

# REAL ESTATE *Report*

POINSETTIA VILLAGE EDITION / NOVEMBER 2007

The most respected & comprehensive information on the Poinsettia Village area residential real estate market



*The exclusive Poinsettia Village communities in southwest Carlsbad offer a variety of housing opportunities in many different architectural styles. Residents enjoy friendly neighborhoods with well-maintained homes, many with ocean views. Rosaleña, the first Poinsettia Village community, was built in 1988-90. The adjacent land sat vacant until the mid-1990s when the real estate market improved. The newest neighborhoods at Water's End were completed in 2005.*

At the heart of the community is South Carlsbad State Beach featuring swimming, fishing, camping and picnicking. Many homes belong to the master-planned community of San Pacifico, where residents enjoy private tennis, basketball and swimming facilities. Poinsettia Village Shopping Center offers convenient shopping, services and casual dining. Currently, there are about 934 homes occupied in Poinsettia Village. When finished the community will have some 975 residences.

This report presents the most respected and comprehensive information on the Poinsettia Village area residential real estate market. It's a valuable resource to keep handy for quick reference. Extra printed or digital copies are available for your friends, family and business associates. Also, please call me if you are interested in reviewing a particular floor plan from my extensive library of original builder's brochures.

Other services I offer include: a resourceful Internet web site ([www.hribar.com](http://www.hribar.com)), free home market analyses, a valuable Preferred Client Program and the most comprehensive Property Enhancement Program in the industry.

Do you have any questions or comments on this report? Would you like work with me on your next real estate transaction? Please contact me at 760-496-7935, or by e-mail: [home@hribar.com](mailto:home@hribar.com). ■

NEAL HRIBAR



## HANOVER BEACH COLONY

112 homes built by Shea Homes in 2001-02

- PLAN 1** 1,850 sq ft • 3 bd or 2 bd & loft, 2.5 ba
- PLAN 2** 2,077 to 2,277 sq ft • 3 bd, opt 4th bd or loft over dr, 2.5 ba
- PLAN 3** 2,142 sq ft • 3 bd, retreat, 2.5 ba
- PLAN 4** 2,387 sq ft • 4 bd, retreat or loft, 3 ba
- PLAN 5** 1,926 sq ft • 3 bd, storage, 2.5 ba

### CURRENTLY ON THE MARKET

Whitewater Street	Plan 1	listed @ \$1,075,000
Leeward Street	Plan 4	listed @ \$1,149,000
Whitewater Street	Plan 4	listed @ \$1,499,999v

### SALES PENDING

Whitewater Street	Plan 5	listed @ \$1,175,000v
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### CLOSED SALES

Leeward Street	Plan 2	\$1,000,000	5/07
Leeward Street	Plan 2	\$1,015,000	5/07
Leeward Street	Plan 2	\$1,000,000	6/07
Whitewater Street	Plan 3	\$1,285,000	5/07
Whitewater Street	Plan 3	\$1,400,000	9/07
Whitewater Street	Plan 4	\$1,340,000	6/07

# OCEAN WALK

90 homes built by K. Hovnanian in 1999-2000 (Gated)

- PLAN 4** 1,868 sq ft • 4 bd or 3 bd & den, opt loft, opt retreat or study, 2.5 ba
- PLAN 5** 2,031 sq ft • 4 bd or 3 bd & loft, opt 2 master suites 2.5 ba
- PLAN 6** 2,220 sq ft • 4 bd or 3 bd & loft, opt office, 2.5 ba

## CURRENTLY ON THE MARKET

Spinnaker Street	Plan 5	listed @ \$799,000v
Dew Point Avenue	Plan 6	listed @ \$825,876v
Seafarer Place	Plan 6	listed @ \$850,000v

## SALES PENDING

Dew Point Avenue	Plan 6	listed @ \$725,000
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## CLOSED SALES

Seafarer Place	Plan 5	\$780,000	7/07
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# POINSETTIA COVE

117 homes built by Fieldstone in 2000-02 (Gated)

- PLAN 1** 2,033 sq ft • 3 bd, 2.5 ba
- PLAN 2** 2,261 sq ft • 4 bd or 3 bd & teen rm, opt expanded master suite at bd 2, 2.5 ba
- PLAN 3** 2,367 sq ft • 4 bd, 2.5 ba
- PLAN 4** 2,629 sq ft • 3 bd & teen rm, opt bonus rm at teen rm & bd 3, 3 ba

## CURRENTLY ON THE MARKET

Tradewinds Drive	Plan 1	listed @ \$ 899,000
Tradewinds Drive	Plan 4	listed @ \$ 970,000
Tradewinds Drive	Plan 4	listed @ \$ 999,950
Breakwater Road	Plan 4	listed @ \$1,025,876v

## SALES PENDING

None

## CLOSED SALES

Catamaran Drive	Plan 3	\$ 895,000	5/07
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# ROSALEÑA

70 homes built by Sammis Properties in 1988-90

- PLAN 1\*** 1,929 sq ft • 3 bd or 2 bd & den, 2 ba
- PLAN 2** 2,461 sq ft • 3 bd, retreat, 2.5 ba
- PLAN 3** 2,555 sq ft • 4 bd or 3 bd & den, 3 ba
- PLAN 4** 2,466 sq ft • 4 bd, 2.5 ba

# ROSALEÑA (continued)

## CURRENTLY ON THE MARKET

Navigator Circle	Plan 2	listed @ \$1,129,000v
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## SALES PENDING

None

## CLOSED SALES

Navigator Circle	Plan 1	\$1,450,000	8/07
Navigator Circle	Plan 4	\$1,150,000	9/07
Navigator Circle	Custom	\$1,400,000	9/07



# SAN SEBASTIAN

110 homes built by ColRich/Greystone in 1998-2000 (Part Gated)

- PLAN 1** 2,798 sq ft • 4 bd or 3 bd & den, opt bonus rm, 3 ba
- PLAN 2** 3,126 to 3,314 sq ft • 5 bd or 4 bd & den, opt loft, opt 6th bd or office at garage, 3 ba
- PLAN 3** 3,290 to 3,478 sq ft • 5 bd or 4 bd & den, opt loft, opt study at garage, 3.5 ba
- PLAN 4** 3,501 to 3,689 sq ft • 5 bd or 4 bd & den, opt bonus rm, opt office at garage, 3.5 or 4.5 ba

## CURRENTLY ON THE MARKET

None

## SALES PENDING

None

## CLOSED SALES

Capstan Drive	Plan 1	\$ 940,000	6/07
Capstan Drive	Plan 1	\$ 954,000	7/07
Magellan Street	Plan 2	\$1,300,000	7/07
Capstan Drive	Plan 4	\$1,001,525	7/07
Stern Way	Plan 4	\$2,700,000	9/07



# SANTALINA

56 twinhomes built by Greystone Homes in 2000-01 (Gated)

- PLAN 1** 1,946 sq ft • 3 bd, retreat, 2.5 ba
- PLAN 2** 2,074 sq ft • 3 bd & den, 2.5 ba
- PLAN 3** 2,223 sq ft • 3 bd, retreat, tech center, 2.5 ba

## CURRENTLY ON THE MARKET

Neptune Drive	Plan 1	listed @ \$ 859,000
Mermaid Lane	Plan 2	listed @ \$1,150,000v
Neptune Drive	Plan 3	listed @ \$ 899,900
Neptune Drive	Plan 3	listed @ \$1,150,000v

## SANTALINA (continued)

### SALES PENDING

None

### CLOSED SALES

Mermaid Lane Plan 3 \$1,090,000 9/07



## SANTANDER

86 homes built by ColRich/Greystone in 1998-2000 (Part Gated)

**PLAN 1\*** 2,350 to 2,538 sq ft • 3 bd or 2 bd & den, opt retreat, opt 4th bd at garage, 3 ba

**PLAN 2** 2,547 to 2,735 sq ft • 4 bd or 3 bd & library, opt casita or office at garage, 3 or 4 ba

**PLAN 3** 2,796 to 2,984 sq ft • 5 bd or 4 bd & den, opt bonus rm, opt casita or office at garage, 3 or 4 ba

### CURRENTLY ON THE MARKET

Binnacle Drive Plan 3 listed @ \$949,000

### SALES PENDING

None

### CLOSED SALES

Starboard Street Plan 3 \$950,000 5/07



## SEA HOUSE

110 homes built by John Laing Homes in 2003-04 (Gated)

**PLAN 1** 2,340 to 2,385 sq ft • 4 bd or 3 bd & loft, opt office at lr, 2.5 ba

**PLAN 2** 2,512 to 2,531 sq ft • 4 bd or 3 bd & loft, tech center or expanded master bd, opt office at lr, 4 ba

**PLAN 3** 2,736 to 2,933 sq ft • 4 bd or 3 bd & library, opt loft, opt 5th bd or loft #2 over lr/dr, 3 ba

### CURRENTLY ON THE MARKET

Waters End Drive Plan 1 listed @ \$869,000

Waters End Drive Plan 2 listed @ \$850,000v

### SALES PENDING

None

### CLOSED SALES

None

\* single-story or single-story with loft  
v = variable range marketing price

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## THE TIDES

109 homes built by John Laing Homes in 2003-04 (Gated)

**PLAN 1** 1,987 to 2,107 sq ft • 3 bd or 2 bd & office, storage or opt office #2, 2.5 ba

**PLAN 2** 2,314 sq ft • 3 bd, or 2 bd & office, retreat, 2.5 ba

**PLAN 3** 2,468 sq ft • 4 bd or 3 bd & office, 3 ba

### CURRENTLY ON THE MARKET

Seaward Avenue Plan 1 listed @ \$749,000

Sandside Court Plan 2 listed @ \$939,900v

### SALES PENDING

None

### CLOSED SALES

Sandside Court Plan 1 \$775,000 5/07

Waters End Drive Plan 2 \$877,000 7/07



## VISTAMAR

110 homes built by WL Homes in 1997-2000 (Part Gated)

**PLAN 2** 1,699 sq ft • 2 bd & loft, 2.5 ba

**PLAN 3** 1,869 sq ft • 3 bd or 2 bd & loft, 2.5 ba

**PLAN 3-O** 2,152 sq ft • 4 bd or 3 bd & bonus rm, 2.5 ba

### CURRENTLY ON THE MARKET

Portage Way Plan 1 listed @ \$649,000

Portage Way Plan 3 listed @ \$739,000

Wind Sock Way Plan 3-0 listed @ \$749,000v

### SALES PENDING

None

### CLOSED SALES

Escallonia Court Plan 2 \$685,000 7/07





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*The Power of Experience*

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