



Pacific | **Sotheby's**
INTERNATIONAL REALTY
Each office independently owned and operated.

SANDRA COPELAND

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ATTENTION
POSTMASTER
Time Sensitive
Materials



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NEW YEAR, NEW LOOK

LA COSTA RIDGE

A MARCH 2017 REAL ESTATE MARKET REPORT
PRESENTED BY SANDRA COPELAND

RECORD PRICE! RECORD PRICE! RECORD PRICE!

LA COSTA RIDGE
FEATURED
SUCCESS



3185 SITIO SENDERO | 5 Beds | 5.5 Baths | Office | 4,873 SF | **SOLD AT \$1,900,000**



Future Friends and Neighbors, If you are considering selling and would like to optimize the value of your home, call Sandy today at 760.716.6110.

THE #1 REASON TO SELL YOUR HOME NOW..

Buyer demand continues to outpace the supply of homes for sale.

With low inventory, low interest rates, and big demand, now is the perfect time to sell. Sandra has access to the buyers who are ready, willing, and able to buy now, and is always available to answer any questions on any of your real estate needs. Call her at 760.716.6110 or visit her website at www.SandyCanSellIt.com.

PREPARED ESPECIALLY FOR
Future Friends and Neighbors

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INNOVATION – EXPERIENCE – GLOBAL REACH

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Future Friends and Neighbors,

If you have any questions regarding this report or would like to discuss the value of your property, please call me.

HOMES CURRENTLY LISTED IN LA COSTA RIDGE

Status	Street	Bedrooms	Full Baths	Half Baths	Estimated Square Feet	List Price	List Date	Neighborhood
Active	Corte Bosque	7	5	1	4,792	\$1,599,000 - \$1,699,000	02/18/17	Messina

HOMES CURRENTLY PENDING IN LA COSTA RIDGE

Status	Street	Bedrooms	Full Baths	Half Baths	Estimated Square Feet	List Price	List Date	Off Market Date	Neighborhood
Pending	Sitio Montecillo	6	4	1	4,757	\$1,775,000 - \$1,850,000	03/03/17	03/15/17	Fiori
Pending	Sitio Tortuga	5	4	1	4,260	\$1,098,800 - \$1,198,800	09/27/16	02/24/17	Dolcetto
Pending	Corte Tamarindo	5	4	1	4,212	\$1,249,000	11/07/16	01/21/17	San Vincenzo
Pending	Sitio Cordero	5	5	1	5,345	\$1,995,000 - \$2,195,000	10/18/16	02/27/17	Fiori

HOMES RECENTLY SOLD IN LA COSTA RIDGE

Status	Address	Bedrooms	Full Baths	Half Baths	Estimated Square Feet	List Price	List Date	Sold Price	Sold Date	Neighborhood
Sold	3250 Sitio Avellana	4	3	1	3,571	\$1,099,000	06/09/16	\$1,050,000	11/02/16	Dolcetto
Sold	3185 Sitio Sendero	5	5	1	4,873	\$1,998,800	01/17/17	\$1,900,000	03/10/17	Messina
Sold	3214 Sitio Oceano	5	4	1	4,212	\$1,549,999	01/17/17	\$1,520,000	03/07/17	San Vincenzo
Sold	6957 Corte Langosta	5	5	1	4,873	\$1,550,000	10/15/16	\$1,440,000	11/29/16	Messina
Sold	3242 Sitio Avellana	3	3	1	3,571	\$974,000 - \$1,044,000	08/01/16	\$965,000	11/17/16	Dolcetto
Sold	6981 Corte Langosta	5	5	1	4,873	\$1,349,888 - \$1,449,888	08/09/16	\$1,400,000	09/23/16	Messina
Sold	6941 Sitio Cordero	5	4	1	4,757	\$1,848,800	07/15/16	\$1,800,000	09/12/16	Fiori
Sold	3283 Sitio Tortuga	4	3	0	4,053	\$1,295,000	04/04/16	\$1,260,000	08/16/16	Dolcetto

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IN ESCROW



7043 ALICANTE ROAD

3 Beds | 3 Baths | Office | 2,965 SF
OFFERED AT \$1,250,000 - \$1,350,000

IN ESCROW



3291 SITIO TORTUGA

5 Beds | 4.5 Baths | Loft | 4,260 SF
OFFERED AT \$1,098,800 - \$1,198,800

SOLD/RECORD PRICE



4107 PENINSULA DRIVE

2 Beds | 2 Baths | Flex Room | 1,341 SF
SOLD AT RECORD PRICE \$513,000

SOLD/RECORD PRICE



6971 BIXBITE PLACE

5 Beds | 5.5 Baths | Ocean View | 3,060 SF
SOLD AT RECORD PRICE \$1,090,000

**85% of Sandy's Listings Sell at Record Prices
WHO YOU HIRE MATTERS!**

What's Your Home Worth?

Receive the most accurate assessment of your home's value, provided to you as a complimentary service by Sandra Copeland, your La Costa Ridge/Local Area real estate specialist. You will not be contacted with any other solicitation. Your home's value will be based on several key factors:



- Home Sales in La Costa Ridge for the Past Six-Months (non-distressed)
- Square Footage and Lot Size
- Views and Location
- Special Features/Upgrades that Set Your Home Apart

SandyCanSellIt.com/what-s-myhome-worth-.html

**THINKING OF SELLING?
IT'S A SELLER'S MARKET.
CALL SANDY TO DISCUSS AT 760.716.6110!**