

## Client Summary with Hits Report

Property Type Residential Area 45, 44, 43, 42, 41 Status Active REO/Bank Owned Yes  
Listings as of 02/28/09 at 2:40pm

<b>Active 01/30/09</b>	<b>Listing # 90001951</b> County: Ventura	<b>2533 Antonio Dr #104 Camarillo, CA 93010-1440</b>	<b>Listing Price: \$199,000</b> <b>Map: 494, G6</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Attached
<b>Area</b>	42	<b>Tract Code</b>	Vista Camarillo
<b>Beds</b>	2	<b>Approx Square Feet</b>	945 Assessor
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$210.58
		<b>Pool</b>	Community
<b>Year Built</b>	1991		
<b>APN</b>	1530240045		
<b>Lot Acres (approx)</b>			

[Additional Pictures](#)

**Directions** From Las Posas Rd, go north on Ponderosa, (L) on Antonio and then go (R) into the condo complex. Park in the first guest parking area you see straight ahead after the mailboxes. Walk up the steep driveway near the entrance and to condos on left.

**Marketing Remark** REO. Located up in the foothills of Camarillo and overlooking the city to the local mountains. The views are wonderful! Tile floors, upgraded vanities, brand new master tub/shower, fireplace in livingroom, wonderful views from the living room, balcony and from the master bedroom. Two car assigned parking spaces.

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 02/06/09</b>	<b>Listing # 90002207</b> County: Ventura	<b>1149 Via Montoya #34 Camarillo, CA 93010-4845</b>	<b>Listing Price: \$219,900</b> <b>Map: 524, F2</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Attached
<b>Area</b>	41	<b>Tract Code</b>	Ponderosa Creek
<b>Beds</b>	2	<b>Approx Square Feet</b>	994 Assessor
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$221.23
<b>Year Built</b>	1985	<b>Lot Sq Ft(approx)</b>	1
<b>APN</b>	1660330295		
<b>Lot Acres (approx)</b>	0.000		

[Additional Pictures](#)

**Directions** Corner of Ponderosa & Temple. Enter Via Montoya from Temple. Continue through complex just past the mailboxes and community map to the next set of guest parking. Lockbox is on HOA gate directly in front of that guest parking.

**Marketing Remark** Bank Owned & Major Price Reduction!! Great opportunity in Camarillo's Ponderosa Creek community. 2 bedroom 2 bath & large OVERSIZED 2+ car garage. Patio area overlooks the creek and tropical landscaping. Some updating has been completed with wood type flooring and Venetian plaster walls. Just needs a little work to finish it up - come make it your own.

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 11/18/08</b>	<b>Listing # 80022824</b> County: Ventura	<b>2461 Barry St Camarillo, CA 93010-6640</b>	<b>Listing Price: \$224,900</b> <b>Map: 524, E3</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Detached
<b>Area</b>	41	<b>Tract Code</b>	Camarillo Townsite
<b>Beds</b>	2	<b>Approx Square Feet</b>	504 Assessor
<b>Baths</b>	1	<b>Price/Sq Ft</b>	\$446.23
		<b>Pool</b>	None
<b>Year Built</b>	1940	<b>Lot Sq Ft(approx)</b>	3750
<b>APN</b>	1620011180		
<b>Lot Acres (approx)</b>	0.086		

**Marketing Remark** REO/Bank-Owned property in Camarillo, CA. Great 2-bedroom, 1 1/2-bath home that is perfect for the first time homebuyer or for an investor looking for cashflow property. Easy access to highway 101. Recently updated and move in ready. Bring all offers. This property qualifies for Fannie Mae ExpressPath Financing. Hurry, this will not last.

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 12/17/08</b>	<b>Listing # 80024048</b> County: Ventura	<b>789 Arneill Rd #45 Camarillo, CA 93010-4744</b>	<b>Listing Price: \$244,000</b> <b>Map: 524, E2</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Attached
<b>Area</b>	41	<b>Tract Code</b>	Sycamore Creek
<b>Beds</b>	2	<b>Approx Square Feet</b>	1185 Assessor
<b>Baths</b>	2.50	<b>Price/Sq Ft</b>	\$205.91
		<b>Pool</b>	Community
<b>Year Built</b>	1983	<b>Lot Sq Ft(approx)</b>	657
<b>APN</b>	1650470455		



Lot Acres (approx) 0.015

[Additional Pictures](#)

**Directions** The unit is located in the gated portion of the center island. Community gate is located at the rear/west side of the tract. See map uploaded under documents.

**Marketing Remark** Sycamore Creek: 2-Story townhouse with desirable end unit location. Light and bright kitchen. Living room with fireplace.

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 01/02/09</b>	<b>Listing # 90000093</b> <b>County: Ventura</b>	<b>2253 Camilar Dr Camarillo, CA 93010-2060</b>	<b>Listing Price: \$249,900</b> <b>Map: 494, E7</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Attached
<b>Area</b>	42	<b>Tract Code</b>	Las Posas Gardens
<b>Beds</b>	2	<b>Approx Square Feet</b>	1126 Assessor
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$221.94
		<b>Pool</b>	Community
<b>Year Built</b>	1965	<b>Lot Sq Ft(approx)</b>	5227
<b>APN</b>	1510250285		
<b>Lot Acres (approx)</b>	0.120		

[Additional Pictures](#)

**Directions** Exit Las Posas from 101, Left on West Loop, right on Camilar. Condo will be on left hand side, in front of Pool.

**Marketing Remark** Clean and bright large tiled living room with fireplace. Bedrooms are spacious and bright, new windows. This unit is an end unit so it's private and convenient. Come and take a look at it for yourself!!

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 01/05/09</b>	<b>Listing # 90000465</b> <b>County: Ventura</b>	<b>230 Peoples Ave Camarillo, CA 93010</b>	<b>Listing Price: \$265,000</b> <b>Map: 524, F3</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Detached
<b>Area</b>	41	<b>Tract Code</b>	Peoples Tract
<b>Beds</b>	4	<b>Approx Square Feet</b>	1515 Title Co.
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$174.92
		<b>Pool</b>	None
<b>Year Built</b>	1917	<b>Lot Sq Ft(approx)</b>	8784
<b>APN</b>	1620023040		
<b>Lot Acres (approx)</b>	0.202		

[Additional Pictures](#)

**Directions** Highway 101, N/34 (Lewis Road), W/Barry, S/Peoples to property.

**Marketing Remark** REO/Bank-Owned property in city of Camarillo, CA in the Central Coastal area just north of Los Angeles. Large 4-bedroom, 2-bath property that features a gorgeous living area. The rest of the home is a fixer. Easy access to freeways, Schools and shopping. Priced around \$175/ft! This property is priced to sell. Hurry, this will not last!

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 09/23/08</b>	<b>Listing # 80019020</b> <b>County: Ventura</b>	<b>139 Tree Fern Ct Camarillo, CA 93010-2619</b>	<b>Listing Price: \$266,300</b> <b>Map: 524, A2</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Attached
<b>Area</b>	41	<b>Tract Code</b>	Las Posas Highlands
<b>Beds</b>	2	<b>Approx Square Feet</b>	959 Assessor
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$277.69
		<b>Pool</b>	Community
<b>Year Built</b>	1973	<b>Lot Sq Ft(approx)</b>	3484
<b>APN</b>	1570080145		
<b>Lot Acres (approx)</b>	0.080		

[Additional Pictures](#)

**Directions** In Las Posas Highlands off Ponderosa, west of Las Posas Rd.

**Marketing Remark** BANK OWNED in Las Posas Highlands tract. Ask about Nationstar Financing options. Seller will credit up to 3% for BCC if buyer uses Nationstar for financing the purchase.

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 02/25/09</b>	<b>Listing # 90003466</b> <b>County: Ventura</b>	<b>5275 Felicia St Camarillo, CA 93012-6728</b>	<b>Listing Price: \$269,900</b> <b>Map: 525, A3</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Detached
<b>Area</b>	45	<b>Tract Code</b>	Colony Homes 3
<b>Beds</b>	3	<b>Approx Square Feet</b>	1058 Assessor
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$255.10
<b>Year Built</b>	1978	<b>Lot Sq Ft(approx)</b>	5090
<b>APN</b>	1600071205		
<b>Lot Acres (approx)</b>	0.117		

[Additional Pictures](#)

**Marketing Remark** Great Mission Oaks location!! Highly desirable location!!! This home features 2 bedrooms and 2 bathrooms; third bedroom has been converted to a dining area that greatly enhances adjoining living room. This home boasts large backyard, with built in BBQ. Tranquil Park like landscaping, with privacy, a nice deck outside the master bedroom. Home needs TLC. No HOA!

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 12/19/08</b> <b>(REO-CAMARILLO)</b>	<b>Listing # 80024104</b> <b>County: Ventura</b>	<b>243 Peoples Ave Camarillo, CA 93010-6607</b>	<b>Listing Price: \$274,900</b> <b>Map: 524, F3</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Detached
<b>Area</b>	41	<b>Tract Code</b>	Peoples Tract
<b>Beds</b>	2	<b>Approx Square Feet</b>	816 Title Co.
<b>Baths</b>	1	<b>Price/Sq Ft</b>	\$336.89
<b>Year Built</b>	1957	<b>Pool</b>	None
<b>APN</b>	1620022030	<b>Lot Sq Ft(approx)</b>	8496
<b>Lot Acres (approx)</b>	0.195		

[Additional Pictures](#)

**Directions** Arneill and Daily: North on Arneill. Right turn on Barry St. Right turn on Peoples. Property on right side near end of street.

**Marketing Remark** Wow! Price reduced. Freshly rehabbed bank owned cul-de-sac home. Lot goes street-to-street. . Perfect for storing your??. New paint, carpet and gas stove. Very clean. Move in condition. Also includes interior laundry, an attached 1-car garage, large backyard wood shed, and a front porch. Excellent value. A must see!

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 02/19/09</b>	<b>Listing # 90003159</b> <b>County: Ventura</b>	<b>2794 Magnolia St Camarillo, CA 93012-8032</b>	<b>Listing Price: \$304,900</b> <b>Map: 524, F4</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Detached
<b>Area</b>	41	<b>Tract Code</b>	Rancho Calleguas Gardens
<b>Beds</b>	3	<b>Approx Square Feet</b>	1556 Assessor
<b>Baths</b>	3	<b>Price/Sq Ft</b>	\$195.95
<b>Year Built</b>	1948	<b>Lot Sq Ft(approx)</b>	8125
<b>APN</b>	1620183140		
<b>Lot Acres (approx)</b>	0.187		

[Additional Pictures](#)

**Directions** 101 South,exit Dawson Dr. turn right on Petit, left on Camarillo Dr. Right onto Magnolia.

**Marketing Remark** Great for first-time buyer or investor single family, bank-owned/foreclosure. Located in one of the first neighborhoods built in Camarillo. Hardwood floors in entry, living room, dining room, hall & bedrooms. Large yard with detached 2 car garage, Old Town charmer.

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 02/07/09</b>	<b>Listing # 90002547</b> <b>County: Ventura</b>	<b>76 Baroda Dr Camarillo, CA 93012-6727</b>	<b>Listing Price: \$308,800</b> <b>Map: 525, A3</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Attached
<b>Area</b>	45	<b>Tract Code</b>	Colony Homes 3
<b>Beds</b>	3	<b>Approx Square Feet</b>	1454 Title Co.
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$212.38
<b>Year Built</b>	1978	<b>Pool</b>	None
<b>APN</b>	1600082055	<b>Lot Sq Ft(approx)</b>	5152
<b>Lot Acres (approx)</b>	0.118		

[Additional Pictures](#)

**Marketing Remark** Wow! Mission Oaks Bank Owned Colony! Perfect for the first time buyer or investor. Awesome Value and nice location. Property features: 3 bedrooms, 2 bathrooms, large yard with built in shed, built in spa (appears to have newer equipment), nice size add on and located near blue ribbon schools.

Bank in the process of installing new carpet, painting and other repairs.

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 02/27/09</b>	<b>Listing # 90003633</b> <b>County: Ventura</b>	<b>731 Walker Ave Camarillo, CA 93010-6542</b>	<b>Listing Price: \$327,750</b> <b>Map: 524, F2</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Detached
<b>Area</b>	41	<b>Tract Code</b>	Sunshine 4
<b>Beds</b>	3	<b>Approx Square Feet</b>	1206 Assessor
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$271.77
		<b>Pool</b>	None
<b>Year Built</b>	1964	<b>Lot Sq Ft(approx)</b>	7200
<b>APN</b>	1660111065		
<b>Lot Acres (approx)</b>	0.165		

[Additional Pictures](#)

**Marketing Remark** Great starter home in a great neighborhood. Walking distance to schools, parks, and community swimming pool. Ceramic Tile floors in Entry, Kitchen, Dining room and bathrooms. Custom cabinets were installed in Kitchen within the last 6 years, still in good condition. Ample parking in the driveway with RV access to the side of the house. Nice size backyard with two(2) storage sheds.

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 01/30/09</b>	<b>Listing # 90001873</b> <b>County: Ventura</b>	<b>2219 Placita San Rufino Camarillo, CA 93010-2509</b>	<b>Listing Price: \$379,900</b> <b>Map: 494, H7</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Attached
<b>Area</b>	41	<b>Tract Code</b>	Las Casitas
<b>Beds</b>	2	<b>Approx Square Feet</b>	1557 Assessor
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$243.99
<b>Year Built</b>	1981	<b>Lot Sq Ft(approx)</b>	5000
<b>APN</b>	1670054235		
<b>Lot Acres (approx)</b>	0.115		

[Additional Pictures](#)

**Marketing Remark** Bank Owned Home in Gated Community - Las Casitas. Home features vaulted ceilings in livingroom with fireplace, spacious master bedroom with walk-in closet, second bedroom with bathroom, kitchen has dining area, den with side access to yard, plantation shutters throughout, AC and large backyard. Garage has direct access to home and has storage. Community offers a pool/spa, recreation area and park like grounds.

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 02/24/09</b>	<b>Listing # 90002974</b> <b>County: Ventura</b>	<b>3541 Faria St Camarillo, CA 93010</b>	<b>Listing Price: \$384,900</b> <b>Map: 524, G2</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Detached
<b>Area</b>	41	<b>Tract Code</b>	Las Posas Meadows 4
<b>Beds</b>	4	<b>Approx Square Feet</b>	2295 Title Co.
<b>Baths</b>	3	<b>Price/Sq Ft</b>	\$167.71
<b>Year Built</b>	1973	<b>Lot Sq Ft(approx)</b>	6970
<b>APN</b>	1670192090		
<b>Lot Acres (approx)</b>	0.160		

[Additional Pictures](#)

**Marketing Remark** Bank Owned & priced to sell!! This 4 bedroom 3 bath home offers over 2200 sq.ft. of spacious living areas, including formal living and dining rooms. Downstairs bedroom and full bath. Attached oversized 2 car garage. Large pool in the backyard, plus wide side yard areas. Needs a little TLC, but this one offers a lot of house for the money. Must see!!

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 01/29/09</b>	<b>Listing # 90001867</b> <b>County: Ventura</b>	<b>2139 Lathan Ave Camarillo, CA 93010-1939</b>	<b>Listing Price: \$504,900</b> <b>Map: 494, D7</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Detached
<b>Area</b>	42	<b>Tract Code</b>	Foothills 1
<b>Beds</b>	5	<b>Approx Square Feet</b>	2224 Assessor
<b>Baths</b>	3	<b>Price/Sq Ft</b>	\$227.02
		<b>Pool</b>	Private In-Ground
<b>Year Built</b>	1970	<b>Lot Sq Ft(approx)</b>	7525
<b>APN</b>	1500141065		
<b>Lot Acres (approx)</b>	0.173		

[Additional Pictures](#)

**Marketing Remark** This is a MUST SEE property! Bank owned and ready to sell. Kitchen has been upgraded with granite counter tops, Viking range/oven, and Miele dishwasher. Nice cul-de-sac location with easy access to a park.

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 11/10/08</b>	<b>Listing # 80022564</b> <b>County: Ventura</b>	<b>5348 Buena Mesa Ct Camarillo, CA 93012-5312</b>	<b>Listing Price: \$519,900</b> <b>Map: 525, A2</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Detached
<b>Area</b>	45	<b>Tract Code</b>	Ladera
<b>Beds</b>	4	<b>Approx Square Feet</b>	1992 Assessor
<b>Baths</b>	3	<b>Price/Sq Ft</b>	\$260.99
		<b>Pool</b>	Community
<b>Year Built</b>	1993	<b>Lot Sq Ft(approx)</b>	4725
<b>APN</b>	1710342215		
<b>Lot Acres (approx)</b>	0.108		

[Additional Pictures](#)

**Marketing Remark** HUGE REDUCTION! Beautiful 4 + 3 in Mission Oaks. very nice home on quiet cul-de-sac. One bedroom and one bath downstairs, perfect for guests. Needs some TLC. Property to be sold at auction week of 2/25/09 - 3/1/09. Public open houses to be held 2/21/09 & 2/22/09, 1:00 p.m. to 4:00 p.m.

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 12/30/08</b>	<b>Listing # 80024403</b> <b>County: Ventura</b>	<b>672 Corte Regalo Camarillo, CA 93010-9107</b>	<b>Listing Price: \$571,300</b> <b>Map: 523, J2</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Detached
<b>Area</b>	43	<b>Tract Code</b>	Vina Del Mar
<b>Beds</b>	3	<b>Approx Square Feet</b>	2115 Title Co.
<b>Baths</b>	2.50	<b>Price/Sq Ft</b>	\$270.12
		<b>Pool</b>	None
<b>Year Built</b>	2001	<b>Lot Sq Ft(approx)</b>	5864
<b>APN</b>	1570170305		
<b>Lot Acres (approx)</b>	0.135		

[Additional Pictures](#)

**Directions** 101 FWY- exit Las Posas, head North, left on Ponderosa...Ponderosa becomes Camino Tierra Santa, right on Corte Regalo

**Marketing Remark** REO-Bank Owned. Wonderful opportunity to live in Vina del Mar at Spanish Hills. Fabulous, professionally landscaped single story, situated on a cul-de-sac. Features hardwood & Travertine flooring as well as an alarm system. Kitchen is richly appointed w/granite slab countertops including full backsplash, large center island, double ovens, trash compactor & extensive cabinetry. Kitchen opens to spacious family room featuring a cozy fireplace surrounded by custom built-in entertainment center w/recessed surround sound. Master suite is large & inviting, master bath features Travertine flooring, Jacuzzi style tub, separate shower & dual sinks. Indoor laundry room w/plenty of cabinetry, including a utility sink. Low maintenance, tropical backyard with Flagstone & peaceful fountain is perfect for entertaining or just relaxing. Short distance from both Spanish Hills & Las Posas Country Clubs or enjoy the public golf course at Sterling Hills. Conveniently located near parks & shopping.

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 02/06/09</b>	<b>Listing # 90002339</b> <b>County: Ventura</b>	<b>3843 Hedge Ln Camarillo, CA 93012-7754</b>	<b>Listing Price: \$622,900</b> <b>Map: 524, G5</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Detached
<b>Area</b>	45	<b>Tract Code</b>	Easton Crossing
<b>Beds</b>	5	<b>Approx Square Feet</b>	2963 Assessor
<b>Baths</b>	4	<b>Price/Sq Ft</b>	\$210.23
		<b>Pool</b>	Community
<b>Year Built</b>	2005	<b>Lot Sq Ft(approx)</b>	5500
<b>APN</b>	2290183155		
<b>Lot Acres (approx)</b>	0.126		

[Additional Pictures](#)

**Directions** PV to Bridgehampton Way to Davenport St to Golden Pond, right to Picket Ave, right to Hedge left, or exit Dawson to Village At The Park to Davenport.

**Marketing Remark** Unique home in one of the most desirable neighborhoods in Camarillo. Hardwood floors, custom paint & granite kitchen counters. Patio done with Terra Cotta tiles and fruit trees. Spacious master bath and large walk-in closet. Formal dining plus additional room. Downstairs bedroom and full bath.

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 12/29/08</b>	<b>Listing # 80022465</b> <b>County: Ventura</b>	<b>955 Calle Higuera Camarillo, CA 93010-9272</b>	<b>Listing Price: \$755,500</b> <b>Map: 494, C7</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Detached
<b>Area</b>	42	<b>Tract Code</b>	Vista Las Posas 1
<b>Beds</b>	4	<b>Approx Square Feet</b>	2853 Assessor
<b>Baths</b>	3	<b>Price/Sq Ft</b>	\$264.81



**Year Built** 1998  
**APN** 1580262025  
**Lot Acres (approx)** 0.230

**Pool** Private In-Ground  
**Lot Sq Ft(approx)** 10027

[Additional Pictures](#)

**Directions a**

**Marketing Remark** HURRY come and see this charming 4 bedroom, 3 bath home. Lots of character. Built in swimming pool with a waterfall and raised spa area overlooking the patio. Nice bbq gas grill for entertaining your swimmers! The kitchen is a chef's delight with double oven, granite island and built in refrigerator. On a street of very well kept, traditional homes. THIS WON'T LAST!

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 12/29/08</b>	<b>Listing # 80024387</b> <b>County: Ventura</b>	<b>725 Grada Ave Camarillo, CA 93010-1033</b>	<b>Listing Price: \$759,900</b> <b>Map: 494, B6</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Detached
<b>Area</b>	43	<b>Tract Code</b>	Monte Vienda 1
<b>Beds</b>	5	<b>Approx Square Feet</b>	3437 Assessor
<b>Baths</b>	4	<b>Price/Sq Ft</b>	\$221.09
		<b>Pool</b>	None
<b>Year Built</b>	1968	<b>Lot Sq Ft(approx)</b>	20800
<b>APN</b>	1090251245		
<b>Lot Acres (approx)</b>	0.478		

[Additional Pictures](#)

**Directions** Las Posas to Crestview, Left on Crestview, Right on Valley Vista, Right on Deseo, Left on Tureno, Left on Grada.

**Marketing Remark** Bank Owned property with sweeping views of the Camarillo Valley. Spacious floor plan with 2 family rooms, dual pane windows, cathedral ceilings, open kitchen, enormous viewing deck with nice yard and a separate detached garage. Located on a cul-de-sac street in the Las Posas Estate area of Camarillo.

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 02/12/09</b>	<b>Listing # 90002936</b> <b>County: Ventura</b>	<b>1040 W San Clemente Ave Camarillo, CA 93010</b>	<b>Listing Price: \$1,139,900</b> <b>Map: 494, D6</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Detached
<b>Area</b>	42	<b>Tract Code</b>	Avocado Acres 1 & 2
<b>Beds</b>	4	<b>Approx Square Feet</b>	4744 Assessor
<b>Baths</b>	5	<b>Price/Sq Ft</b>	\$240.28
<b>Year Built</b>	2007	<b>Lot Sq Ft(approx)</b>	53228
<b>APN</b>	155013108		
<b>Lot Acres (approx)</b>	1.222		

[Additional Pictures](#)

**Marketing Remark** Spectacular custom estate spanning nearly 5,000 sq. ft. of luxury living with MAGNIFICENT VIEWS of the Pacific Ocean, city lights, farmlands & mountains. The spacious floor plan offers formal living & dining rooms, gourmet kitchen w/granite counter tops, large family room, spacious bedroom suites w/private balconies, incredible master suite w/huge walk-in closet, den room & huge deck with views. Other fine features include a wine room (set up for cooling), 4 fireplaces, 6 baseboards, beautiful stone flooring, gorgeous landscaping, 3 car attached garage w/direct access, views from every room & much more! Truly a masterpiece, this home is perfection in every inch of detail.

## Client Summary with Hits Report

Listings as of 02/28/09 at 2:40pm

<b>Active 02/17/09</b>	<b>Listing # 90003374</b> <b>County: Ventura</b>	<b>517 La Marina Dr Camarillo, CA 93010-9118</b>	<b>Listing Price: \$1,199,000</b> <b>Map: 523, J2</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Detached
<b>Area</b>	43	<b>Tract Code</b>	Spanish Ridge
<b>Beds</b>	5	<b>Approx Square Feet</b>	3705 Assessor
<b>Baths</b>	4	<b>Price/Sq Ft</b>	\$323.62
<b>Year Built</b>	2001	<b>Lot Sq Ft(approx)</b>	54267
<b>APN</b>	1520410015		
<b>Lot Acres (approx)</b>	1.246		

[Additional Pictures](#)

**Marketing Remark** Beautiful home is located in one of Camarillo's most desirable neighborhoods. No HOA Large first floor, high ceilings, Formal Living Room, Formal Dining Room, downstairs Bedroom & one Bathroom, huge Family Room with pool view & custom built-in cabinets, nice granite title counter tops in the

Kitchen with island, two Fireplaces and 4 car garage attached. Second floor has 3 spacious Bedrooms and 2 Baths, gorgeous master bedroom with walk-in-closet, marble flooring throughout first floor and hardwood flooring on most of the second floor, laundry room & game room. The very private and large back yard has a Pebble-Tech pool with water fall and spa. Separate guest/maid quarters with bath and walk in closet.