


IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-26376	Condominium	256 Blackfoot Lane, Ventura, CA 93001	2	1	908 SqFt		1985	\$595,000
<p>Directions: From Ventura Avenue, east on Shoshone, north on Shawnee, east on Blackfoot. Park on the street and walk in.</p> <p>Original List Price: \$595,000 Pool: Yes MLS Area: VC21 - Ventura - Ventura Ave Stories Total: 1 Spa: Yes ADU Y/N: No</p> <p>DOM: 3 CDOM: 3</p> <p>In-Person Tour of Homes 10/24/2024 9:30 AM to 11:30 AM Comments: Open on keysafe</p> <p>Showing Instructions: Contact Kay for 24 hours notice to show. There will be four days a week. Info to be provided. First showings will be at broker tour on Thursda, October 24, 2024 from 9:30 - 11:30 You are welcome to send your buyers if you can't make it. T</p> <p>Private Remarks: Tenant is cooperative with 24 hour notice to show. Please use the trust advisory. Seller will not be completeting a 1031 exchange. The tenant was given a puppy and the carpet needs to be removed and replaced. For Offers: Please email the following: Fully Completed CAR 6/24 RPA with DRE#'s; current within 30 days a letter from a direct lender 'DU' loan pre-approval with FICO'S if loan financing; current within 30 days, proof of down payment/closing costs (for both all cash and lender financed offers); 3% EMD is expected. Seller reserves the right to select all services. Buyer might be required to lender cross-qualify. Incomplete offer packages may not be responded to. Some pics have been virtually staged for marketing purposes only. We have provided information we know to be reliable and true; however, it is not guaranteed. Within the due diligence period, buyers are responsible for satisfying themselves as to all information important to the final decision-making process. Do not rely on tax information from the MLS. Please check with the title company for accuracy. Buyers' agents are expected to help their buyers verify any information that has been provided or discovered. Please use MLS Connect to fill in my information. Email offers to kay@realestatemagic.com</p> <p>Listing Agent: Kay CalDRE# 00577863 Listing Office: eXp Realty of Southern CA, Inc CalDRE# 02187306</p>									


IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-26097	Condominium	1213 Chalmette Avenue, Ventura, CA 93003	2	1	903 SqFt		1971	\$439,000
<p>Directions: Use navigation of choice</p> <p>Original List Price: \$444,900 Pool: Yes MLS Area: VC25 - Ventura-Mills-Vict ADU Y/N: No Spa: Yes</p> <p>DOM: 20 CDOM: 20</p> <p>In-Person Tour of Homes 10/24/2024 10:00 AM to 1:00 PM Showing Instructions: Call/Text Listing Agent Angela Skeels 805-320-9133 Private Remarks: Please email offers to SoldbySkeels@gmail.com Title to be Consumers Title, Brenda Slaton Escrow to be Re/Max Gold Coast Escrow Listing Agent: Angela M Skeels CalDRE# 02101246 Listing Office: RE/MAX Gold Coast REALTORS CalDRE# 01220383</p>									

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
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V1- Single 399 S Dos 3 2 1,586 SqFt 6,850 1953 \$1,099,500
 23601 Family Caminos
 Residence Avenue,
 Ventura, CA
 93003



Directions: Corner of S Dos Caminos and Preble

Original List Price: \$1,165,000 **Pool:** No **MLS Area:** VC24 - Ventura-Calif-Mills
Stories Total: 1 **Spa:** Yes
ADU Y/N: No

DOM: 158
CDOM: 158

In-Person Tour of Homes 10/24/2024 10:00 AM to 12:00 PM

Comments: Broker Open Thursday October 24th, 10a.m. to 12 Noon. If you have buyers wanting to live in Midtown Ventura, you have to see this remodeled classic. Seller lease back contingency has been removed. Seller is ready to sell and move. Thanks. Just reduced to \$1,125,000

Showing Instructions: Call Scott to show to qualified buyers. 805-890-9865. Thank you. BROKERS OPEN Thursday Oct 24th 10-12. Open House Sunday Oct 27th 1-4 p.m.

Private Remarks: BROKERS OPEN Thursday Oct 24th 10-12. NOW the best Value in Ventura. 1586 square foot remodeled Bungalow just reduced \$36,000 to \$1,099,500. Why? The seller just found his next home and is ready to sell and move. But, you have to act immediately. This property had higher offers but the seller required a long lease back. As of October 22nd, this is no longer the case. The seller is ready to sell and move, which means you can get a fantastic remodeled home in Midtown under the Zestimate and Redfin market value. Seller holds active real estate license. Call or text Scott to show 805-890-9865. Thank you.

Listing Agent: Scott Farrell CalDRE# 01343907 **Listing Office:** California Estates Realty CalDRE# 01921873

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
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V1- Single 628 Hupa 3 2 1,452 SqFt 4,565 1989 \$699,000
 25776 Family Street,
 Residence Ventura, CA
 93001



Directions: Hwy. 33 Exit Stanley to Ventura Ave., turn left, turn right on Seneca, left on Cedar, right on Hupa.

Original List Price: \$699,000 **Pool:** No **MLS Area:** VC21 - Ventura - **Lock Box Location:** Front door
Stories Total: 1 **Spa:**
ADU Y/N: No **No**

DOM: 37
CDOM: 37

In-Person Tour of Homes 10/24/2024 9:30 AM to 11:30 AM

Comments: From 33 Exit Stanley, Left on Ventura, Right on Seneca, Left of Cedar, Right on Hupa. Home is super clean and shows great! Goodies from Royal Bakery on hand!

Showing Instructions: Text or call Listing Agent for easy appointment. Seller requires at least 1 hour notice. Bill Marshall-805-320-2186.

Private Remarks: This home is located in a Residential Factory Built Housing Community. This is a Real Property Manufactured Home. HOA dues include all water and sewer, a big plus. Clubhouse at pool available by reservation. Seller to select services. Text or call listing agent for easy showing, Bill Marshall 805-320-2186. Seller requires at least 1 hour notice. E/mail offers with pre-approval letter and proof of funds to: Realtorbillmarshall@gmail.com Buyer advised to verify all information

regarding the property with appropriate professionals. New roof Oct. 2023, exterior just painted Sept. 2024. .

Listing Agent: William Marshall CalDRE# 01836226 **Listing Office:** Best in Show Realty, Inc. CalDRE#

Information is deemed to be reliable, but is not guaranteed. © 2024 MLS and [FBS](#). Prepared by Dale A Farnum on Thursday, October 24, 2024 8:04 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
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V1- Single 5369 Loma 3 2 1,818 SqFt 7,840 1957 \$1,125,000
 26389 Family Residence Vista Road, Ventura, CA 93003



Directions: Use navigation device.

Original List Price: \$1,125,000 **Pool:** No **MLS Area:** VC25 - Ventura-Mills-Vict
Stories Total: 1 **Spa:** No
ADU Y/N: No

DOM: 2
CDOM: 2

In-Person Tour of Homes 10/24/2024 10:00 AM to 12:00 PM

Showing Instructions: First showings to be during the open/broker tour from 10-12 on Thursday. Then by appt. TEXT Kaitlin with as much notice as possible, and wait for a response.

Private Remarks: Sq footage is estimated and includes tax roll sq footage + 77' kitchen addition and 300' sunroom addition. PSL is on file with the city from when the sellers purchased the home, and also attached. All info deemed reliable but not guaranteed - buyer to verify.

Listing Agent: Melody O'Leary CalDRE# 01299611 **Listing Office:** Berkshire Hathaway HomeServices California Properties CalDRE# 01317331

DOM: 1
CDOM: 1

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
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V1- Commercial/Residential 721 E 17,620 1896 \$2,995,000
 26421 Main Street, Ventura, CA 93001



Showing Instructions: Call Mike Springer at 310.745.8569 for showings.

Private Remarks: Property includes 717, 719, 719A and 721 Main Street. The broker, agents, and seller do not guarantee the accuracy of square footage, lot size, zoning, rent control, or other property details obtained from the seller or public records. Buyers are advised to verify this information through personal inspections and professional consultations.

Listing Agent: Pippa Davis CalDRE# 01419280 **Listing Office:** Compass CalDRE# 01991628

Directions: On the Corner of Main Street and Fir Street.

Original List Price: \$2,995,000 **Pool:** No **MLS Area:** VC21 - Ventura - Ventura
Spa: No Ave
ADU Y/N: **Subdivision:** Ventura: Other - 0021
 No

In-Person Tour of Homes 10/24/2024 11:00 AM to 1:00 PM

Comments: New listing! This unique property offers a rare opportunity for residential and mixed-use commercial endeavors. With 6,905 square feet of versatile space, the possibilities are endless for an owner-user or savvy investor seeking a dynamic property with a retail storefront.

DOM: 1
CDOM: 1

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
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V1- Condominium 705 Nocumi 4 3 1,593 SqFt 1,064 1999 \$615,000
 25833 Street,

Ventura, CA
93001



Directions: Cross Street: Seneca; Highway 33, Exit Stanley, left on Ventura Ave, Right on Seneca to the top of the street. Left on new Nocumi St.

Original List Price: \$615,000
Pool: Yes
MLS Area: VC21 - Ventura -
Lock Box Location: Front Door
Stories Total: 2
Spa: Yes
ADU Y/N: No

DOM: 35
CDOM: 35

In-Person Tour of Homes 10/24/2024 9:45 AM to 11:45 AM

Comments: If you want to tour prior to 9:45, the property is Vacant and you can go direct, however you will need Supra to Access. Cellular signal can be a bit spotty, so I recommend updating your Supra prior to heading up the Hill.

Showing Instructions: Contact listing agent at (805) 504-7827 to request a showing day/time. Please check affordable housing requirements to ensure you client will qualify before requesting a showing.

Private Remarks: BOM - Previous buyer was unable to qualify with the City. City of Ventura Moderate-Income Households (110%AMI) Income Requirements apply. Max income for family of 1-\$96,700: 2-\$110,550: 3-\$124,350: 4-\$138,150: 5-\$149,200: 6-\$160,250: 7-\$171,300: 8-\$182,250. Tract specific qualifying criteria and CC&R Program details in the Documents Section. Contact Nellie Jasso (805) 648-5008. Ext. 2247 for questions. City Program site -<https://hacityventura.org/housing/buyer.php> Please call with any Assumption Questions and ahead of writing any offers that include an assumption. Assumable VA loan at 3.25 rate. Loan balance is currently approx. \$597,989 Regular monthly P&I Bill (excluding tax/insurance) is \$2,738.08

Listing Agent: Michael J Robb CalDRE# 02121498 **Listing Office:** eXp Realty of Greater Los Angeles, Inc. CalDRE# 02188471

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-26345	Condominium	350 Paseo De Playa 108, Ventura, CA 93001	2	2	1,494 SqFt		1974	\$933,450



Directions: 101 N exit California St Left then Rt on Harbor Blvd , Left into parking lot SB 101 exit Seaward go Rt on Harbor past the Crown Plaza Hotel then left on Paseo De Playa

Original List Price: \$933,450
Pool: Yes
MLS Area: VC23 - Ventura -Beach S Rvr
Stories Total: 1
Spa: Yes
Subdivision: Paseo De Playa - 0297
ADU Y/N: No

DOM: 4
CDOM: 4

In-Person Tour of Homes 10/24/2024 10:00 AM to 12:00 PM

Comments: Come by between 10 -12 and leave a card to win a drawing for \$100 cash

Showing Instructions: Shown by appointment only. No lockbox allowed on building. Agent office 5 mins from property call LA Tim for access

Private Remarks: No lockbox Call Listing Agent Tim to schedule access

Listing Agent: Tim Comstock CalDRE# 01738643 **Listing Office:** The Property Management Shoppe, Inc. CalDRE# 02208230


IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-26327	Single Family Residence	2165 Ramelli Avenue, Ventura, CA 93003	3	2	1,402 SqFt	6,000 SqFt	1966	\$871,000
<p>Directions: From Victoria, go East on Ralston, turn right onto Ramelli. Home is on the right side of street before you get to Bristol Rd.</p> <p>Original List Price: \$871,000 Pool: No MLS Area: VC26 - Ventura-Vict-Kimball Lock Box Location: Front Door</p> <p>Stories Total: 1 Spa: No Subdivision: Kodiak & Antelope - 1754</p> <p>ADU Y/N: No</p> <p>DOM: 2 CDOM: 2</p> <p>In-Person Tour of Homes 10/24/2024 10:00 AM to 1:00 PM Comments: Serving Lunch and would love to have you join us! Stop by and view this charming home! Private courtyard, new vinyl flooring, artistic kitchen with painted cabinets and designer backsplash, lovely yard and more! Showing Instructions: Please use showingtime app to schedule or contact listing agent at 805-701-5001 for assistance. Private Remarks: Dog in the home. Please contact Magda to stop by in advance and take dog out for a walk while you show. Listing Agent: Magda Nordahl CalDRE# 02021494 Listing Office: Berkshire Hathaway HomeServices California Properties CalDRE# 01317331</p>									


IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-26401	Single Family Residence	40 Sunnyway Drive, Ventura, CA 93001	3	2	1,424 SqFt	6,534 SqFt	1926	\$799,000
<p>Directions: 101 to N Ventura Ave, turn left on Sunnyway Dr.</p> <p>Original List Price: \$799,000 Pool: No MLS Area: VC29 - Ventura-N Poli/Fthll</p> <p>Stories Total: 1 Spa: No</p> <p>ADU Y/N: No</p> <p>DOM: 2 CDOM: 2</p> <p>In-Person Tour of Homes 10/24/2024 10:00 AM to 12:30 PM Comments: First open...3 bedroom, 2 bath on large lot with 2 car garage. Mature fruit trees. Easy access to 101 for commuting and convenience. Showing Instructions: Call Deb Schroder for showing. 805-770-0419 Listing Agent: Steve Heller CalDRE# 00929496 Listing Office: Berkshire Hathaway HomeServices California Properties CalDRE# 01317331</p>									

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-21737	Townhouse	1244 E Thompson Boulevard 103, Ventura, CA 93001	3	3	1,366 SqFt	100 SqFt	2023	\$935,000



Directions: Site is located on the corner of San Jon and Thompson Blvd. From 101 N exit San Jon, turn left off exit, right on Harbor, then right on San Jon, continue straight. Property will be on the left.

Original List Price: \$963,850 **Pool:** No **MLS Area:** VC24 - Ventura-Calif-Mills
ADU Y/N: No **Spa:** No

DOM: 258
CDOM: 258

In-Person Tour of Homes 10/24/2024 10:00 AM to 12:00 PM

Comments: Please come join us for an opportunity to see the last available units here at The Pearl!

Showing Instructions: Potential showings need to be scheduled through Juliana Or Madison. Please text/call (707) 344-3167

Private Remarks: AGENTS: All info deemed reliable, but not guaranteed; Buyer/Buyer's Agent to investigate/satisfy regarding all aspects of home, including but not limited to: lot size, square footage of home, # bedrooms/baths, year built, condition, suitability, etc. Offers to be submitted on Developer's Purchase Agreement. Title and Escrow is with Fidelity National Title.

Listing Agent: Juliana Lisheski CalDRE# 01986150 **Listing Office:** LIV Sotheby's International Realty CalDRE# 01904034

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-17694	Townhouse	1260 E Thompson Boulevard 101, Ventura, CA 93001	2	2	1,186 SqFt	100 SqFt	2023	\$1,010,000



Directions: Site is located on the corner of San Jon and Thompson Blvd. From 101 N exit San Jon, turn left off exit, right on Harbor, then right on San Jon, continue straight. Property will be on the left.

Original List Price: \$1,062,132 **Pool:** No **MLS Area:** VC24 - Ventura-Calif-Mills
Stories Total: 3 **Spa:** No
ADU Y/N: No

DOM: 537
CDOM: 847

In-Person Tour of Homes 10/24/2024 10:00 AM to 12:00 PM

Comments: Come join us for an opportunity to see the last available units at The Pearl!

Showing Instructions: Please text/call (707) 344-3167

Private Remarks: Please text or email listing agent for info or send request to sales@pearlventura.com. There are not models to tour. This is a construction site currently under development with completion dates scheduled to be July of 2023. Floor plans and site map available at PEARLVENTURA.COM. AGENTS: All info deemed reliable, but not guaranteed; Buyer/Buyer's Agent to investigate/satisfy regarding all aspects of home, including but not limited to: lot size, square footage of home, # bedrooms/baths, year built, condition, suitability, etc. Email: JLisheski@livsothebysrealty.com and/or call or text (807)407-1731 Offers to be submitted on Developer's Purchase Agreement. Title and Escrow is with Fidelity National Title.

Listing Agent: Juliana Lisheski CalDRE# 01986150 **Listing Office:** LIV Sotheby's International Realty CalDRE# 01904034

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-25195	Townhouse	1290 E Thomson Boulevard 102, Ventura, CA 93001	3	4	1,494 SqFt	1,494 SqFt	2023	\$1,045,000



Directions: Site is located on the corner of San Jon and Thompson Blvd. From 101 N exit San Jon, turn left off exit, right on Harbor, then right on San Jon, continue straight. Property will be on the left.

Original List Price: \$1,060,000 **Pool:** No **MLS Area:** VC24 - Ventura-Calif-Mills
Stories Total: 3 **Spa:** No
ADU Y/N: No

DOM: 71
CDOM: 71

In-Person Tour of Homes 10/24/2024 10:00 AM to 12:00 PM

Comments: Please come join us for an opportunity to see the last available units at The Pearl!

Showing Instructions: Showings need to be scheduled through Juliana Or Madison. Please text/call (707) 344-3167. Easy to show, supra access

Listing Agent: Juliana Lisheski CalDRE# 01986150 **Listing Office:** LIV Sotheby's International Realty CalDRE# 01904034

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-26294	Single Family Residence	1090 Via Cielito, Ventura, CA 93003	5	3	2,470 SqFt	14,465 SqFt	1964	\$1,450,000



Directions: Foothill to Via Plaza to Via Arroyo, LT on Via Pasito, RT on Via Cielito.

Original List Price: \$1,450,000 **Pool:** No **MLS Area:** VC26 - Ventura-Vict-Kimball **Lock Box Location:** Water pipe
Stories Total: 2 **Spa:** Yes
ADU Y/N: No

DOM: 1
CDOM: 1

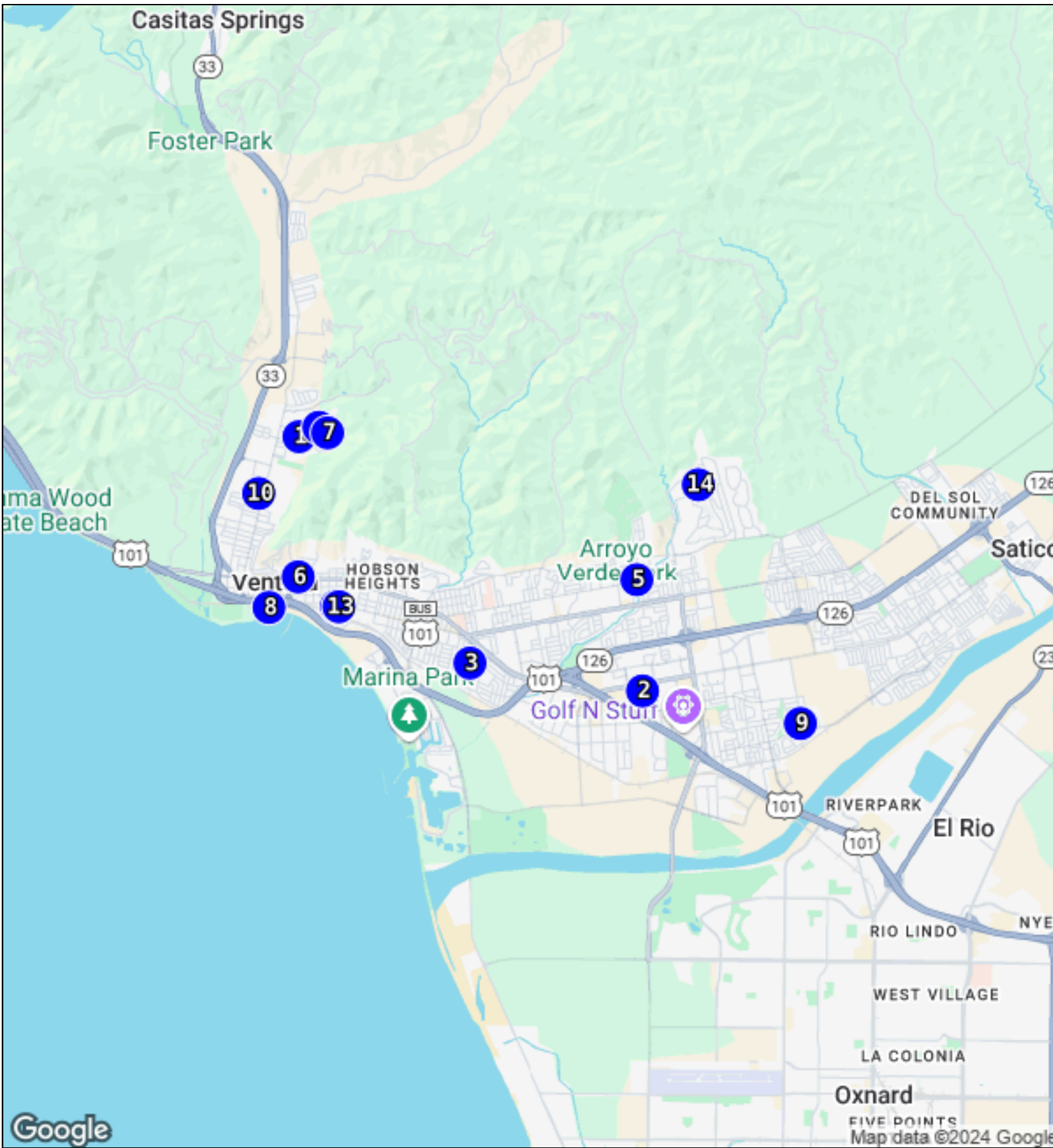
In-Person Tour of Homes 10/24/2024 10:00 AM to 12:00 PM

Comments: A great property with vintage vibes! HUGE potential! Come by and absorb these views!

Showing Instructions: First text Kelly 805-451-5464 with day/time and wait for confirmation, then go direct. The front door locks automatically when shut so keep the key on you while showing. Beware of the edge of the yard in the back especially with children during showings; there is no fence at the downgrade. Reports available upon request.

Private Remarks: Living area square footage on public record is incorrect, per seller. Trust sale; seller is successor trustee. Priced as-is; no repairs will be made. Reports are available upon request. PSL compliant. Spa condition is unknown. Broker cannot guarantee accuracy of information provided, including but not limited to square footage, lot size, bed/bath count, zoning/use. Buyer is advised to independently verify accuracy of information. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description.

Listing Agent: Kelly Jackmon CalDRE# 01796441 **Listing Office:** Compass CalDRE# 01991628



Legend

1. 256 Blackfoot Lane, Ventura, CA 93001(V1-26376)

8. 350 Paseo De Playa 108, Ventura, CA 93001(V1-26345)

- 2.** 1213 Chalmette Avenue, Ventura, CA 93003(V1-26097)
- 3.** 399 S Dos Caminos Avenue, Ventura, CA 93003(V1-23601)
- 4.** 628 Hupa Street, Ventura, CA 93001(V1-25776)
- 5.** 5369 Loma Vista Road, Ventura, CA 93003(V1-26389)
- 6.** 721 E Main Street, Ventura, CA 93001(V1-26421)
- 7.** 705 Nocumi Street, Ventura, CA 93001(V1-25833)

- 9.** 2165 Ramelli Avenue, Ventura, CA 93003(V1-26327)
- 10.** 40 Sunnyway Drive, Ventura, CA 93001(V1-26401)
- 11.** 1244 E Thompson Boulevard 103, Ventura, CA 93001(V1-21737)
- 12.** 1260 E Thompson Boulevard 101, Ventura, CA 93001(V1-17694)
- 13.** 1290 E Thomspson Boulevard 102, Ventura, CA 93001(V1-25195)
- 14.** 1090 Via Cielito, Ventura, CA 93003(V1-26294)