ocean peek, sunroom and shutters.

PREVIOUS SALES SINCE 2000: None.

2049 BOUNDARY DR.	900,000	1,200,000	1,200,000	8/15	1 mo.	Lot	0.91	Lot	Lot	N/A
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Vacant 0.91 acre lot with an existing water meter. This was offered for sale at the same time as 2059 Boundary Road, described above.

PREVIOUS SALES SINCE 2000: None.

BIRNAM WOOD SALES IN 2014: COMPLETE

<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>BRM/ BATH</u>	<u>ACRES</u>	<u>SQUARE FEET</u>	<u>YEAR BUILT</u>	<u>SPA/ POOL</u>
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514 LAS FUENTES DRIVE	\$6,200,000	N/A	N/A	7/14	N/A	3/4/2	1.07	6,775	1996	Pool
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Completely remodeled and re-landscaped, this gated and sophisticated home has mountain views, 10' ceilings, a formal dining room, a large open Great Room that opens to a poolside entertaining terrace, gardens and waterscapes. The master suite has dual offices and enormous bathrooms and closets. Wine cellar.

PREVIOUS SALES SINCE 2000: This last sold in July 2004 for \$4,000,000.

2117 FORGE ROAD	4,750,000	N/A	N/A	4/14	N/A	3/3.5	1.00	2,966	1981	N/A
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Newly remodeled, this home has a wonderful floorplan that offers a formal living room, kitchen/family room, wood paneled library and sun-drenched 35' gallery, perfect for the art enthusiast. The home features crown molding, hardwood floors, three fireplaces, skylights and a wet bar. There are fairway and mountain views, manicured lawns, colorful landscaping, beautiful patios and an oversized 2-car garage.

PREVIOUS SALES SINCE 2000: Prior to the remodel, this sold in September 2013 for \$2,575,000. This last sold in May 2009 for \$2,950,000.

2085 STRATFORD PLACE	4,454,000	5,375,000	5,375,000	8/14	3 mo.	3/3	1.14	6,525	1993	Pool
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Red brick Georgian Manor with vast foyer, living room, family room that make it ideal for large scale entertaining as do its beautiful formal dining room and den. Features of the home include 13' ceilings throughout, a gallery size hallway, hardwood floors, crown moldings, gourmet kitchen, extensive brick terraces, pool, loggia and southern exposure.

PREVIOUS SALES SINCE 2000: None.

529 LAS FUENTES DRIVE	4,300,000	N/A	N/A	9/14	N/A	1/1	0.93	3,738	1990	N/A
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Unique 3,738 one bedroom/one bath home built in 1990 and never before offered for sale. This sold privately without coming on the market.

PREVIOUS SALES SINCE 2000: None.

489 CROCKER SPERRY DR.	4,185,000	5,300,000	5,300,000	6/14	2 mo.	4/4.5	1.30	6,202	1985	Pool
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Spacious French residence offering grand rooms with high ceilings, elegant scale and fine original craftsmanship that awaits loving restoration. Boasting sun-filled living and dining rooms, den, library and large 2-bedroom master suite with fireplaces in all rooms. A 1 bedroom/1 bath pool house with mountain views overlooks a swimmer's pool.

PREVIOUS SALES SINCE 2000: None.

1997 LEMON RANCH ROAD	4,000,000	4,250,000	4,250,000	6/14	1.5 mo.	3/3	1.00	3,757	1990	Pool
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Meticulously remodeled and flooded with natural light, this is a 3,757 sq.ft. 3 bedroom/3 bath home that opens through glass doors onto South-facing garden terraces. Features of the home include herring-bone pattern hardwood floors throughout, solid-slab Carrara marble kitchen and baths, custom quality cabinets and raised ceilings with crown molding.

PREVIOUS SALES SINCE 2000: Prior to the remodel, this sold in April 2010 for \$2,600,000 and in July 2002 for \$2,600,000.

525 LAS FUENTES DRIVE	3,475,000	N/A	N/A	2/14	N/A	3/3.5	0.91	3,478	1987	N/A
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Gracious Ketzler & Goodman designed residence with hardwood pegged floors, open beam ceilings, living room with fireplace, kitchen/family room with fireplace and a dual master bedroom possibility. The third bedroom ideal for staff. There is also a lovely garden patio and terrace.

PREVIOUS SALES SINCE 2000: This last sold in November 2007 for \$3,721,045.

1930 LEMON RANCH RD.	3,150,000	N/A	N/A	7/14	N/A	3/3.5	1.00	2,919	1997	N/A
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Built in 1997, this is a 3 bedroom/3.5 bath Traditional style home with pretty mountain views. It sold privately.

PREVIOUS SALES SINCE 2000: None.

2118 BIRNAM WOOD DR.	3,075,000	3,295,000	4,195,000	1/14	3 mo.	4/4.5	1.30	3,823	1981	N/A
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Remodeled to the studs with dramatic mountain and golf course views, this angular home has an unusual floorplan. The master suite has an adjacent office/sitting room and dual master bath. There is an office/bedroom and a detached one bedroom guest house with full bath. The extremely small kitchen area opens onto a very large family room with open beam ceilings and tiled floors.

PREVIOUS SALES SINCE 2000: Prior to the remodel, this sold for \$2,601,000 in September 2009.

2076 CHINA FLAT ROAD	2,975,000	3,150,000	3,399,000	4/14	4 mo.	3/3.5	1.00	3,252	1981	Pool
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Located on spacious lot between the 1st & 18th fairways, this home offers wood floors, high ceilings, a grand living room with fireplace, mountain/fairway views, a pool with brick terrace and surrounding lawn and gardens. The main house is 2 bedrooms/3 baths including a large master suite, with 1 bedroom/1 bath guest quarters.

PREVIOUS SALES SINCE 2000: This sold in December 2011 for \$2,125,000 and in June 2000 for \$2,800,000.

564 CROCKER SPERRY DR.	2,934,000	N/A	N/A	7/14	N/A	4/4.5	1.30	2,496	1977	Pool
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Pool home with ocean and mountain views, spacious rooms, high ceilings and two guest houses.

PREVIOUS SALES SINCE 2000: This last sold in October 2004 for \$2,300,000.

490 EASTGATE LANE	2,810,000	2,975,000	3,750,000	9/14	1.5 yrs.	3/3/2	0.94	3,539	1995	N/A
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The indoor/outdoor lifestyle of Santa Barbara can be enjoyed in this Birnam Wood home with paneled den (could be 3rd bedroom), garden view kitchen, spacious family room, and formal living and dining rooms with shared fireplace. Set off the course with panoramic mountain views and a wooded backyard of oaks.

PREVIOUS SALES SINCE 2000: None.

527 CROCKER SPERRY DR.	2,700,000	3,000,000	3,295,000	6/14	5 mo.	3/3	1.00	2,788	1979	Pool
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Light filled Contemporary home with soaring ceilings, living room with fireplace, chef's kitchen, dining room, den and enormous master suite, all opening to private patios. In addition, a 2 bedroom guest house and round swimming pool and spa are all situated on an acre with rare privacy.

PREVIOUS SALES SINCE 2000: This sold in July 2009 for \$3,000,000. Prior to the remodel, this sold in January 2008 for \$2,390,000.

526 LAS FUENTES DRIVE	2,700,000	2,975,000	3,500,000	3/14	10 mo.	3/3	1.00	2,266	1997	N/A
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French Country home with turret entry, open beam ceilings, wood floors and 3 fireplaces. The exquisite garden is filled with gorgeous flowers and mature trees and there is a secluded patio with fountain. This creekside property is not on a golf course fairway and offers extra land east of the creek.

PREVIOUS SALES SINCE 2000: This sold in May 2007 for \$3,500,000.

2000 SANDY PLACE	2,060,000	2,495,000	2,650,000	1/14	9 mo.	3/3.5	1.28	2,996	1969	N/A
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Situated on one of Birnam Wood's finest view lots with panoramic mountain views, this Jack Warner Traditional style home has very high ceilings and doors and an open and airy ambiance. Built in 1969 and in original condition, this home has a grand living/dining room, a study with fireplace and wet bar, a master bedroom fireplace, small kitchen and attached breakfast nook and a detached 2 car garage. During various failed escrows on this property, geological issues were found that will partially limit the property's development beyond its existing footprint.

PREVIOUS SALES SINCE 2000: None.

1920 BOUNDARY DRIVE	1,950,000	2,100,000	2,100,000	6/14	10 mo.	2/2	1.06	1,614	1974	Pool
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Once the pool house for the Bechtel Estate, this is a modest 1,614 sq.ft. home built in 1974. It is privately situated at the end of a very usable acre lot.

PREVIOUS SALES SINCE 2000: This last sold in February 2000 for \$1,500,000.

BIRNAM WOOD SALES IN 2013: COMPLETE

<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>BRM/ BATH</u>	<u>ACRES</u>	<u>SQUARE FEET</u>	<u>YEAR BUILT</u>	<u>SPA/ POOL</u>
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2060 BIRNAM WOOD DR.	\$4,395,000	N/A	N/A	5/13	N/A	3/3.5	1.06	5,622	1991	N/A
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Built in 1991, this 5,622 sq.ft. traditional style 3 bedroom/3.5 bath home with paneled library needs kitchen and bathroom updating but was beautifully built and fronts on Las Fuentes Drive. It also has a 1 bedroom guest house. Situated across from the tennis courts. Sold privately.

PREVIOUS SALES SINCE 2000: None.

537 LAS FUENTES DR.	4,200,000	N/A	N/A	5/13	N/A	4/4	1.03	3,090	2006	N/A
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This Traditional style home with a sunny southern exposure on the 9th tee features 4 fireplaces, a large motor court and formal gardens. It sold privately without coming on the market.

PREVIOUS SALES SINCE 2000: Prior to the construction, the lot sold for \$1,050,000 in November 2003.

513 CROCKER SPERRY DR.	2,850,000	3,250,000	3,495,000	1/13	5 mo.	4/4	1.30	4,341	1979	N/A
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Contemporary style home featuring four luxurious suites, large entertaining spaces with high ceilings and walls of glass opening onto sunny patios. This home has a large, south-facing garden with mountain views and a citrus grove overlooking the 16th fairway.

PREVIOUS SALES SINCE 2000: This last sold in September 2009 for \$2,800,000.

1975 INVERNESS LANE	2,762,500	2,950,000	2,950,000	4/13	3 wks.	3/4.5	1.30	3,160	1978	N/A
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Privately located on a cul-de-sac and built in 1978, this home has two separate outdoor spaces that include an entertainment terrace off the living room, and an alfresco dining patio off the kitchen and breakfast room. Features include a vaulted ceiling in the living room with a wall of light-filled windows, a separate den/office, formal dining room and a master suite with his and hers bathroom and closets.

PREVIOUS SALES SINCE 2000: This last sold in April 2004 for \$2,425,000 and May 2000 for \$1,600,000.

1931 BOUNDARY DRIVE	2,750,000	2,900,000	2,900,000	1/13	3 mo.	3/4	1.00	3,678	1973	Pool
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Down a private drive to a gated courtyard, this is a Jack Warner country house with pool, ocean views and elegant gardens. This 3,678 sq.ft. 3 bedroom/4 bath house built in 1973 has unusual privacy with a large living room, lovely dining room and garden/den room with full bath. A glass enclosed porch overlooks the pool, gardens and ocean.

PREVIOUS SALES SINCE 2000: This last sold in September 2001 for \$3,260,000.

535 MCLEAN LANE	2,600,000	2,750,000	2,850,000	9/13	1¼ yrs.	3/3/2	0.39	3,730	1989	Pool
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This bright Contemporary ranch style home has spacious rooms, a living room and family room both with fireplaces, soaring beamed ceilings, wood and patterned Saltillo tile floors. Overlooking 11th/12th greens, there are beautiful rose gardens and a lap pool to enjoy indoor/outdoor living, including many sitting areas.

PREVIOUS SALES SINCE 2000: None.

2117 FORGE ROAD	2,575,000	2,990,000	2,990,000	9/13	6 mo.	3/3.5	1.00	2,966	1981	N/A
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Elegant home with a wonderful floorplan that offers a formal living room, kitchen/family room, wood paneled library and sun-drenched 35' gallery, perfect for the art enthusiast. The home features crown molding, hardwood floors, three fireplaces, skylights and a wet bar. There are fairway and mountain views, manicured lawns, colorful landscaping, beautiful patios and an oversized 2-car garage.

PREVIOUS SALES SINCE 2000: This last sold in May 2009 for \$2,950,000.

2029 BOUNDARY DRIVE	2,463,019	2,780,000	2,780,000	5/13	2 wks.	3/3/2	0.96	3,840	1989	N/A
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Traditional style home designed by Peter Walker Hunt in 1989 with high ceilings, wood framed glass doors, transom windows and skylights throughout. The gracious home, on .96 landscaped acres, enjoys views of the 13th fairway through the mature oaks and lovely gardens.

PREVIOUS SALES SINCE 2000: None.

2091 STRATFORD PLACE	2,438,000	2,495,000	3,100,000	3/13	11 mo.	3/4.5	1.00	3,513	1986	Pool
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Designed by John Kelsey, this Contemporary home features high ceilings, lots of wall space for art, beautiful fairway views, mature landscaping, pool, and large outdoor covered terrace for entertaining. It has 2 master baths and a den/library off the master suite, while the third bedroom works well for office, staff or guests.

PREVIOUS SALES SINCE 2000: None.

BIRNAM WOOD SALES IN 2012: COMPLETE

<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>BRM/ BATH</u>	<u>ACRES</u>	<u>SQUARE FEET</u>	<u>YEAR BUILT</u>	<u>SPA/ POOL</u>
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2072 CHINA FLAT ROAD	\$5,000,000	\$5,185,000	\$5,185,000	5/12	1 mo.	2/4.5	1.00	3,448	1969	Pool
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Meticulously restored Birnam Wood home. Features include a dramatic entry to a light-filled gallery ideal for showcasing art, a living room with fireplace, herring-bone wood floor, 11' ceilings and mountain and garden vistas, a gourmet kitchen with mountain view breakfast nook. There is also a dining room with outdoor access, a library with fireplace, paneled walls, high ceilings and built-in bookcases and a master suite with sitting area, office, luxury bath and private patio. In addition to the pool, the property also has a 3 car garage.

PREVIOUS SALES SINCE 2000: Prior to the major remodel, this last sold in July 2007 for \$3,800,000.

1984 INVERNESS LANE	3,800,000	N/A	N/A	5/12	N/A	3/3.5	1.23	4,615	2007	Pool & spa
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Beautiful stone French country home with family room, 3 fireplaces, a slate roof and 3 car garage. This property sold privately without ever coming on the market.

PREVIOUS SALES SINCE 2000: Prior to the new construction, the home that was demolished was sold in October 2004 for \$2,000,000.

2103 STRATFORD PLACE	3,500,000	3,900,000	3,900,000	7/12	1 yr.	3/4.5	1.00	4,249	2001	N/A
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Tucked into a lushly landscaped acre, this romantic 3 bedroom, 4½ bath Mediterranean Villa built in 2001 features a grand living room, separate dining room and spacious family room with gourmet kitchen and many high tech amenities. French doors open to a cozy covered terrace, patios and private gardens.

PREVIOUS SALES SINCE 2000: This last sold in April 2005 for \$3,400,000. Built in 2001, it sold in August 2002 for \$2,750,000.

516 CROCKER-SPERRY DR.	3,392,000	3,750,000	3,995,000	6/12	2 mo.	3/5.5	1.30	4,736	1980	Pool & spa
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This classic contemporary Birnam Wood home with sweeping mountain views has a 71' foyer and living room with fireplace, formal dining room and den, all accented by new travertine floors. The master bedroom has a fireplace, built-in book cases and large walk in closets and the his and her luxurious baths have recently been remodeled. The landscaping includes a pool, spa and large separate studio.

PREVIOUS SALES SINCE 2000: Prior to the redo, this sold in July 2006 for \$3,700,000.

551 CROCKER-SPERRY DR.	3,215,000	3,295,000	3,295,000	9/12	4 days	3/3	1.300	3,770	1979	N/A
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Contemporary home with a stunning living room with a domed skylight ceiling, quartz floor and glass solarium walls to showcase the beautiful gardens. Each bedroom opens to a patio. The beautifully appointed kitchen has a SubZero fridge, 2 Wolf ranges, black granite counters and glass doors to tranquil lawns. The property includes Black Hills "Mt Rushmore" quarry granite sculptures.

PREVIOUS SALES SINCE 2000: None

2108 FORGE ROAD	2,750,000	2,800,000	3,100,000	12/12	15 mo.	2/3.5	1.00	2,689	1981	N/A
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Recently remodeled contemporary designed by Jim Morris with high ceilings, a 50 foot gallery and top-of-the-line appliances, beautiful golf course and mountain views.

PREVIOUS SALES SINCE 2000: Prior to the redo, this sold in September 2005 for \$2,250,000, in May 2003 for \$2,259,000, December 2002 for \$2,250,000 and February 2001 for \$2,275,000.

2069 BOUNDARY DRIVE	2,650,000	N/A	N/A	6/12	N/A	4/5	0.71	2,341	1988	Pool
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A French Country estate with sweeping views of fairways, ocean and islands from the terraced gardens. This charming home has many features including a Provencal style glass walled dining room, a lovely detached guest room with bath and sleeping loft, and pool. A large detached office suite with built in shelves and full bath can be used as an art studio or gym.

PREVIOUS SALES SINCE 2000: This last sold in March 2008 for \$3,050,000.

2085 BIRNAM WOOD DRIVE	2,600,000	2,795,000	2,950,000	8/12	2 mo.	4/3.5	1.00	4,230	1968	N/A
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Built in 1968, this traditional Birnam Wood home has wood parquet floors, crown moldings, a formal dining room, living room with fireplace, master suite with fireplace and large dressing-room closet. The fourth bedroom works well for an office or staff or guest quarters. There is also a St Charles kitchen with an adjacent butler prep room/large pantry.

PREVIOUS SALES SINCE 2000: None

2004 SANDY PLACE ROAD	2,550,000	2,750,000	2,950,000	12/12	2 mo.	2/3.5	1.13	4,100	1987	Pool
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Situated privately on the 17th golf tee of the Birnam Wood Golf course, this Contemporary style home has angular cathedral ceilings, spacious rooms and natural lighting. Outdoor features include manicured landscaping, a pool with outdoor patio and panoramic views.

PREVIOUS SALES SINCE 2000: None

518 LAS FUENTES DRIVE	2,536,800	2,895,000	2,895,000	5/12	6 mo.	3/4/2	1.01	4,405	1986	Pool
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Updated traditional home featuring a versatile floor plan. The living room offers a fireplace and tray ceiling, the entry and formal dining room have marble floors, the kitchen/Great room has marble floors and a fireplace. On one end of the home are two master suites each enjoying tray ceilings, generous en suite bathrooms and walk in closets. With an entrance from the patio there is a guest suite as well as a two room maids quarters.

PREVIOUS SALES SINCE 2000: None

2148 BIRNAM WOOD DRIVE	2,275,000	2,350,000	3,100,000	6/12	11 mo.	2/3	1.30	3,254	1988	N/A
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Traditional Style home located on the 4th Fairway with sweeping mountain and fairway views. Architects Ketzler and Goodman designed the remodel for the owners creating large open living space and gracious bedroom suites. Situated on 1.3 acres with private gardens and large motor court.

PREVIOUS SALES SINCE 2000: Prior to the redo, this sold in August 2001 for \$2,500,000.

470 EASTGATE LANE	1,840,000	2,195,000	2,395,000	1/12	3 mo.	3/4/2	0.91	6,101	1992	Pool
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Sophisticated single-level mountain and golf course view home with living room, formal dining, spacious kitchen/family room, large den, master bedroom with large walk-in closets, office and guest apartment with separate entry. There is a sparkling pool, rose gardens, beautiful stonework, patios, 3-car garage, and gated motor-court.

PREVIOUS SALES SINCE 2000: None

2141 TEN ACRE ROAD	1,525,000	1,875,000	2,495,000	5/12	1.5 yrs.	3/3/2	1.30	3,499	1979	Pool & spa
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Contemporary style James Morris designed home with a distinctive living room with soaring ceilings, windows and glass doors on all sides, herringbone wood floors and rounded walls, two large master suites, and a round swimming pool with spa.

PREVIOUS SALES SINCE 2000: This last sold in February 2000 for \$1,325,000.

BIRNAM WOOD SALES IN 2011: COMPLETE

<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>BRM/ BATH</u>	<u>ACRES</u>	<u>SQUARE FEET</u>	<u>YEAR BUILT</u>	<u>SPA/ POOL</u>
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1979 BOUNDARY DRIVE	\$4,250,000	\$4,695,000	\$4,975,000	5/11	3 mo.	4/4.5	1.07	4,265	1984	Pool
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Recently gutted and completely remodeled top quality Southern facing Mediterranean ocean view pool home with gracious and bright living room with fireplace, formal dining room, gourmet kitchen with dining area that opens to a spacious family room and a covered porch. There is a large open patio, pool/spa and pavilion with fireplace.

PREVIOUS SALES IN THE 2000's: Prior to the major remodel, this last sold in October 2008 for \$2,700,000.

532 LAS FUENTES DR.	3,900,000	4,350,000	5,295,000	11/11	3 mo.	3/3/2	1.27	5,060	1991	Pool
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Exceptional 5,000 square foot Tuscan Villa designed by noted architect Robert Senn with soaring ceilings, stone and hardwood floors, library, family room and detached guest quarters. This home is situated upon a very private and beautifully landscaped parcel with pool, vegetable garden and three car garage, and enjoys lovely mountain and golf course views.

PREVIOUS SALES IN THE 2000's: None

2138 BIRNAM WOOD DR.	3,600,000	N/A	N/A	7/11	N/A	3/3.5	1.30	4,306	1977	Both
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This beautiful Birnam Wood home was extensively remodeled in 1994 and features hardwood floors, wood and coffered ceilings, a salt water pool and lovely mountain views. In addition to the formal living and dining rooms there is a comfortable family room, a small den or study, a climate controlled wine room and a large exercise or general purpose room.

PREVIOUS SALES IN THE 2000's: None

2069 CHINA FLAT ROAD	3,200,000	N/A	N/A	5/11	N/A	5/5.5	1.36	4,232	1969	N/A
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Built in 1969 and very dated when sold, this property consists of a three bedroom/four bath main home, plus a modest separate office and a nicer two bedroom guest house. This property has no views and is on a very narrow and elongated lot at the bottom of Birnam Wood. This sold privately without coming on the market.

PREVIOUS SALES IN THE 2000's: None

521 LAS FUENTES DR.	3,150,000	3,200,000	3,200,000	8/11	1 wk.	3/3.5	0.93	3,462	1990	Pool
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This sophisticated Contemporary residence is located on one of the most desirable sites within Birnam Wood with dramatic views of the golf course, the Club lake and the Santa Ynez Mountains. An open floor plan, high ceilings and expansive designer windows create a spacious light filled ambiance with stunning views from every room. The home has hardwood floors, a see through fireplace, family room, granite kitchen, three bedrooms, a swimming pool and a three-car garage.

PREVIOUS SALES IN THE 2000's: None

520 MCLEAN LANE	2,850,000	3,500,000	3,500,000	5/11	4 mo.	3/4.5	0.41	4,647	1991	Spa
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Remodeled Mediterranean home overlooking the 9th Fairway with a pecan wood paneled library, an open kitchen/family room with fireplace, master suite with fireplace and dual baths, formal dining room and three car garage.

PREVIOUS SALES IN THE 2000's: None

2081 CHINA FLAT ROAD	2,835,000	3,150,000	4,150,000	5/11	1 yr.	4/4.5	1.13	2,973	1969	N/A
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Recently remodeled, this French Country property consists of a three bedroom/three and one-half bath main house (one of which is accessed off the laundry room) and a studio guest house with sweeping views of the mountains and club fairways. Features include wood floors, open beam ceilings, built-in bookshelves, an office with fireplace and master suite with fireplace and large walk-in closet.

PREVIOUS SALES IN THE 2000's: Prior to the major remodel (which included removing a pool), this last sold in June 2007 for \$3,050,000.

2123 FORGE ROAD	2,800,000	3,300,000	3,300,000	6/11	2 mo.	3/4.5	1.00	4,197	1970	Pool
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Elegant residence with a stately foyer leading to a large living room with fireplace and tray ceiling and adjoining garden room. The handsome formal dining room has stone walls, high coffered ceilings and fireplace. A pretty library/den connects two bedroom suites, one with office/sitting room and fireplace. There are separate guest quarters leading to the pool (which is viewed from a gracious covered patio with fireplace) and gardens.

PREVIOUS SALES IN THE 2000's: This last sold in May 2009 for \$3,000,000.

552 CROCKER SPERRY DR.	2,610,000	2,750,000	3,450,000	6/11	3 mo.	3/4.5	1.30	3,484	1993	N/A
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First time on the market, this French Style home with fairway and mountain views features 3 bedrooms/4.5 baths, formal living room with fireplace, and large family room with parquet wood floors, built-in bar and fireplace. Separate 3-car garage, fruit trees, hedges and lawns add to the privacy and ambiance of this unique residence.

PREVIOUS SALES IN THE 2000's: None

1990 LEMON RANCH ROAD	2,500,000	2,550,000	4,500,000	5/11	9 mo.	2/3	1.00	3,517	2001	N/A
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Completed in 2001, this Mediterranean mountain view home has unique finishes, custom materials, open beam ceilings, wood floors and three fireplaces. Amenities include air conditioning, tons of storage and a three car garage. This is situated on a corner lot.

PREVIOUS SALES IN THE 2000's: None

2075 BIRNAM WOOD DR.	2,419,000	2,775,000	2,875,000	8/11	8 mo.	3/3.5	1.00	3,521	1969	Pool
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Classic style home featuring a spacious (31x18) living room with crown moldings, fireplace and 10 foot ceilings, a formal dining room, family room adjacent to the remodeled kitchen, paneled library with fireplace, generous master bedroom suite with elegant bath and walk-in closet. Mature landscaping, including a pool, graces the property, which enjoys golf course views from a wide brick terrace.

PREVIOUS SALES IN THE 2000's: None

1991 INVERNESS LANE	2,350,000	2,350,000	2,350,000	4/11	1 day	3/3.5	1.00	3,863	1972	Pool
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Attractive pool home with a warm Contemporary interior with marble entry, living room with fireplace, study with built-in bookcases, wet bar and fireplace, kitchen with abundant counter space and nice landscaping on a corner lot. This sold privately without coming on the market.

PREVIOUS SALES IN THE 2000's: None

2076 CHINA FLAT ROAD	2,125,000	2,350,000	2,500,000	12/11	1 year	3/3.5	1.00	3,252	1981	Pool
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Contemporary style home in need of updating with herringbone wood floors, fireplaces in both living room and master bedroom, and featuring lovely mountain views, detached guest quarters and pool.

PREVIOUS SALES IN THE 2000's: This last sold in June 2000 for \$2,800,000.

2024 SANDY PLACE RD.	1,825,000	1,900,000	2,300,000	9/11	2 mo.	3/3	1.20	3,186	1977	Tennis
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Views of the lake and 17th green are enjoyed fro this Warner Gray designed two bedroom/two bath main house with guest house and tennis on two parcels. The main house has 3 fireplaces, a wet bar and large walk in closets. This is a foreclosure being sold by the bank.

PREVIOUS SALES IN THE 2000's: This last sold in June 2005 for \$3,700,000.

BIRNAM WOOD SALES IN 2010: COMPLETE

<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>BRM/ BATH</u>	<u>ACRES</u>	<u>SQUARE FEET</u>	<u>YEAR BUILT</u>	<u>SPA/ POOL</u>
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1908 BOUNDARY DRIVE	\$3,000,000	\$3,700,000	\$3,700,000	11/10	4 mo.	3/4.5	1.20	4,054	1975	Pool
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Designed by famed architect Wallace Neff, this ocean view Mediterranean style home is the only true two story home in Birnam Wood. The grounds feature a long private gated palm-lined entry and a rolling lawn with pool. The gracious but dated home has an elevator, dumb waiter and spacious rooms, open beamed ceilings and tile floors. This is an "estate sale."

PREVIOUS SALES IN THE 2000's: None

426 CROCKER SPERRY DR.	3,000,000	3,450,000	3,450,000	6/10	7 mo.	3/3.5	1.00	3,248	1971	N/A
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Traditional style home with beautiful Golf course and mountain view. Large double door entry, Italian tile floors in entry and hallways, living room with fireplace, formal dining room, kitchen with wood floors and central island, marble baths, wood paneled den with wet bar, large outdoor covered patio, two master suites.

PREVIOUS SALES IN THE 2000's: None

1997 LEMON RANCH RD.	2,600,000	2,895,000	2,995,000	3/10	5 mo.	3/3	1.18	3,757	1990	Pool
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This is a French Regency home with a high ceiling entry foyer, spacious formal living room with chevron pattern parquet floor and elegant fireplace. The master suite has a generous dual bath and large walk-in closets. The kitchen has saltillo tile floors and a cozy fireplace, and there is a den with built-in bookshelves. There is a lovely garden with expansive fairway and mountain views, two patios and an exercise swimming pool.

PREVIOUS SALES IN THE 2000's: This last sold in July 2002 for \$2,600,000.

2097 STRATFORD PLACE	2,422,500	2,650,000	2,650,000	10/10	1 week	2/2/2	1.00	3,724	1987	Pool
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A 1987 James Morris designed Contemporary home with 12' ceilings set on a private cul-de-sac location including a pool and pool house with panoramic mountain and golf course views. The two bedroom main home features a large kitchen and family room with fireplace, formal dining room and a spacious living room. There is a two car garage and cart garage with direct access to the 9th fairway.

PREVIOUS SALES IN THE 2000's: None

538 CROCKER SPERRY DR.	2,150,000	3,298,000	3,880,000	11/10	7 mo.	3/3/2	1.30	4,181	1970	Pool
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Rare French Regency with classic Old World style and sophistication manifest in this formal, graceful residence. Amenities include crystal chandeliers, crown molding and parquet floors throughout, imported marble fireplaces and a grand salon.

PREVIOUS SALES IN THE 2000's: None

2120 FORGE ROAD	1,775,000	1,795,000	2,950,000	4/10	1.6 yrs.	1/2	0.95	2,086	1989	N/A
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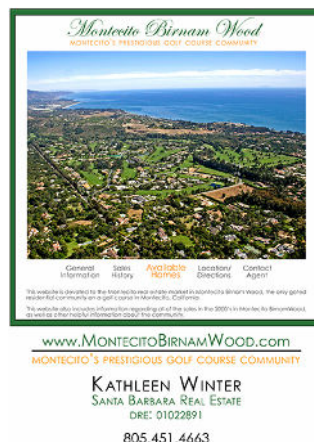
Charming Birnam Wood home with extensive exterior stone accents enjoys wonderful mountain and golf course views. Originally used as the forge for the Crocker Sperry Lemon Ranch in the late 19th century, this home has been thoroughly remodeled with an elegant living room with cathedral beamed ceilings and fireplace, formal dining room, master with sitting room, 2 bathrooms and family room/den with skylight. The grounds include colorful rose gardens, beautiful stonework, and lovely patios.

PREVIOUS SALES IN THE 2000's: This last sold in February 2003 for \$1,600,000.

2120 TEN ACRE ROAD	1,525,000	1,750,000	2,200,000	5/10	11 mo.	3/3	1.00	2,312	1974	N/A
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The well designed stone faced home is set in a beautiful English garden and features panoramic mountain views through floor to ceiling glass doors leading from the living areas to front patio. The home contains three bedrooms/three baths and a study.

PREVIOUS SALES IN THE 2000's: None



BIRNAM WOOD SALES IN 2009: COMPLETE

<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>BRM/BATH</u>	<u>ACRES</u>	<u>SQUARE FEET</u>	<u>YEAR BUILT</u>	<u>SPA/POOL</u>
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1185 FIFE LANE	\$4,000,000	\$4,250,000	\$4,250,000	9/09	4 days	4/6.5	3.17	6,875	1989	Pool
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This expansive home is located on a premium double lot, bordering the 6th and 7th fairways. Single-level and south facing, this home has generously sized rooms, tremendous wall space great for art, a flexible floorplan, beautiful landscaping and spacious covered terraces overlooking the pool and fairways.

PREVIOUS SALES IN THE 2000's: This last sold in October 2005 for \$4,450,000.

525 MCLEAN LANE	3,850,000	3,900,000	3,900,000	9/09	3 mo.	3/4.5	0.59	6,150	1990	N/A
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This home has almost every amenity with large spacious rooms, high ceilings and beautiful golf course and mountain views. It has a special ambiance with its exceptional use of pecan and walnut paneling, especially in the handsome library and family room. It is close to the main clubhouse yet very private. Located on the 11th fairway.

PREVIOUS SALES IN THE 2000's: This last sold in August 2004 for \$3,640,000.

527 CROCKER SPERRY DR.	3,000,000	3,365,000	4,450,000	7/09	9 mo.	3/3	1.00	2,284	1979	Pool
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Exceptional, dramatic contemporary masterpiece, remodeled using exquisite surfaces and quality workmanship. Open floorplan with separate guest house. Pool and decks with great golf course views.

PREVIOUS SALES IN THE 2000's: Prior to the remodel, this sold in January 2008 for \$2,390,000.

2123 FORGE ROAD	3,000,000	3,300,000	4,500,000	5/09	6 mo.	3/4.5	1.00	3,850	1982	Pool
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Sophisticated and elegant home featuring high coffered ceilings, oak wood flooring, large rooms, wood trim, his and hers master bedrooms and five fireplaces. The landscaping includes beautiful stonework, three fountains, and a pool with a pretty terrace overlooking it. There are lovely mountain views plus guest quarters.

PREVIOUS SALES IN THE 2000's: None

2117 FORGE ROAD	2,950,000	3,100,000	3,100,000	5/09	3 mo.	3/3.5	1.00	2,966	1981	N/A
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Elegant home with a wonderful floorplan that offers a formal living room, kitchen/family room, wood paneled library and sun-drenched gallery. The home features crown molding, hardwood floors, three fireplaces, skylights and a wet bar. There are fairway and mountain views, manicured lawns, colorful landscaping, beautiful patios and an oversized 2-car garage.

PREVIOUS SALES IN THE 2000's: None

555 EASTGATE LANE	2,925,000	2,950,000	3,450,000	6/09	2 mo.	3/4	2.25	4,210	1986	N/A
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This dramatic contemporary home on the 7th green has no immediate neighbors and features high ceilings, skylights and an open floor plan with gorgeous marble or hardwood floors. There is a his and her office and family room. Wonderful garden and many fruit trees. Large terrace with expansive golf course and mountain views.

PREVIOUS SALES IN THE 2000's: This last sold in November 2004 for \$3,250,000.

513 CROCKER SPERRY DR.	2,800,000	3,300,000	4,500,000	9/09	10 mo.	3/4.5	1.30	3,366	1979	N/A
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Contemporary home on the 16th fairway that was built in 1979 but extensively remodeled in 1991. This residence offers large yet intimate rooms with high ceilings and a floor plan that is ideal for indoor/outdoor entertaining. Three bedrooms plus office/guestroom. Two master suites possible.

PREVIOUS SALES IN THE 2000's: None

530 MCLEAN LANE	2,755,000	3,650,000	4,450,000	4/09	4 mo.	3/3/2	1.05	3,718	2008	N/A
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Newly constructed Don Nulty designed Traditional home on the 9th fairway featuring an inviting entry galleria, a spacious Great Room with paned French doors to a brick terrace with views of the lake and fountain and a sunny family room off the gourmet kitchen. There are wide planked walnut floors, country bead board and chair railing in many of the rooms.

PREVIOUS SALES IN THE 2000's: None

1950 BOUNDARY DRIVE	2,675,000	2,995,000	2,995,000	6/09	5 mo.	2/3.5	0.50	3,428	1989	Spa
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One of the few Birnam Wood homes with ocean views, this home is very private and features pine paneled walls and pegged hardwood floors. The pretty redone kitchen has handsome wood cabinets. The master bedroom has separate baths and an outside built in spa. There are fireplaces in the living and family rooms and a delightful ocean view patio.

[PREVIOUS SALES IN THE 2000's](#): None

2118 BIRNAM WOOD DR.	2,601,000	2,650,000	2,650,000	9/09	2 wks.	4/3/2	1.30	2,705	1981	N/A
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English Country home set away from golf course with enchanting vine covered walls, a detached two-room guest house plus a separate large studio. Dramatic mountain and golf course views, private brick patios, meandering brick garden paths and mature trees.

[PREVIOUS SALES IN THE 2000's](#): None

2079 BIRNAM WOOD DR.	1,950,000	2,050,000	2,595,000	7/09	3 mo.	3/3	1.00	2,600	1977	N/A
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Dated home with light filled living room with fireplace and golf course views. There is a formal dining room leading to a galley kitchen and an office adjacent to the master bedroom with fireplace.

[PREVIOUS SALES IN THE 2000's](#): None



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