

1

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	224003007	Single Family Residence	1920 Arlene AVE, Oxnard, CA 93036	4	3	1,698		1965	\$784,000



Original List Price: \$784,000 **Pool:** No **Area:** VC31 - Oxnard - NW
Dwelling Total Floors: 1 **Spa:** No

DOM: 17
CDOM: 17

In-Person Tour of Homes 08/07/2024 10:00 AM to 1:00 PM
Showing Info Remarks: Text Sherri Sweeney for showing appointment 805-402-6135
Listing Agent: Sherri Sweeney CalDRE# 01238805 **Listing Office:** Berkshire Hathaway HomeServices California Properties CalDRE# 01317331

2

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-24984	Single Family Residence	1710 Evangeline Place, Oxnard, CA 93030	3	2	1,860 SqFt	6,560 SqFt	1969	\$857,000



Directions: From Gonzalez, take Gallatin, left on Bernadette, right on Evangeline.

Original List Price: \$857,000 **Pool:** No **MLS Area:** VC31 - Oxnard - NW **Lock Box Location:** Front gate
Stories Total: 1 **Spa:** No
ADU Y/N: No

DOM: 0
CDOM: 0

In-Person Tour of Homes 08/07/2024 9:00 AM to 1:00 PM
Comments: Breakfast and beverages served. **Seller only allowed Broker Caravan - NO OPEN HOUSES for this listing.**
Showing Instructions: Owner occupied and works from home. Do NOT go direct. Please give a 2-hour notice and Text Adela, 805-701-7694, with your time preference, and picture of your card. Wait for confirmation and code for entry.
Private Remarks: There is no sign on the property. The water softener is owned, but there is no RO system although there is a spigot at the kitchen sink. There will be no Open Houses. First showing begins at Broker Tour 8/7. Furniture is available. The apparatus in the living room is a pro-level long arm quilting machine, please be careful around her, and be mindful of the little ones!
Listing Agent: Adela S Trainor CalDRE# 01985025 **Listing Office:** Berkshire Hathaway HomeServices California Properties CalDRE# 01317331

3

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-24962	Single Family Residence	1345 Fuchsia Street, Oxnard, CA 93036	4	2	1,800 SqFt	6,189 SqFt	1961	\$749,900



Directions: From 101 - Exit Oxnard Blvd to W Vineyard N Ventura Rd to Fuchsia St

Original List Price: \$749,900 **Pool:** No **MLS Area:** VC31 - Oxnard - NW
Stories Total: 1 **Spa:** No **Subdivision:** Oxnard Estates North - 1341
ADU Y/N: No

DOM: 6
CDOM: 6

In-Person Tour of Homes 08/07/2024 10:00 AM to 12:00 PM
Showing Instructions: Call Agent (805) 312-2258 NO SHOWINGS before Broker tour 8/7/24. Will update with photos and more info this weekend.
Private Remarks: AS IS Sale - Shows clean. Seller is removing last of belongings to storage. Tax records show 1650 sq. ft. Approx. 150 sq. ft. addition per seller. Buyer to verify. Will not have access until next week. No lockbox yet. Call for details
Listing Agent: Ernest S Coronado CalDRE# 01204726 **Listing Office:** eXp Realty of California, Inc CalDRE# 01878277

4

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-24983	Single Family Residence	2520 Oldham Circle, Oxnard, CA 93035	3	3	2,237 SqFt	2,800 SqFt	1971	\$1,925,000



Directions: From the 101 exit Victoria south, turn right onto Wooley Rd, turn left onto Harbor Blvd, left onto Meridian Ave, right onto S Harbor SVC Rd, left onto Oldham Circle.

Original List Price: \$1,925,000 **Pool:** No **MLS Area:** VC32 - Oxnard - PH Beaches
Stories Total: 2 **Spa:** No **Subdivision:** Mandalay Bay 01 - 202601
ADU Y/N: No

DOM: 5
CDOM: 5

In-Person Tour of Homes 08/07/2024 10:00 AM to 12:00 PM
Showing Instructions: Call for private showing, easy to show!!! Desti 805-509-5404 or Michele 805-312-1529
Private Remarks: Call for private showing, easy to show!!! Desti 805-509-5404 or Michele 805-312-1529
Listing Agent: Desti Centineo CalDRE# 01917995 **Listing Office:** RE/MAX Gold Coast-Beach Marina Office CalDRE# 01220383

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-24870	Single Family Residence	2076 Pamela Street, Oxnard, CA 93036	4	2	1,755 SqFt	6,800 SqFt	1971	\$725,000
Directions: From 101, Get on Ventura Rd. Right on Bevra. Left on Pamela. Corner house. Original List Price: \$725,000 Pool: No MLS Area: VC31 - Oxnard - NW Lock Box Location: water pipe Stories Total: 1 Spa: No Subdivision: Windemere Homes - 180704 ADU Y/N: No DOM: 1 CDOM: 1 In-Person Tour of Homes 08/07/2024 10:00 AM to 1:00 PM Showing Instructions: After 3:pm om the 6th vacant go direct there will be no supra until then. Private Remarks: this is a trust sale property is sold as is and seller will not do any repair. Very good condition but needs cosmetic upgrades. Owner did die in hospice care in home. House has full house fan, skylights, sun tunnels, stainless steel appliances, etc. Seller has no knowledge of any issues but will do no repairs. Please show seller as The Alley Family Trust of 9-24-1992 and include the TA with offer. Email offer, POF, Pre-Approval ltr to Morris@805homes4u.com Listing Agent: Walter P Morris CalDRE# 01722259 Listing Office: Keller Williams West Ventura County CalDRE# 01859199									



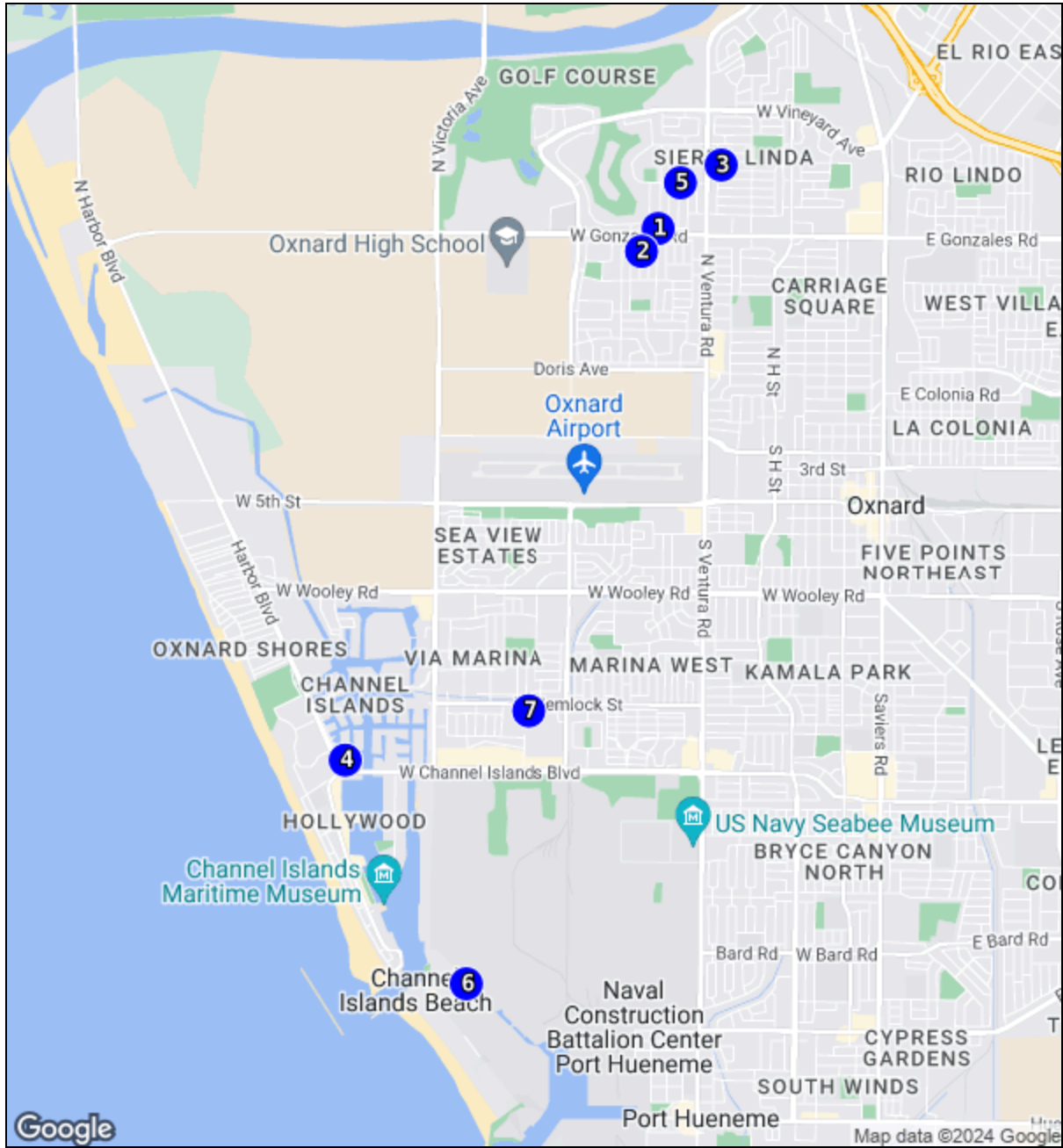
IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-24998	Single Family Residence	2517 Panama Drive, Oxnard, CA 93035	3	3	2,307 SqFt	3,220 SqFt	1989	\$1,699,000
Directions: 101 fwy, south on Victoria towards the ocean. Turn left on Rossmore to Panama and make a left. Original List Price: \$1,699,000 Pool: No MLS Area: VC32 - Oxnard - PH Beaches Lock Box Location: Front door Stories Total: 3 Spa: No Subdivision: Hollywood By The Sea - 0303 ADU Y/N: No DOM: 4 CDOM: 4 In-Person Tour of Homes 08/07/2024 10:00 AM to 12:00 PM Comments: Breakfast burritos will be served! Showing Instructions: Please text or call Heidi at 805-276-8056 prior to showing. First showing to be at open house, Sunday Aug 4 from 12-4:00PM Private Remarks: Buyer to do all due diligence regarding property and lot size. Seller has not lived in the home. Please call prior to viewing. Please leave lights as they are. Home has: New roof New windows and sliders New decks New HVAC New Navian tankless water heater New garage door and opener New flooring New base/trim/doors and frames New kitchen with appliances All three baths are new Wired for electric car charger in garage Wired for electric dryer New recessed lighting New landscaping including enclosing the back area with new fencing New interior and exterior paint Plumbed for outdoor shower Listing Agent: Heidi Trottno CalDRE# 01917941 Listing Office: Rodeo Realty CalDRE# 00951359									

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-24938	Townhouse	2650 Hurricane Cove, Port Hueneme, CA 93041	3	3	1,485 SqFt	1,697 SqFt	1985	\$659,900
Directions: Hemlock to Seaside, Left on Cove. Continue all the way to end of street. Park in guest parking to your left. Original List Price: \$659,900 Pool: Yes MLS Area: VC33 - Oxnard - SW / PH Stories Total: 2 Spa: Yes Subdivision: Marlborough Seaside Village 8 - 373508 ADU Y/N: No DOM: 7 CDOM: 7 In-Person Tour of Homes 08/07/2024 10:00 AM to 12:00 PM Comments: Join us for an exclusive look at this stunning Port Hueneme Townhome! Surrounded by beautiful beaches! This three-bedroom, three full bathroom residence boasts quartz countertops, a main-level bedroom with full bath, a spacious living area perfect for entertaining, and a primary suite with high ceilings and two large closets with walk-in ability in one. Private oasis is what you will be greeted with when you walk up! Serving refreshments we cant wait to show you around! Showing Instructions: First showing opportunity is Saturday, August 3rd from 11-2pm. DO NOT Go direct. 24 hour notice required thereafter. Text Charisa Davis at (805)670-5617 Private Remarks: Email all offers to charisad.luxre@gmail.com and liz.zamudio29@outlook.com. Please include pre approval letter and proof of funds. Buyer and Buyers Agent to verify all MLS and HOA information. Listing Agent: Charisa Davis CalDRE# 02174459 Listing Office: eXp Realty of Greater LA CalDRE# 02188471									

Information is deemed to be reliable, but is not guaranteed. © 2024 MLS and FBS. Prepared by Dale A Farnum on Wednesday, August 07, 2024 8:06 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Legend	
1. 1920 Arlene AVE, Oxnard, CA 93036(224003007)	5. 2076 Pamela Street, Oxnard, CA 93036(V1-24870)
2. 1710 Evangeline Place, Oxnard, CA 93030(V1-24984)	6. 2517 Panama Drive, Oxnard, CA 93035(V1-24998)
3. 1345 Fuchsia Street, Oxnard, CA 93036(V1-24962)	7. 2650 Hurricane Cove, Port Hueneme, CA 93041(V1-24938)
4. 2520 Oldham Circle, Oxnard, CA 93035(V1-24983)	