

# LUXURY PROPERTIES MARKET ANALYSIS UPDATE

## BELVEDERE

PROPERTIES OVER 1 MILLION

APRIL 2009  
THROUGH  
APRIL 2010



*Presented by  
Anna K. Pennington-Boucher*





# WORLD CLASS PROPERTIES BELVEDERE



CURRENTLY AVAILABLE HOMES | SINGLE FAMILY

AREA	ADDRESS	LISTING PRICE	BEDROOMS	BATHROOMS
Belvedere	43 Cliff Rd Belvedere	\$6,500,000	5	7
Belvedere	1 Madrona Ave Belvedere	\$4,950,000	5	6
Belvedere	8 Britton Ave Belvedere	\$5,800,000	3	5
Belvedere	11 Britton Ave Belvedere	\$2,950,000	3	5
Belvedere	207 Beach Rd Belvedere	\$3,350,000	5	6
Belvedere	246 Bayview Ave Belvedere	\$3,295,000	4	4
Belvedere	38 Peninsula Rd Belvedere	\$2,850,000	6	4
Belvedere	180 San Rafael Ave Belvedere	\$4,850,000	5	4
Belvedere	76 Lagoon Rd Belvedere	\$2,795,000	2	3
Belvedere	12 Bella Vista Ave Belvedere	\$1,850,000	4	2
Belvedere	39 W Shore Rd Belvedere	\$3,980,000	5	4
Belvedere	270 Beach Rd Belvedere	\$4,595,000	6	6
Belvedere	288 Beach Rd Belvedere	\$3,600,000	3	3
Belvedere	333 Belvedere Ave Belvedere	\$10,900,000	5	6
Belvedere	219 Beach Rd Belvedere	\$5,695,000	4	5
Belvedere	43 Peninsula Rd Belvedere	\$2,395,000	3	3
Belvedere	95 W Shore Rd Belvedere	\$3,195,000	4	6
Belvedere	17 Oak Ave Belvedere	\$1,985,000	4	3
Belvedere	1 Hilarita Cir Belvedere	\$2,200,000	4	2
Belvedere	8 Windward Rd Belvedere	\$2,650,000	4	3
Belvedere	83 W Shore Rd Belvedere-2461	\$3,500,000	4	4
Belvedere	129 Bella Vista Belvedere	\$2,345,000	6	4
Belvedere	16 Eucalyptus Rd Belvedere	\$2,395,000	3	2
Belvedere	152 Bayview Ave Belvedere	\$1,845,000	3	2
Belvedere	8 W Shore Rd Belvedere	\$4,950,000	4	5
Belvedere	14 Eucalyptus Rd Belvedere	\$2,650,000	4	4
Belvedere	110 Bella Vista Ave Belvedere	\$2,449,000	4	3
Belvedere	5 N Point Cir Belvedere	\$1,795,000	4	3
Belvedere	10 Lagoon Rd Belvedere	\$2,395,000	3	2
Belvedere	440 Golden Gate Ave Belvedere	\$48,000,000	5	8

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# WORLD CLASS PROPERTIES BELVEDERE



CURRENTLY AVAILABLE HOMES | SINGLE FAMILY

AREA	ADDRESS	LISTING PRICE	BEDROOMS	BATHROOMS
Belvedere	19 Shore Rd	\$1,795,000	4	3 (3 0)
Belvedere	215 Round Hill Rd	\$2,495,000	4	4 (3 1)
Belvedere	1 Cliff Rd	\$28,850,000	7	7 (6 1)
Belvedere	159 Saint Thomas Way	\$2,750,000	4	3 (3 0)
Belvedere	115 Jamaica St	\$1,595,000	5	3 (3 0)
Belvedere	10 Fern Ave	\$1,695,000	2	3 (2 1)
Belvedere	144 Avenida Miraflores Dr	\$1,895,000	5	3 (2 1)
Belvedere	3 Britton Ave	\$5,050,000	4	5 (4 1)
Belvedere	582 Virginia Dr	\$1,389,000	3	2 (2 0)
Belvedere	85 Spring Ln	\$9,500,000	5	6 (5 1)
Belvedere	433 Golden Gate Ave	\$19,995,000	4	6 (5 1)
Belvedere	180 San Rafael Ave	\$4,150,000	5	4 (4 0)
Belvedere	20 Juno Rd	\$1,515,000	4	3 (3 0)
Belvedere	3 East Ter	\$1,995,000	4	3 (3 0)
Belvedere	46 Lagoon Rd	\$4,395,000	4	5 (3 2)
Belvedere	39 Shore Rd	\$3,880,000	5	4 (4 0)
Belvedere	60 Seafirth Rd	\$2,495,000	4	4 (3 1)
Belvedere	70 Paseo Mirasol Dr	\$1,999,000	4	4 (3 1)
Belvedere	276 Beach Rd	\$4,350,000	4	5 (4 1)
Belvedere	1 Bellevue Ave	\$2,495,000	3	3 (2 1)
Belvedere	37 Geldert Ct	\$1,975,000	4	3 (2 1)
Belvedere	90 Rowley Cir	\$1,295,000	3	2 (2 0)
Belvedere	211 Beach Rd	\$1,850,000	3	2 (2 0)
Belvedere	10 Peninsula Rd	\$3,300,000	4	3 (3 0)
Belvedere	138 Madrona Ave	\$3,595,000	4	4 (3 1)
Belvedere	209 Golden Gate Ave	\$7,750,000	4	4 (3 1)
Belvedere	1 Place Moulin	\$13,950,000	6	8 (7 1)
Belvedere	5 Laurel Ave	\$2,395,000	3	4 (3 1)
Belvedere	163 Saint Thomas Way	\$1,444,900	3	2 (2 0)
Belvedere	2 Sutter Ct	\$1,950,000	4	3 (3 0)

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AREA	ADDRESS	LISTING PRICE	BEDROOMS	BATHROOMS
Belvedere	412 Golden Gate Ave	\$2,395,000	3	3 (3 0)
Belvedere	13 Peninsula Rd	\$3,850,000	3	3 (2 1)
Belvedere	2131 Paradise Dr	\$2,295,000	6	6 (5 1)
Belvedere	688 Hilary Dr	\$1,100,000	3	2 (2 0)
Belvedere	16 Old Landing Rd	\$7,995,000	4	7 (6 1)
Belvedere	140 Lyford Dr	\$3,495,000	4	4 (3 1)
Belvedere	57 Shore Rd	\$5,800,000	4	4 (4 0)
Belvedere	4883 Paradise Dr	\$3,100,000	4	4 (3 1)
Belvedere	7 Edgewater Rd	\$3,495,000	4	3 (2 1)
Belvedere	2 Cazadero Ln	\$3,400,000	4	3 (3 0)
Belvedere	10 Saint Bernard Ln	\$9,750,000	5	6 (5 1)
Belvedere	490 Ridge Rd	\$3,350,000	4	5 (5 0)
Belvedere	155 Jamaica St	\$3,225,000	4	4 (4 0)
Belvedere	14 Laurel Ave	\$2,650,000	5	4 (3 1)
Belvedere	2430 Paradise Dr	\$1,500,000	5	4 (4 0)
Belvedere	270 Beach Rd	\$4,222,000	6	5 (4 1)
Belvedere	430 Bella Vista Ave	\$2,499,000	3	3 (2 1)
Belvedere	143 Gilmartin Dr	\$4,795,000	4	4 (3 1)
Belvedere	36 Linda Vista Ave	\$1,895,000	4	4 (3 1)
Belvedere	188 Stewart Dr	\$3,595,000	5	4 (3 1)
Belvedere	2485 Paradise Dr	\$2,679,000	4	4 (3 1)
Belvedere	333 Bella Vista Ave	\$3,495,000	3	4 (3 1)
Belvedere	2480 Mar East St	\$3,150,000	2	4 (3 1)
Belvedere	21 Southridge Dr	\$1,995,000	4	4 (3 1)
Belvedere	22 Mercury Ave	\$1,145,000	4	2 (2 0)
Belvedere	590 Virginia Dr	\$1,495,000	4	3 (3 0)
Belvedere	11 Greenwood Ct	\$2,700,000	5	5 (4 1)
Belvedere	2100 Centro East St	\$3,595,000	4	4 (3 1)
Belvedere	87 Saint Thomas Way	\$3,295,000	4	5 (4 1)
Belvedere	3910 Paradise Dr	\$9,992,000	5	5 (5 0)

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AREA	ADDRESS	LISTING PRICE	BEDROOMS	BATHROOMS
Belvedere	186 Saint Thomas Way	\$1,680,000	2	2 (2 0)
Belvedere	60 Red Hill Cir	\$1,695,000	3	3 (2 1)
Belvedere	79 Trinidad Dr	\$4,199,000	4	5 (4 1)
Belvedere	288 Beach Rd	\$3,100,000	3	3 (3 0)
Belvedere	4935 Paradise Dr	\$1,100,000	3	2 (2 0)
Belvedere	13 Britton Ave	\$3,925,000	4	4 (3 1)
Belvedere	2 Theresa Ct	\$2,475,000	5	4 (3 1)
Belvedere	4885 Paradise Dr	\$4,495,000	5	6 (4 2)
Belvedere	671 Hilary Dr	\$1,550,000	3	3 (2 1)
Belvedere	17 Teaberry Ln	\$2,195,000	3	2 (2 0)
Belvedere	4185 Paradise Dr	\$3,795,000	4	4 (4 0)
Belvedere	20 Mateo Dr	\$1,775,000	5	4 (3 1)
Belvedere	8 Hillcrest Rd	\$3,875,000	5	6 (5 1)
Belvedere	7 Seafirth Pl	\$3,475,000	6	5 (4 1)
Belvedere	19 Acacia Ave	\$1,995,000	5	3 (3 0)
Belvedere	4 Warrens Way	\$3,295,000	5	5 (5 0)
Belvedere	8 Windward Rd	\$2,399,000	4	3 (3 0)
Belvedere	43 Peninsula Rd	\$2,199,000	3	3 (3 0)

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# WORLD CLASS PROPERTIES BELVEDERE



HOMES SOLD APRIL 2009 - APRIL 2010 | SINGLE FAMILY

AREA	ADDRESS	LISTING PRICE	BED-ROOMS	BATH-ROOMS	SELLING PRICE
Belvedere	669 Hawthorne Dr		3	4 (3 1)	\$2,487,500
Belvedere	114 Howard Dr		5	4 (3 1)	\$1,625,000
Belvedere	5 Blanding Ln		3	1 (1 0)	\$3,000,000
Belvedere	3 Leeward Rd		5	4 (4 0)	\$2,950,000
Belvedere	333 Blackfield Dr		6	4 (3 1)	\$2,775,000
Belvedere	11 Turtle Rock Ct		4	4 (3 1)	\$1,900,000
Belvedere	6 Mariposa Ct		3	5 (4 1)	\$3,020,000
Belvedere	30 Eucalyptus Rd		3	2 (2 0)	\$2,505,000
Belvedere	4095 Paradise Dr		2	2 (1 1)	\$1,100,000
Belvedere	23 Old Landing Rd		5	5 (5 0)	\$2,750,000
Belvedere	59 Trinidad Dr		4	4 (3 1)	\$3,112,500
Belvedere	32 Via San Fernando		4	2 (2 0)	\$1,920,000
Belvedere	55 Trinidad Dr		3	3 (2 1)	\$2,000,000
Belvedere	131 Stewart Dr		3	3 (3 0)	\$1,265,000
Belvedere	140 Antonette Dr		5	6 (5 1)	\$7,500,000
Belvedere	19 Juno Rd		4	2 (2 0)	\$1,425,000
Belvedere	9 Saint Lucia Pl		3	2 (2 0)	\$1,219,700
Belvedere	33 Peninsula Rd		4	2 (2 0)	\$3,225,000
Belvedere	8 Egret Ct		2	2 (2 0)	\$1,275,000
Belvedere	10 Crest Rd		4	4 (4 0)	\$4,350,000
Belvedere	2097 Centro East St		4	3 (2 1)	\$1,395,000
Belvedere	7 Acela Dr		5	4 (3 1)	\$1,900,000
Belvedere	105 Geldert Dr		4	4 (3 1)	\$1,975,000
Belvedere	2420 Spanish Trail Rd		3	3 (2 1)	\$1,920,700
Belvedere	3561 Paradise Dr		3	3 (2 1)	\$1,520,000
Belvedere	2 Eucalyptus Rd		3	5 (3 2)	\$2,640,000
Belvedere	7 Acela Dr		5	4 (4 0)	\$2,575,000
Belvedere	131 Jamaica St		3	4 (3 1)	\$1,200,000
Belvedere	1 Via San Fernando		4	3 (2 1)	\$1,100,000
Belvedere	180 Rancho Dr		3	3 (2 1)	\$1,600,000



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AREA	ADDRESS	LISTING PRICE	BED-ROOMS	BATH-ROOMS	SELLING PRICE
Belvedere	16 Edgewater Rd		5	6 (5 1)	\$5,100,000
Belvedere	771 Tiburon Blvd		4	4 (3 1)	\$1,840,000
Belvedere	14 Edgewater Rd		4	3 (3 0)	\$1,780,000
Belvedere	2060 Centro East St		3	4 (4 0)	\$1,900,000
Belvedere	32 Meadow Hill Dr		5	8 (6 2)	\$5,880,000
Belvedere	40 Bayview Ave		3	3 (3 0)	\$1,980,000
Belvedere	2960 Paradise Dr		3	5 (4 1)	\$1,945,000
Belvedere	531 Silverado Dr		3	2 (2 0)	\$1,170,000
Belvedere	1915 Straits View Dr		5	5 (5 0)	\$3,650,000
Belvedere	686 Hilary Dr		4	3 (3 0)	\$1,200,000
Belvedere	90 Taylor Rd		5	6 (5 1)	\$2,950,000
Belvedere	9 Acela Dr		4	6 (4 2)	\$5,500,000
Belvedere	14 Eucalyptus Rd		4	4 (4 0)	\$2,550,000
Belvedere	745 Hilary Dr		3	2 (2 0)	\$1,030,000
Belvedere	1 Madrona Ave		5	6 (5 1)	\$4,100,000
Belvedere	90 Via Los Altos		4	5 (4 1)	\$6,500,000
Belvedere	198 Stewart Dr		5	4 (3 1)	\$3,065,000
Belvedere	90 Reed Ranch Rd		5	4 (3 1)	\$2,100,000
Belvedere	60 Reedland Woods Way		4	4 (3 1)	\$2,015,000
Belvedere	456 Belvedere Ave		4	7 (4 3)	\$6,250,000
Belvedere	10 Windward Rd		4	3 (3 0)	\$2,200,000
Belvedere	95 Shore Rd		4	6 (5 1)	\$2,125,000
Belvedere	450 Belvedere Ave		6	6 (5 1)	\$5,400,000
Belvedere	2431 Spanish Trail Rd		2	2 (2 0)	\$1,355,000
Belvedere	430 Greenwood Beach Rd		3	3 (3 0)	\$2,400,000
Belvedere	76 Lagoon Rd		2	3 (3 0)	\$2,580,000
Belvedere	5070 Paradise Dr		4	7 (4 3)	\$2,775,000
Belvedere	8 Francisco Vista Ct		3	4 (3 1)	\$3,150,000
Belvedere	189 Gilmartin Dr		5	7 (5 2)	\$3,800,000
Belvedere	11 Via Capistrano		5	3 (2 1)	\$1,600,000



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AREA	ADDRESS	LISTING PRICE	BED-ROOMS	BATH-ROOMS	SELLING PRICE
Belvedere	18 Cibrian Dr		5	5 (5 0)	\$3,175,000
Belvedere	10 Oak Ave		4	5 (4 1)	\$2,545,000
Belvedere	137 Geldert Dr		5	3 (2 1)	\$1,810,000
Belvedere	208 Taylor Rd		5	5 (4 1)	\$3,425,000
Belvedere	31 Windward Rd		5	4 (3 1)	\$4,050,000
Belvedere	115 Avenida Miraflores		3	3 (2 1)	\$1,200,000
Belvedere	5025 Paradise Dr		4	2 (2 0)	\$1,050,000
Belvedere	1868 Centro West St		3	4 (4 0)	\$1,550,000
Belvedere	246 Bayview Ave		4	4 (3 1)	\$2,830,000
Belvedere	128 Jamaica St		2	2 (2 0)	\$1,243,000
Belvedere	212 Martinique Ave		3	2 (2 0)	\$1,050,000
Belvedere	15 Claire Way		4	2 (2 0)	\$1,320,000
Belvedere	180 Avenida Miraflores		5	5 (4 1)	\$2,400,000
Belvedere	232 Trinidad Dr		3	4 (3 1)	\$6,500,000
Belvedere	616 Ridge Rd		6	6 (5 1)	\$3,321,000
Belvedere	83 Shore Rd		4	4 (3 1)	\$2,500,000
Belvedere	7 Hillcrest Rd		5	5 (5 0)	\$2,950,000
Belvedere	116 Sugarloaf Dr		4	4 (3 1)	\$3,800,000
Belvedere	3680 Paradise Dr		5	8 (5 3)	\$7,800,000
Belvedere	49 Bellevue Ave		2	2 (2 0)	\$1,750,000
Belvedere	7 Linda Vista Ave		4	6 (5 1)	\$3,950,000
Belvedere	5 Point Cir		4	3 (3 0)	\$1,550,000
Belvedere	104 Jamaica St		3	3 (3 0)	\$1,108,000
Belvedere	19 Belvedere Ave		3	3 (2 1)	\$2,300,000
Belvedere	60 Reed Ranch Rd		4	3 (3 0)	\$1,675,000
Belvedere	335 Blackfield Dr		5	4 (4 0)	\$2,295,000



# WORLD CLASS PROPERTIES BELVEDERE



## CONDOS AVAILABLE APRIL 2009 - APRIL 2010

AREA	ADDRESS	UNIT	LISTING PRICE	BED-ROOMS	BATH-ROOMS	SELLING PRICE
Belvedere	107 Paradise Dr			2	2 (2 0)	\$1,995,000
Belvedere	113 Paradise Dr			2	2 (2 0)	\$1,649,000
Belvedere	117 Paradise Dr			2	2 (2 0)	\$1,695,000
Belvedere	1908 Mar West St			2	2 (2 0)	\$1,899,000
Belvedere	2 Neds Way			3	3 (3 0)	\$1,025,000
Belvedere	22 Red Hill Cir	22		2	2 (2 0)	\$1,365,000
Belvedere	2223 Centro East St			3	2 (2 0)	\$1,395,000
Belvedere	271 Trinidad Dr			3	4 (3 1)	\$1,445,000
Belvedere	273 Trinidad Dr			2	3 (2 1)	\$1,450,000
Belvedere	406 Paradise Dr			3	3 (2 1)	\$1,895,000
Belvedere	93 Lyford Dr			3	2 (2 0)	\$1,350,000
Belvedere	97 Lyford Dr			2	2 (2 0)	\$1,595,000

## CONDOS SOLD APRIL 2009 - APRIL 2010

AREA	ADDRESS	UNIT	LISTING PRICE	BED-ROOMS	BATH-ROOMS	SELLING PRICE
Belvedere	18 Lagoon Vis			2	2 (2 0)	\$1,400,000
Belvedere	2311 Mar East St			3	3 (2 1)	\$1,277,500
Belvedere	90 Lyford Dr	5		3	3 (2 1)	\$1,145,000
Belvedere	127 Red Hill Cir			3	3 (2 1)	\$1,120,000

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ANNA K. PENNINGTON-BOUCHER  
1620 TIBURON BOULEVARD  
MILL VALLEY, CALIFORNIA 94941

## YOUR LUXURY PROPERTY CONTACT ANNA K. PENNINGTON-BOUCHER

### OFFERING:

- Complimentary estimates of your current home value

### RESIDENTIAL SERVICES:

- Professional sale of your home
- Home purchase
- Professional rental of your home

### COMMERCIAL SERVICES:

- Sales
- Purchase
- Management / Leasing of income property

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