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The
Clements
Group



BERKSHIRE HATHAWAY
HomeServices

LUXURY
COLLECTION

CORONADO ISLAND

Picturesque Seaside Village

Prepared for Our Neighbors, Friends and Family

Coronado Island Real Estate Market Activity

Homes Listed For Sale Between 1/29/2019 and 2/25/2019 (5 of 32)

Status	Property Type	Community	Beds	Baths	Est. Square Feet	ListPrice
ACT	ATT	CORONADO VILLAGE	2	2	1,087	\$720,000
ACT	DET	CORONADO CAYS	3	2.5	1,665	\$1,195,000
ACT	ATT	CORONADO VILLAGE	2	2	1,325	\$1,393,000
ACT	ATT	CORONADO SHORES	2	2	1,443	\$1,850,000
ACT	DET	CORONADO VILLAGE	3	4.5	3,240	\$3,579,000
ACT	DET	CORONADO VILLAGE	4	4	3,495	\$5,100,000

Homes Recently Pending Between 1/29/2019 and 2/25/2019 (6 of 16)

Status	Property Type	Community	Beds	Baths	Est. Square Feet	ListPrice
PEND	ATT	CORONADO VILLAGE	2	2.5	1,280	\$899,000
PEND	ATT	CORONADO CAYS	3	3	1,951	\$1,399,000
PEND	ATT	CORONADO SHORES	3	3	1,600	\$2,000,000
PEND	DET	CORONADO VILLAGE	4	4	3,016	\$3,249,000
PEND	DET	CORONADO CAYS	6	8	7,018	\$7,699,000

Homes Recently Sold Between 1/29/2019 and 2/25/2019 (7 of 15)

Status	Property		Community	Beds	Baths	Est. Square		ListPrice	Sold Price	Close of Escrow Date
	Type	Address				Feet	Feet			
SOLD	ATT	55 Antigua Ct.	CAYS	2	2	1585	1585	\$878,000	\$855,000	2/8/19
SOLD	ATT	707 Orange Ave. #2C	VILL	2	1	1299	1299	\$1,049,000	\$976,000	2/21/19
SOLD	ATT	1016 1st Street	VILL	3	2.5	2,200	2,200	\$1,450,000	\$1,450,000	1/29/19
SOLD	DET	817 A Avenue	VILL	3	3	1,712	1,712	\$1,625,000	\$1,550,000	1/29/19
SOLD	DET	523 A Avenue	VILL	4	3	2,283	2,283	\$2,350,000	\$2,275,000	1/31/19
SOLD	ATT	1730 Avenida del Mundo #508	SHORES	2	2	1,267	1,267	\$2,549,000	\$2,412,500	2/20/19
SOLD	DET	974 B Avenue	VILL	3	4	2300	2300	2690000	2600000	2/5/19

The Clements Group represents the Seller in the listings highlighted in red.

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March 2019 Real Estate Report

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New Isabella Coastal Homes

4 new luxury homes just steps from Central Beach and the shops and fine dining on Orange Ave. will be ready to move in Spring 2019!

The 3-level homes feature a coastal craftsman design, a large roof deck with ocean views, media room, a chef's kitchen with large island, walk-in pantry and designer appliances, an elevator and much more.



1044 Isabella Avenue

4 BR / 4.5 BA / 4,183 esf

Offered at \$4,350,000



1048 Isabella Avenue

3 BR / 4.5 BA / 3,223 esf

Offered at \$3,500,000

New Townhomes at E & Olive

2 new luxury townhomes will be ready to move in May 2019! Beautifully designed for Southern California's coastal lifestyle, these homes have amazing designer touches and meticulous attention to details. They are finished with European wood floors, chef's kitchen with high-end appliances, built-ins and roof decks with city views.



800 E Avenue

4 BR / 4.5 BA / 2,420 esf

Offered at \$2,599,000



801 Olive Avenue

3 BR / 3.5 BA / 1,996 esf

Offered at \$2,199,000

With all the new construction homes being built on the Island, you may have considered buying one. Here are 8 key benefits to buying a brand new home.

1. Modern floor plans designed for the way we live today.

One of the biggest advantages of buying a new construction home is that they are designed and built for today's lifestyle. They come with flowing open floor plans and features that meet modern-day demands, including open eat-in kitchens, luxurious master baths, access to outdoor entertaining areas including roof decks, spacious basement levels and high end finishes.

2. More customization and more choices.

Today, more than ever, home builders are offering buyers the ability to customize their homes with a vast number of options. Lighting, flooring, paint colors, home automation and even landscaping can often be selected. Some of the choices are considered upgrades and will add to your base price, but now builders are adding options that are still considered part of the original price package. You'll be moving into a home that's customized for your needs.

3. New homes are energy efficient.

Utilizing new construction materials, just-built homes are usually more energy efficient – and that means potentially lower utility bills. Not only are these newly built homes rated higher for insulation, they may include energy efficient appliances, lighting and zoned heating/cooling systems. All of this new home tech could save you \$\$\$ over the course of the years you live in the home.

4. New homes are smarter, too.

New construction homes are often equipped with the latest technology built right in. Think cable, alarm systems, speaker systems, high-speed wired Internet, digital thermostats and detectors – when they're just the flip of a switch, tap of an app or voice-command away, you save lots of time and money, not to mention holes in the walls.

5. Fewer maintenance and repair bills.

With new construction or pre-construction purchases, the work is already done for you. You don't have to do a darn thing. You don't have to lift a finger (or a hammer). A big financial benefit to a new home is that you won't have much maintenance to do for quite a while. With modern, new appliances, plumbing, heating, and air, you should be able to live repair-free for a few years.

6. You'll save money in repairs.

When you buy new from a reputable and established builder, you are able to include your selected upgrades in the original purchase price and mortgage amount financing them. When you purchase an older home, you will have to secure a mortgage, buy the home, and then begin renovations on a separate line of funds.

7. New trumps retrofit.

New homes are built with the latest building plans, designs, and materials. Their systems (electrical, plumbing, sewage lines, central heating, and air) already meet today's codes and standards. It is always much more efficient and practical to have these systems built into a new home, rather than have to upgrade and retrofit existing older system.

8. You'll have free weekends.

When you buy new, you get more time relaxing at home. You won't be spending all your weekends at home renovation stores as you try to tackle that "honey-do" list of home improvements each week. Buying a new construction home allows you to enjoy your weekends at home almost as soon as you are unpacked.

Source: <https://www.trulia.com/guides/new-construction-right-for-you>



1100 Alameda Blvd. - Village

5 BR / 6.5 BA / 7,200+ esf

Offered at \$6,995,000

1100Alameda.com



9485 La Cuesta Dr. - Mt. Helix

6 BR / 6.5 BA / 5,950+ esf

Offered at \$2,599,000

9485LaCuesta.com



1133 1st Street #118 - The Point

2 BR / 2 BA / 1,325 esf

Offered at \$1,393,000

ThePoint118.com



442 D Avenue - Village

3 BR / 3 BA / 1,400 esf

Offered at \$1,370,000

442DAve.com



22 Bahama Bend - Cays

3 BR / 2.5 BA / 2,409 esf

Offered at \$1,325,000

22BahamaBend.com



26 Half Moon Bend - Cays

3 BR / 2.5 BA / 1,665 esf

Offered at \$1,195,000

26HalfMoon.com