



662 Rosewood Ave Camarillo, CA 93010-5916

Marketing Remarks \$ 235,000

This is a very nice Rosewood townhome, featuring two master suites in separate levels, both very large with their own private bathrooms and walk in closets; a large kitchen, ceramic tile floors throughout, beautiful stone fireplace in the living room. House features vaulted ceilings also a good size balcony off the upstairs master suite. Direct access to the garage. This complex features a community pool, spa and tennis courts. Great opportunity for some who wants to live in Camarillo. Best price in this complex. Difficult to find FHA approved complex in this price range and with attached garage!!!!



Directions to Property:

Exit Carmen

Bedrooms	2	Bathroom	2 (2 0 0 0)
Approx Square Feet	1169	Approx Square Feet	Builder
Lot Size - Sq Ft	3049		
Pool/Spa	Community		/ Community
Price Per Sq Ft	201.03		
Dining	Dining Area		
Flooring	Tile		
Fencing	None		
Fireplace(s)	Living Room		
Features			
Parking	Direct Access, Attached, 2 Car		
Laundry	Laundry in Garage		
Patio	Other/See Remarks, Balcony		
Roof	Tile		
Stories/Living	Split-Level		
View	City Lights		
Year Built	1979		

Presented By: Tara Gulrajani



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http://www.c21rollingoaks.com/

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1250 W Kamala St Oxnard, CA 93033-3315

Marketing Remarks **\$ 250,000**

****Price Improved**** You'll have great opportunity & potential with this 3+2 home. This home is located within the established Park West community. You are very close to everything; shopping, schools, PCH access, beaches and more!

Directions to Property:

From 101 North: Exit Rose Ave, turn left, go to E. Gonzales Rd.(right) N. Ventura Rd.(Left) W. Hemlock St.(Left) S. M St(right) W Kamala st.(Right) From Channel Isl. Blvd.:North on South M street to W. Kamala st.(left)

Bedrooms	3	Bathroom	2 (2 0 0 0)
Approx Square Feet	1128	Approx Square Fe Seller	6000
Lot Size - Sq Ft			
Pool/Spa	None	/	None
Price Per Sq Ft	221.63		
Dining	Breakfast Bar		
Flooring	Linoleum,Sheet Vinyl,Vinyl Tile,Wood/Wood Like		
Fencing	Wood,Block		
Fireplace(s)	Living Room		
Features			
Parking	Garage,2 Car		
Laundry	Laundry in Garage		
Patio	Slab,Covered		
Roof	Composition Shingle		
Stories/Living	1 Story		
View	Other/See Remarks		
Year Built	1960		



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2668 Velarde Dr Thousand Oaks, CA 91360-1337

Marketing Remarks **\$ 550,000**

Nestled in the heart of Wildwood, this large single story home boasts 2,092 square feet, four bedrooms, two bathrooms plus a powder room, and is located across from Wildwood Park. The capacious kitchen is bright and airy with oodles of cabinet and drawer space and beautiful tumbled-tile countertops. This centerpiece opens to a spacious dining area and a large family room. Hardwood flooring flows from the entry through the family room and recessed lighting illuminates the common areas. Built-in cabinets and a closet in the laundry room provide more storage. Fruit trees and berry vines populate a large private yard. Energy efficiency abounds with a high efficiency heating and air conditioning, dual-pane windows, aluminum roof and a whole house fan. This home is on a raised foundation providing access for future renovation. A pull-down ladder provides access to the attic. No HOA dues! This home is located near Wildwood Regional Park with miles of

Directions to Property:

From 101 Fwy - North on Lynn Road about 3 miles, Left on Avenida De Los Arboles, Left of Velarde Drive. From 23 Freeway - West on Avenida De Los Arboles (past Lynn Road), Left of Velarde Drive.

Bedrooms	4	Bathroom	3 (2 0 1 0)
Approx Square Feet	2092	Approx Square Feet	Assessor 7666
Lot Size - Sq Ft			
Pool/Spa	None		None
Price Per Sq Ft	262.91		
Dining	Dining Area, Formal		
Flooring	Linoleum, Carpet, Wood/Wood Like		
Fencing	Block		
Fireplace(s)	Gas & Wood, Living Room		
Features			
Parking	2 Car, Detached, Garage		
Laundry	Laundry Room		
Patio	Other/See Remarks		
Roof	Metal		
Stories/Living	1 Story		
View	Park Or Green Belt		
Year Built	1968		



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3335 Pine View Dr Simi Valley, CA 93065-6014

Marketing Remarks **\$ 568,000**

View, View, View! You will love the magnificent view and sunset from this immaculate Sage Meadows home! Enjoy and relax with your family and friends in its beautifully landscaped backyard with stamped concrete and covered patio. This home features vaulted ceilings in the living room, fire place in the open and bright family room, corian countertops and breakfast bar in the spacious kitchen. Three bedrooms upstairs, including a large master suite with sitting area, master bath and walk-in closets, plus a 4th bedroom downstairs as an office/den with no closets. Bright and airy with lots of windows, wood shutters/recessed lighting throughout, and in-wall surround sound in Master bedroom and family room w/Infinity speakers. Plus, there is a convenient upstairs laundry room! Don't forget to check out the garage equipped with utility sink and extensive built-in storage. House also has a full-coverage, voice alert alarm system. New dishwasher, kitchen sink faucet and

Directions to Property:

Royal Ave to south on Sequoia, left on Pine View Dr

Bedrooms	4	Bathroom	3 (2 0 1 0)
Approx Square Feet	2101	Approx Square Feet	Assessor 7140
Lot Size - Sq Ft	7140		
Pool/Spa	None		/ None
Price Per Sq Ft	270.35		
Dining	Breakfast Bar, Dining Area		
Flooring	Carpet - Partial, Tile		
Fencing	Block, Iron/Wrought Iron		
Fireplace(s)	Family Room		
Features			
Parking	2 Car, Attached, Garage		
Laundry	Laundry Room		
Patio	Covered, Slab		
Roof	Concrete Shake		
Stories/Living	2 Story		
View	City, Mountain View		
Year Built	2000		

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296 Artemesia Ave Ventura, CA 93001-2203



Marketing Remarks

\$ 747,000

Lowered again! Now a steal! Views! Views! Views! Incredible Ocean View property. Views Of the beautiful Pacific Ocean from almost every window in the home! Sit in your living room entertaining friends and feel like you are on top of the world. Three levels with a living area on each floor. Inside laundry room and balcony's on each floor All decks have unobstructed views of the beautiful Pacific Ocean. Including the basement you have over 5600 square feet of living space. A must see!

Directions to Property:

California street to North Poli st, East on Poli

Bedrooms	5	Bathroom	4 (3 0 1 0)
Approx Square Feet	5672	Approx Square Fe	Alt. Tax Resource
Lot Size - Sq Ft	9600		
Pool/Spa	None		/ None
Price Per Sq Ft	131.70		
Dining	Dining Area, Formal		
Flooring	Ceramic Tile, Carpet, Wood/Wood Like		
Fencing	Other/See Remarks		
Fireplace(s)	Family Room, Gas		
Features			
Parking	2 Car, Direct Access, Garage		
Laundry	Laundry Room		
Patio	Balcony, Deck		
Roof	Other/See Remarks		
Stories/Living	Tri-Level		
View	City, Marina, Ocean		
Year Built	1988		

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6102 Irena Ave Camarillo, CA 93012-8130

Marketing Remarks **\$ 379,900**

Beautiful 2 bedroom 2 bath home in gated senior community. Incredible mountain views from your back patio. This home is move in perfect, just unpack and enjoy! Home features newer dual pane windows, expansive floor plan, large master with walk-in closet, inside laundry room, updated kitchen, 2-car garage with incredible storage cabinets on 3 walls. Wonderful community facilities include Pool, spa, Club house and even R/V storage



Directions to Property:

Camarillo Springs exit South to Gates. Go through gates and turn left on Irena. Home is on the right.

Bedrooms	2	Bathroom	2 (2 0 0 0)
Approx Square Feet	1211	Approx Square Feet	Assessor
Lot Size - Sq Ft	5655		
Pool/Spa	Community		/ Community
Price Per Sq Ft	313.71		
Dining	Dining Area		
Flooring	Wood/Wood Like		
Fencing	None		
Fireplace(s)	None		
Features			
Parking	2 Car, Attached, Direct Access		
Laundry	Living Room		
Patio	Concrete Slab, Patio Open		
Roof	Tile		
Stories/Living	1 Story		
View	Mountain View		
Year Built	1985		

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105 Merry Oak Ln Westlake Village, CA 91361-4807

Marketing Remarks **\$ 230,000**

****Financing available****Gem In The Forest Move-in ready mobile home with land in beautiful Oak Forest. 2 Bedroom 2 bath home over 1600sqft of exquisite living space! Mirrored wardrobes in both bedrooms. New Kenmore dishwasher, A/C, wet bar, enclosed sun room, fireplace, 2 car covered carport with side by side parking. Walking distance to open space hiking trails and Westlake Lake. Indoor laundry room, porch with awning.



Directions to Property:

Lindero Canyon south to Triunfo Canyon, Left to Oak Forest, Left to Sherwood Drive, Right to Archery Way, Right to Merry Oak lane, left to address.

Bedrooms	2	Bathroom	2 (1 1 0 0)
Approx Square Feet	1632	Approx Square Feet Seller	3724
Lot Size - Sq Ft		Community	/ Community
Pool/Spa		Price Per Sq Ft	140.93
Dining		Dining Area	Linoleum, Sheet Vinyl, Vinyl Tile, Carpet
Flooring		Fencing	None
Fireplace(s)		Fireplace(s)	Gas, Family Room
Features			
Parking		Parking	2 Car, Carport, Side by Side
Laundry		Laundry	Laundry Area in Unit
Patio		Patio	None
Roof		Roof	Composition Shingle
Stories/Living		Stories/Living	1 Story
View		View	Other/See Remarks
Year Built		Year Built	1976

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2438 Pleasant Way #P Thousand Oaks, CA 91362-3273

Marketing Remarks \$ 165,000

Prime end-unit location, upper level. Vaulted ceilings, light and bright living room with fireplace. Open and spacious kitchen with breakfast bar. Large, wrap-around balcony. Freshly painted through-out, and ready for immediate ownership. Central air and heat, private indoor laundry, community pool and spa. Close to many amenities including the Thousand Oaks Civic Arts Plaza, shopping, large park and convenient freeway access.

Directions to Property:

Thousand Oaks Blvd to Pleasant Way

Bedrooms	2	Bathroom	2 (1 0 0 1)
Approx Square Feet	907	Approx Square Fee Assessor	940
Lot Size - Sq Ft		Community	/ Community
Pool/Spa		Price Per Sq Ft	181.92
Dining		Dining Area	
Flooring		Flooring	Carpet, Tile
Fencing		Fencing	None
Fireplace(s)		Living Room	
Features			
Parking		Other/See Remarks	
Laundry		Laundry Area in Unit	
Patio		Balcony	
Roof		Other/See Remarks	
Stories/Living		1 Story, Upper-Level	
View			
Year Built	1985		

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3246 Heatherfield Ct Newbury Park, CA 91320-5023

Marketing Remarks **\$ 657,500**

Popular Sweetbriar model. Great location on a cul-de-sac and backing open space. Downstairs bedroom, formal dinning room, fireplace in living room, open kitchen, family room, scraped ceilings, newly painted interior, new tile entryway, new tile in master bathroom and secondary bathroom upstairs. Covered patio, pool and spa. Close to hiking trails and parks.



Directions to Property:

From Wendy turn right on Charlotte, left on Bear Creek, right on Heatherfield

Bedrooms	4	Bathroom	3 (3 0 0 0)
Approx Square Feet	2614	Approx Square Fe Assessor	10196
Lot Size - Sq Ft		Private In-Ground	/ Private In-Ground
Pool/Spa		Price Per Sq Ft	251.53
Dining		Formal	
Flooring		Linoleum, Carpet, Wood/Wood Like, Tile	
Fencing		Iron/Wrought Iron, Other/See Remarks	
Fireplace(s)		Gas, Living Room	
Features			
Parking		2 Car, Attached, Garage, Garage Is Attached	
Laundry		Laundry Room	
Patio		Covered	
Roof		Concrete Shake	
Stories/Living		2 Story	
View			
Year Built	1981		

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2423 Alice Ann Rd Newbury Park, CA 91320-4512

Marketing Remarks **\$ 1,590,000**

Move-in ready and NOT a short sale. Owner will consider ALL offers. Highly desirable custom home in Newbury Park. Private with spectacular views of the city lights and mountains (city fireworks display on 4th of July is fantastic from this home). 2 Story with expansive upstairs master suite with fireplace, separate living area, 2 large walk-in closets and relaxing views from the very private master bath with spa-like tub, separate shower, and double vanity. Beautiful and bright entry and formal living area with fireplace and high ceilings. Graceful curving staircase and beautiful tile floors. One bedroom and bath downstairs. Crown molding throughout. Gourmet-style kitchen with large island, walk-in pantry, under-cabinet lighting in work areas, granite counter tops and breakfast nook. Huge family room with fireplace and separate bonus room. Beautifully landscaped, sport court, built-in BBQ.

Directions to Property:

101 to Lynn rd exit; left on La Cam; left on Alice Ann ct.; last house on the street

Bedrooms	5	Bathroom	5 (5 0 0 0)
Approx Square Feet	4271	Approx Square Feet Assessor	108750
Lot Size - Sq Ft			
Pool/Spa	None		None
Price Per Sq Ft	372.28		
Dining	Formal, Breakfast Room		
Flooring	Tile, Carpet		
Fencing	Iron/Wrought Iron		
Fireplace(s)	Family Room, Living Room, Master Bedroom		
Features			
Parking	Attached, 3 Car		
Laundry	Laundry Room		
Patio	Slab, Covered		
Roof	Tile		
Stories/Living	2 Story		
View	Mountain View, City Lights		
Year Built	2005		



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5 S Beatty Pl Newbury Park, CA 91320-4504

Marketing Remarks \$ 449,000

Lovely home featuring an upgraded kitchen with custom Country French-style cabinets, beautiful granite countertops and recessed lighting, with access to formal dining area and open to the family room. Large step down living room offers warm cherrywood laminate floors, an inviting fireplace with hearth, and soaring ceilings. You'll find a covered entry, leaded glass front doors, and a remodeled hall bath, scraped ceilings throughout, dual pane windows & slider, ceiling fans in all bedrooms plus air-conditioning. The spacious rear yard has two separate patio areas, just perfect for entertaining.



Directions to Property:

Lynn Rd., right (north) on Kelley Rd., right on Adrian, right on Beatty Place

Bedrooms	3	Bathroom	2 (2 0 0 0)
Approx Square Feet	1350	Approx Square Feet	Assessor 7002
Lot Size - Sq Ft	7002		
Pool/Spa	None		None
Price Per Sq Ft	332.59		
Dining	Breakfast Bar, Dining Area, Separated		
Flooring	Clay, Carpet, Wood/Wood Like		
Fencing	Fenced-Rear, Block, Wood		
Fireplace(s)	Gas Log Fireplace, Gas Starter, Living Room, Raised Hearth		
Features			
Parking	2 Car, Attached, Direct Access, Garage - Front Entry, Garage Is		
Laundry	Gas, Electric Dryer Hookup, Laundry in Garage		
Patio	Concrete Slab, Deck, Patio Open		
Roof	Composition		
Stories/Living	1 Story		
View			
Year Built	1965		

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1768 Sandcroft St Lake Sherwood, CA 91361-5169

Marketing Remarks \$ 799,000

Highly upgraded and desirable 1-story residence with mountain views. Located in the prestigious Meadows community in Lake Sherwood. Spacious and bright living room with volume ceilings and fireplace, gourmet kitchen with granite counters and Viking appliances. Master suite with walk-in closet. Two additional bedrooms, with one featuring custom-built cabinetry and currently used as an office. Elegant powder room, gorgeous stone and hardwood flooring, 3-car garage, and gated community.

Directions to Property:

101 Exit Westlake go South, Right on Potrero, Right on Sandcroft. Use call box at gate entrance to select owner's name Shere, and to call for owner to open gate.

Bedrooms	3	Bathroom	3 (2 0 1 0)
Approx Square Feet	2222	Approx Square Feet	Assessor 8852
Lot Size - Sq Ft			
Pool/Spa	None		None
Price Per Sq Ft	359.59		
Dining	Breakfast Bar, Dining In Kitchen		
Flooring	Carpet, Wood/Wood Like, Stone/Stone Like		
Fencing	Other/See Remarks		
Fireplace(s)	Gas, Living Room		
Features			
Parking	3 Car, Attached, Direct Access, Garage		
Laundry	Laundry Room		
Patio	Concrete Slab		
Roof	Tile		
Stories/Living	1 Story		
View	Mountain View		
Year Built	1996		

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3915 Blackwood St Newbury Park, CA 91320-4903

Marketing Remarks **\$ 399,900**

Beautiful California Classic home with view of Boney Mountain. 4 Bedrooms, 2 bathrooms. Recently upgraded interior wood flooring, tile and RV access. Walking distance to Hickory Park and the Sycamore trails. This one won't last!



Directions to Property:

Lynn Rd. to Reino, turn Left. Right on Briar Road. Right on Greenwood Street, follow that down to Blackwood Street.

Bedrooms	4	Bathroom	2 (2 0 0 0)
Approx Square Feet	1361	Approx Square Feet Assessor	7125
Lot Size - Sq Ft	7125		
Pool/Spa	None		Community
Price Per Sq Ft	293.83		
Dining	Dining Area, Dining In Kitchen		
Flooring	Ceramic Tile, Carpet, Wood/Wood Like		
Fencing	Wood		
Fireplace(s)	Living Room		
Features			
Parking	2 Car		
Laundry	Laundry in Garage		
Patio	Slab		
Roof	Composition Shingle		
Stories/Living	1 Story		
View	Mountain View		
Year Built	1970		

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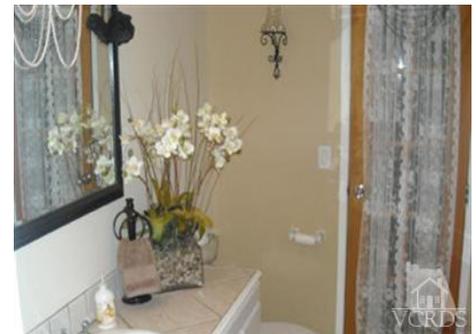




916 Appleton Rd Simi Valley, CA 93065-5117

Marketing Remarks **\$ 419,000**

This unique and gorgeous Stonegate property greets you with beautiful landscaping. Move-in ready and centrally located, be sure to view this home before it's gone! Custom tile flooring and welcoming interior paint colors lead you to a beautiful remodeled kitchen with eat-in area and formal dining room with a large window overlooking a lush, landscaped backyard. Fully remodeled bedroom and bathroom upstairs. Custom staircase leading to three large bedrooms and two custom bathrooms. Master bathroom boasts a luxurious tub and beautiful shower. Master closet has also been remodeled. Two-car garage.



Directions to Property:

118 to Sycamore south, Left on Fitzgerald, Right on Appleton

Bedrooms	4	Bathroom	3 (3 0 0 0)
Approx Square Feet	1958	Approx Square Feet Assessor	7150
Lot Size - Sq Ft			
Pool/Spa	None		None
Price Per Sq Ft	213.99		
Dining	Dining In Kitchen, Formal		
Flooring	Carpet, Wood/Wood Like, Tile, Stone/Stone Like		
Fencing	Block		
Fireplace(s)	Living Room		
Features			
Parking	2 Car, Attached, Direct Access		
Laundry	Laundry Room		
Patio	Slab		
Roof	Composition Shingle		
Stories/Living	2 Story		
View			
Year Built	1964		

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3945 Coronado Cir Newbury Park, CA 91320-3707

Marketing Remarks **\$ 465,000**

Beautifully maintained home is light and bright with neutral carpet, light paint and cathedral ceilings. Spacious kitchen featuring tiled breakfast bar, lots of cabinets and opens to very large Family Room with gas fireplace. Master bedroom has plenty of closet space and is separate from the secondary bedrooms. Home is nicely located near end of cul-de-sac and convenient to walking path leading to the community clubhouse, pool, spa, tennis courts, basketball courts and playground.



Directions to Property:

South on Borcard, Right on Cabrillo, Left on Coronado Circle. Does not back-up to Reino Rd.

Bedrooms	3	Bathroom	2 (1 1 0 0)
Approx Square Feet	1605	Approx Square Feet Assessor	6157
Lot Size - Sq Ft		Community	/ Community
Pool/Spa		Price Per Sq Ft	289.72
Price Per Sq Ft		Dining	Breakfast Bar, Dining Area
Dining		Flooring	Sheet Vinyl, Carpet, Wood/Wood Like
Flooring		Fencing	Iron/Wrought Iron, Wood
Fencing		Fireplace(s)	Brick, Family Room, Fireplace Glass Drs, Gas Log Fireplace
Features			
Parking		2 Car, Direct Access, Garage - Front Entry, Side by Side	
Laundry		Gas/Elect Dryer Hkup, Laundry in Garage	
Patio		Concrete Slab, Covered, Wood	
Roof		Composition Shingle	
Stories/Living		1 Story	
View			
Year Built	1977		

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462 Thunderhead St Thousand Oaks, CA 91360-1235

Marketing Remarks **\$ 489,000**

Backing to Open Space, this three-bedroom, two-bath home has nurtured a family for over 30 years. Now this well-maintained gem, with fresh paint and smooth ceilings, is available to write a new story - your story. The large living room with vaulted ceiling is ideal for entertaining and the alcove with a non-working fireplace is perfect as an intimate conversation spot, a cozy reading area, or a private music corner. The kitchen - the heart of every home - with plenty of counter and cabinet space sports a new ceramic tile floor that flows from the front entry. Double doors open to the spacious master bedroom featuring a roomy walk-in closet and a large private bathroom with dual sinks. A three-car garage with roll-up doors, newer tile roof and air conditioning complete the picture. On weekends you can unwind exploring the miles of hiking trails in nearby Wildwood Park and discovering local wonders as Paradise Falls, Indian Cave and Lizard Rock. It's more than a

Directions to Property:

From 101 - exit north on Lynn Road, right on Wildwood Avenue, left on Thunderhead Street. From 23 - exit west on Avenida de los Arboles, right Lynn Road, right on Wildwood Avenue, left on Thunderhead Street.

Bedrooms	3	Bathroom	2 (2 0 0 0)
Approx Square Feet	1639	Approx Square Feet Assessor	9796
Lot Size - Sq Ft			
Pool/Spa	None		None
Price Per Sq Ft	298.35		
Dining	Dining Area		
Flooring	Ceramic Tile, Carpet		
Fencing	Wood		
Fireplace(s)	Inoperable		
Features			
Parking	3 Car, Attached, Garage		
Laundry	Laundry in Garage		
Patio	Slab		
Roof	Tile		
Stories/Living	1 Story		
View			
Year Built	1978		



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115 Dickenson Ave Newbury Park, CA 91320-4324

Marketing Remarks \$ 599,950

Awesome family home! Enjoy sunset mountain views with family or friends while eating smores around the fire pit in your large, private backyard. This house boasts five bedrooms. One bedroom located downstairs, across from full bath. May also make a convenient home office. Updated, open kitchen located off family room with fireplace. Updated bathrooms, dual-pane windows, newer interior doors, smooth ceilings, recessed lighting, spa tub in master bath, deck off master bedroom, fire pit, RV parking. Walking distance to elementary school and shopping.



Directions to Property:

Exit Borchard, Between Wendy and Reino

Bedrooms	5	Bathroom	3 (3 0 0 0)
Approx Square Feet	2194	Approx Square Feet	Assessor 9684
Lot Size - Sq Ft	9684	None	/ None
Pool/Spa	None	Price Per Sq Ft	273.45
Price Per Sq Ft	273.45	Dining	Dining Area
Dining	Dining Area	Flooring	Carpet, Wood/Wood Like
Flooring	Carpet, Wood/Wood Like	Fencing	Block, Wood
Fencing	Block, Wood	Fireplace(s)	Family Room
Fireplace(s)	Family Room	Features	
Parking	2 Car, Attached, Direct Access, Garage		
Laundry	Laundry in Garage		
Patio	Covered, Deck		
Roof	Tile		
Stories/Living	2 Story		
View	Mountain View		
Year Built	1965		

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130 S Skyline Dr Thousand Oaks, CA 91362-3344

Marketing Remarks **\$ 359,900**

4 bedroom and 2 bath home located on a cul-de-sac in the heart of Thousand Oaks. Close to the Civic Arts Plaza, Lakes shopping center, and freeway access. New flooring (carpet and tile) as of December 2010. New patio cover and rear stamped concrete patio (as of 12/10). Private backyard. New neutral paint color (as of 12/10) and much, much, more. Move in condition. A must see!



Directions to Property:

Thousand Oaks Blvd. to Skyline house on left side.

Bedrooms	4	Bathroom	2 (2 0 0 0)
Approx Square Feet	1192	Approx Square Feet	1192
Lot Size - Sq Ft	8414	Alt. Tax Resource	8414
Pool/Spa	None		None
Price Per Sq Ft	301.93		
Dining	Dining In Kitchen		
Flooring	Carpet - Partial, Tile		
Fencing	Chain Link		
Fireplace(s)	Living Room		
Features			
Parking	2 Car, Attached, Garage		
Laundry	Laundry in Garage		
Patio	Slab		
Roof	Composition Shingle		
Stories/Living	1 Story		
View			
Year Built	1959		

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738 Tranquil Ln Simi Valley, CA 93065-5421

Marketing Remarks **\$ 650,000**

Beautiful home in Bridle Path area. This spacious 4 bedroom 3 bath home is zoned and ready for horses. Home has many upgrades, move in ready.



Directions to Property:

South on first street, right on Carefree, right on Tranquil

Bedrooms	4	Bathroom	3 (3 0 0 0)
Approx Square Feet	1916	Approx Square Fe Assessor	28118
Lot Size - Sq Ft			
Pool/Spa	None		None
Price Per Sq Ft	339.25		
Dining	Dining Area		
Flooring	Carpet, Tile		
Fencing	Block		
Fireplace(s)	Family Room		
Features			
Parking	2 Car, Attached, Garage		
Laundry	Laundry in Garage		
Patio	Deck		
Roof	Tile		
Stories/Living	1 Story		
View			
Year Built	1977		

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646 Courtney Ct Newbury Park, CA 91320-3007

Marketing Remarks **\$ 584,950**

Beautifully staged very dramatic home that has newly scraped and smooth ceilings, new decorator paint colors and wonderful custom touches. Come see this home again. You will not believe it is the same home. Soaring ceilings, arched architectural detail, double beveled glass entry doors, oak floors, dual paned vinyl windows and French-style sliders. Open and bright kitchen with a walk-in pantry, lots of cabinet space, stainless appliances, and breakfast bar. Master features a seating area that looks out to a petite garden. Romantic master bath with custom rich cherry wood cabinets, granite counters plus marble floors and trim. Enclosed atrium is great 'convenience' room. Sparkling pool that is nearly 46 feet long - perfect for those laps. Its gated! Bubbly spa, large covered patio, several grassy areas and extra seating throughout the yard plus fruit trees. Perfect for parties. 50 foot long paved RV space. Newer A/C & heat. 4th bedroom currently used as office w/ built-in desk

Directions to Property:

101-South on Wendy Drive, left on Alice drive, left on Strauss Drive, left on Courtney court

Bedrooms	4	Bathroom	2 (2 0 0 0)
Approx Square Feet	2334	Approx Square Feet	Assessor 11895
Lot Size - Sq Ft		Private In-Ground	/ Private In-Ground
Pool/Spa		Price Per Sq Ft	250.62
Price Per Sq Ft		Dining	Breakfast Bar, Formal
Dining		Flooring	Carpet, Other/See Remarks, Wood/Wood Like, Tile
Flooring		Fencing	Iron/Wrought Iron, Wood
Fencing		Fireplace(s)	Family Room, Gas
Features			
Parking		Parking	3 Car, Attached, Direct Access
Laundry		Laundry	in Garage
Patio		Patio	Covered, Slab
Roof		Roof	Concrete Shake
Stories/Living		Stories/Living	1 Story
View		View	
Year Built		Year Built	1979



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684 San Doval Pl Thousand Oaks, CA 91360-1314

Marketing Remarks **\$ 499,900**

NOT a Short Sale or REO. Warmth and light abound in this spectacular pool home in the popular Wildwood area of Thousand Oaks. The double-door entry opens to rich hardwood floors and a dramatic vaulted living room with floor to ceiling windows. The bright kitchen features a spacious pantry, tile counter tops and white cabinets. The open cheerful family room with a rock-faced fireplace is a perfect setting to gather those closest to you. The bedrooms are spacious and the master retreat features a walk-in closet. The two-car garage has roll-up doors with openers and lots of storage space. The back yard features a patio area and a swimming pool. This home is located within walking distance of Wildwood Park with its miles of hiking trails and Paradise Falls. NO HOA FEES!

Directions to Property:

From 101 fwy - exit Lynn Road N, left on Avenida De Las Arboles, left on Velarde St, right on Roca Ave, rt on San Doval Pl From 23 fwy - exit Avenida de los Arboles W, past Lynn Rd, left on Velarde St, rt on Roca Avr, rt on San Doval Pl.

Bedrooms	3	Bathroom	3 (2 0 1 0)
Approx Square Feet	1936	Approx Square Feet	Assessor 7544
Lot Size - Sq Ft		Private In-Ground	/ None
Pool/Spa		Price Per Sq Ft	258.21
Price Per Sq Ft		Dining	Dining Area
Dining		Flooring	Linoleum, Sheet Vinyl, Vinyl Tile, Carpet, Wood/Wood
Flooring		Fencing	Wood, Iron/Wrought Iron, Block
Fence(s)		Fireplace(s)	Gas, Family Room
Features			
Parking		Garage	Direct Access, Attached, 2 Car
Laundry		Laundry in Garage	Slab, Covered
Patio		Roof	Composition Shingle
Stories/Living		Stories/Living	2 Story
View		View	Mountain View
Year Built		Year Built	1968



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1320 Kumquat Pl Oxnard, CA 93036-6220

Marketing Remarks \$ 324,000

Nice well keep bank owned property. Large open floor plan with attached closed in patio. This home has four large bedrooms, two baths and a good size back yard with multiple fruit trees. Newer carpet and nice tile roof are amongst the great features of this home. A must see!



Directions to Property:

Oxnard

Bedrooms	4	Bathroom	2 (2 0 0 0)
Approx Square Feet	1579	Approx Square Feet Assessor	6534
Lot Size - Sq Ft			
Pool/Spa	None		None
Price Per Sq Ft	205.19		
Dining	Dining In Kitchen		
Flooring	Carpet, Tile		
Fencing	Wood		
Fireplace(s)	Living Room		
Features			
Parking	2 Car, Attached		
Laundry	Laundry in Garage		
Patio	Enclosed		
Roof	Tile		
Stories/Living	1 Story		
View			
Year Built	1978		

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261 Green Lea Pl Thousand Oaks, CA 91361-1102



Marketing Remarks \$ 330,000

Large 3 bedroom, 2 story townhome featuring decorator paint, smooth ceilings, newer windows and window coverings, neutral Berber carpet in living areas and Spanish tile in the kitchen and dining room. Stainless Steel Frigidaire appliances with tastefully tiled mosaic backsplash above range. Indoor laundry. Jack and Jill style bathrooms upstairs with a half bath down. Private patio with Ficus and Citrus trees, tangerine and lemon leads to single car garage with built in cabinets. There's an additional carport directly adjacent garage with storage closet. This peaceful community borders the Los Robles Golf Course and backs to scenic mountains with hiking/biking trails while just a short jaunt from shopping. This location truly has it all. Lots of community amenities including 2 pools, spa, recreational room, play area, green belts and on site security.

Directions to Property:

Head South on Moorpark Rd toward Santa Monica Mountains. Go underneath the 101 FWY overpass and continue straight on Moorpark Road until you reach Green Meadow. Turn right on Green Meadow. Make your second right on Green Lea Place. Park curbside or i

Bedrooms	3	Bathroom	2 (2 0 0 0)
Approx Square Feet	1362	Approx Square Fe Assessor	4356
Lot Size - Sq Ft		Community	/ Community
Pool/Spa		Price Per Sq Ft	242.29
Price Per Sq Ft		Dining Area	
Dining		Flooring	Carpet, Tile
Flooring		Fencing	Block
Fencing		Fireplace(s)	None
Fireplace(s)		Features	
Parking	1 Car, Carport, Detached	Laundry	In Kitchen
Laundry		Patio	Concrete Slab, Covered
Patio		Roof	Concrete Tile
Roof		Stories/Living	2 Story
Stories/Living		View	
View		Year Built	1974

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2433 Rutland Pl Thousand Oaks, CA 91362-1603

Marketing Remarks **\$ 749,000**

Open floor plan 4 bedroom 3 bathroom. Nice and clean, backs to open space with private backyard with stamped concrete patio.



Directions to Property:

Erbes, right on Laurelwood, left on Rutland.

Bedrooms	4	Bathroom	3 (3 0 0 0)
Approx Square Feet	2123	Approx Square Fe Assessor	13927
Lot Size - Sq Ft			
Pool/Spa	None		None
Price Per Sq Ft	352.80		
Dining	Dining Area		
Flooring	Carpet, Wood/Wood Like		
Fencing	Iron/Wrought Iron		
Fireplace(s)	Family Room		
Features			
Parking	3 Car, Attached, Direct Access, Garage, Tandem		
Laundry	Laundry Area in Unit		
Patio	Slab		
Roof	Tile		
Stories/Living	2 Story		
View			
Year Built	1996		

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Information provided is deemed reliable but not guaranteed.





5533 Birchview Ln Camarillo, CA 93012-5503



Marketing Remarks **\$ 479,000**

This charming 1 story home is located in the highly desirable neighborhood of Mission Oaks! LIKE NEW, INSIDE & OUT. MOVE IN READY. The remodeled kitchen includes granite counters, beautiful Maple, merlot stained cabinets and recessed lighting. Beautiful marble fireplace in living room. New cabinets in both bathrooms with ceramic tile, new dual pane vinyl windows. Home features smooth ceilings. New carpet installed. Freshly painted exterior and interior. Custom colored stamped concrete driveway with paved RV access with 2 car attached, direct access garage. New sod with automatic sprinklers. Beautiful low maintenance tropical landscape with auto drip system. Walking distance to award winning schools, shopping, restaurants, hiking trails, and Mission Oaks Park with tennis courts, baseball diamonds, BBQ, and kids playgrounds. No HOA and regular sale. A Must See!

Directions to Property:

Exit Santa Rosa Rd, Left on Woodcreek, right on Mission oaks, right on Alder, left on Hollyridge, Right on Birchview lane

Bedrooms	3	Bathroom	2 (1 1 0 0)
Approx Square Feet	1444	Approx Square Feet	Assessor
Lot Size - Sq Ft	6000		
Pool/Spa	None		/ None
Price Per Sq Ft	331.72		
Dining	Dining In Kitchen		
Flooring	Tile, Carpet		
Fencing	Wood		
Fireplace(s)	Living Room		
Features			
Parking	Garage, Direct Access, Attached, 2 Car		
Laundry	Laundry Room		
Patio	Slab		
Roof	Composition Shingle		
Stories/Living	1 Story		
View			
Year Built	1977		

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6052 Via Montanez Camarillo, CA 93012-9401

Marketing Remarks **\$ 319,000**

This is a beautiful 2 bedroom 2 bath unit. It is an upstairs end unit featuring 2 master bedrooms, 2 car detached garage and inside laundry. This unit is well maintained. Sliding glass doors lead out to a lovely patio, cozy gas log fireplace in living room, bright kitchen and dining room, new carpet being installed Feb 22nd. Built in storage units installed in one of the closets. Gated community with low HOA dues offers pool, spa and workout room. This unit shows well and is not a short sale or REO.

Directions to Property:

Exit Camarillo Springs, Right, Left on Adohr Lane, Left into Guard gate Right on Via Montanez.

Bedrooms	2	Bathroom	2 (2 0 0 0)
Approx Square Feet	1288	Approx Square Feet Assessor	
Lot Size - Sq Ft		Community	/ Community
Pool/Spa		Price Per Sq Ft	247.67
Price Per Sq Ft		Dining Area	
Dining		Flooring	Carpet - Partial, Stone/Stone Like
Flooring		Fencing	Iron/Wrought Iron
Fencing		Fireplace(s)	Gas, Living Room
Features			
Parking	2 Car, Detached, Garage		
Laundry	Laundry Area in Unit		
Patio	Slab		
Roof	Concrete Shake		
Stories/Living	1 Story		
View	Mountain View		
Year Built	1989		

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