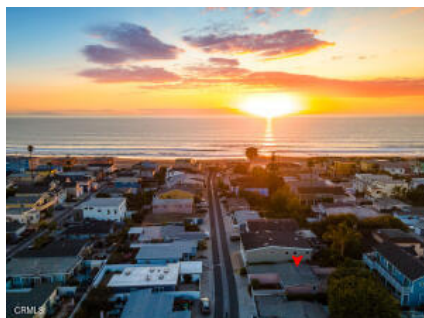



1

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-27684	Single Family Residence	1049 Dover Lane, Ventura, CA 93001	2	1	737 SqFt	3,049 SqFt	1955	\$1,199,000
<p><b>Directions:</b> From Seaward south, turn right on Pierpont Blvd., then left on Dover Lane.</p> <p><b>Original List Price:</b> \$1,199,000  <b>Stories Total:</b> 1  <b>ADU Y/N:</b> No</p> <p><b>Pool:</b> No  <b>Spa:</b> No</p> <p><b>MLS Area:</b> VC23 - Ventura -Beach S Rvr  <b>Lock Box Location:</b> Water Spigot</p> <p><b>DOM:</b> 3  <b>CDOM:</b> 3</p> <p>In-Person Tour of Homes 01/23/2025 10:00 AM to 12:00 PM  <b>Showing Instructions:</b> Go Direct. House is vacant on lockbox. Please text agent when showing and call with any questions. Danny Belitski (805) 804-7091.  <b>Private Remarks:</b> House sold 'as-is'. All information deemed reliable, however not verified or guaranteed by Broker. Buyer to verify all including property and lot lines. Buyer to cooperate with possible seller 1031 exchange.  <b>Listing Agent:</b> Danny Belitski CalDRE# 01462320 <b>Listing Office:</b> Trusted Real Estate Enterprises, Inc. CalDRE# 01785024</p>									

2

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-27717	Single Family Residence	2176 E Main Street 118, Ventura, CA 93001	3	3	1,808 SqFt	100 SqFt	2022	\$1,295,000
<p><b>Directions:</b> Exit Seaward to Main St., Left on Main St.</p> <p><b>Original List Price:</b> \$1,295,000  <b>Stories Total:</b> 3  <b>ADU Y/N:</b> No</p> <p><b>Pool:</b> No  <b>Spa:</b> Yes</p> <p><b>MLS Area:</b> VC24 - Ventura-Calif-Mills</p> <p><b>DOM:</b> 0  <b>CDOM:</b> 0</p> <p>In-Person Tour of Homes 01/23/2025 10:00 AM to 12:00 PM  Comments: Corrales Burritos! Please come and see this beautiful unit and the amazing opportunity to bring your buyer that missed out on 1 of these 10 custom Townhomes at Villa San Clemente  <b>Showing Instructions:</b> Please text or call Madison (707) 344-3167 for showing requests  <b>Listing Agent:</b> Juliana Lisheski CalDRE# 01986150 <b>Listing Office:</b> LIV Sotheby's International Realty CalDRE# 01904034</p>									

3

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-27721	Single Family Residence	10360 Jamestown Street, Ventura, CA 93004	3	2	1,359 SqFt	6,000 SqFt	1973	\$959,900
<p><b>Directions:</b> Use reliable navigation system.</p> <p><b>Original List Price:</b> \$959,900  <b>Stories Total:</b> 1  <b>ADU Y/N:</b> No</p> <p><b>Pool:</b> No  <b>Spa:</b> No</p> <p><b>MLS Area:</b> VC27 - Ventura - Kim-Wells  <b>Lock Box Location:</b> Front Door</p> <p><b>DOM:</b> 1  <b>CDOM:</b> 1</p> <p>In-Person Tour of Homes 01/23/2025 10:00 AM to 1:00 PM  Comments: Hosted by Jaime &amp; Veronica Herrera  <b>Showing Instructions:</b> Lock box on water pipe to the left of the front door. Lock box will be placed after the broker open house on Thursday January 23rd. . Go direct  <b>Private Remarks:</b> Home is vacant go direct. Submit offers to jvcm@roadrunner.com Submit with Qualification letter and Proof of Funds. See attached sewer lateral report and Termite report. Show to your clients and lets close on this beautiful home  <b>Listing Agent:</b> Jaime Herrera CalDRE# 01751908 <b>Listing Office:</b> Ambiance Realty, Inc. CalDRE# 02078798</p>									

4

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-27091	Single Family Residence	677 Kickapoo Drive, Ventura, CA 93001	3	3	1,458 SqFt	6,158 SqFt	1988	\$950,000



**Directions:** From CA-33 N Take the exit toward W Stanley Ave, Turn right onto W Stanley Ave. Turn left onto N Ventura Ave. Turn right onto Seneca St. Turn right onto Tuscarora Ave. Turn right onto Kickapoo Dr. Destination is on the right.

**Original List Price:** \$950,000

**Pool:** No

**MLS Area:** VC21 - Ventura - Ventura Ave

**Stories Total:** 2

**Spa:** No

**Subdivision:** Brock Hills 3 - 350203

**ADU Y/N:** No

**DOM:** 11

**CDOM:** 11

In-Person Tour of Homes 01/23/2025 9:45 AM to 12:30 PM

Comments: A real beauty and definitely worth a visit.

**Showing Instructions:** Call listing agent to set appointment.

**Private Remarks:** The fireplace has a some rusted parts that need to be replaced. I have a couple of reports on file from 2007 and 2014 describing the issue.

**Listing Agent:** Joe Virnig CalDRE# 00933005 **Listing Office:** RE/MAX Gold Coast REALTORS CalDRE# 01220383

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-27643	Townhouse	834 Overlook Drive, Ventura, CA 93001	2	2	1,635 SqFt	1.67 Acres	1985	\$975,000
<p><b>Directions:</b> Kalorama to Tioga. Left on Tioga. Follow hillside up to Overlook and turn left into guest parking area</p> <p><b>Original List Price:</b> \$975,000  <b>Stories Total:</b> 3  <b>ADU Y/N:</b> No</p> <p><b>Pool:</b> Yes  <b>Spa:</b> Yes</p> <p><b>MLS Area:</b> VC29 - Ventura-N Poli/Fthll  <b>Subdivision:</b> Seaview Hills - 309001</p> <p><b>Lock Box Location:</b> Front door</p> <p><b>DOM:</b> 6  <b>CDOM:</b> 6</p> <p>In-Person Tour of Homes 01/23/2025 10:00 AM to 12:30 PM  Comments: Stop by to see this great hillside view home! - Gift Card raffle  <b>Showing Instructions:</b> Vacant, go direct. Key in lockbox operates bottom lock. Top keypad code is 3551 and the check symbol. When locking up to leave, place hand over keypad to lock top deadbolt. Please also read private remarks and reach out to agent with any questions.  <b>Private Remarks:</b> Please note - This property needs updating and a remodel, especially in the primary bath. Owner began renovation but the project remains unfinished. Bath is operational. Property is priced below market with this in mind.  <b>Listing Agent:</b> Margaret Reifer CalDRE# 01817330 <b>Listing Office:</b> Compass CalDRE#</p>									


IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-27722	Single Family Residence	3778 Pacific Coast Highway, Ventura, CA 93001	3	2	2,662 SqFt	10,018 SqFt	1979	\$5,495,000
<p><b>Directions:</b> From the South, take 101 freeway North, exit at State Beaches. From Santa Barbara, Take the 101 South and take the Seacliff exit.</p> <p><b>Original List Price:</b> \$5,495,000  <b>Stories Total:</b> 2  <b>ADU Y/N:</b> No</p> <p><b>Pool:</b> No  <b>Spa:</b> No</p> <p><b>MLS Area:</b> VC22 - Ventura -Beach N Rvr</p> <p><b>DOM:</b> 1  <b>CDOM:</b> 1</p> <p>In-Person Tour of Homes 01/23/2025 10:00 AM to 12:00 PM  <b>Showing Instructions:</b> Property is shown by appointment only. Please text or call Chuck at 805.320.3308 or Shannon at 805.320.6682 for a showing. 24 hr notice.  <b>Private Remarks:</b> HOA membership includes entry to gated section of Faria Beach for tennis courts, playground and beach access. The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification. MLS information differs from public records, buyers are encouraged to investigate independently.  <b>Listing Agent:</b> Charles Menzel CalDRE# 01943965 <b>Listing Office:</b> LIV Sotheby's International Realty CalDRE# 01904034</p>									


IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-27726	Single Family Residence	3974 Pacific Coast Highway, Ventura, CA 93001	3	3	2,113 SqFt	6,106 SqFt	1980	\$4,950,000
<p><b>Directions:</b> Heading South on 101 - exit South to Seacliff, turn right. About 5 min drive, property on the right hand side. Heading north on 101 - exit 72 onto PCH, turn left, and left again</p> <p><b>Original List Price:</b> \$4,950,000  <b>ADU Y/N:</b> No</p> <p><b>Pool:</b> No  <b>Spa:</b> Yes</p> <p><b>MLS Area:</b> VC22 - Ventura -Beach N Rvr</p> <p><b>DOM:</b> 1  <b>CDOM:</b> 267</p> <p>In-Person Tour of Homes 01/23/2025 9:30 AM to 12:30 PM  Comments: BACK ON MARKET. FIRST OPEN. 2-story beach house with the greatest views!  <b>Showing Instructions:</b> Contact agent for showing appointments - (805) 455-8910  <b>Private Remarks:</b> Broker does not guarantee square footage, number of rooms, and etc. Ocean frontage per tax records is 49.55 feet.  <b>Listing Agent:</b> Gary Goldberg CalDRE# 01172139 <b>Listing Office:</b> Coastal Properties CalDRE# 01208634</p>									

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
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V1- Single Family 1120 Pittsfield Lane, 2 1 840 SqFt 3,484 1947 \$1,299,000  
 27583 Residence Ventura, CA 93001 SqFt

**Directions:** South on Seaward. South on Pierpont Blvd. West on Pittsfield Ln. On the left side of the lane.

**Original List Price:** \$1,299,000  
**ADU Y/N:** No  
**Pool:** No  
**Spa:** No  
**MLS Area:** VC23 - Ventura -Beach S Rvr  
**Subdivision:** Pierpont/Ocean Front - 0276  
**Lock Box Location:** garage door

**DOM:** 8  
**CDOM:** 8

In-Person Tour of Homes 01/23/2025 10:00 AM to 12:00 PM  
**Showing Instructions:** Text day/time and agent will confirm.  
**Listing Agent:** Christopher Chin CalDRE# 01882756 **Listing Office:** Seaside Realty, Inc CalDRE#



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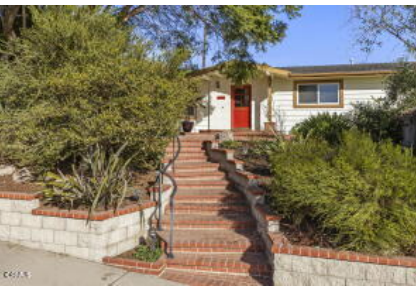

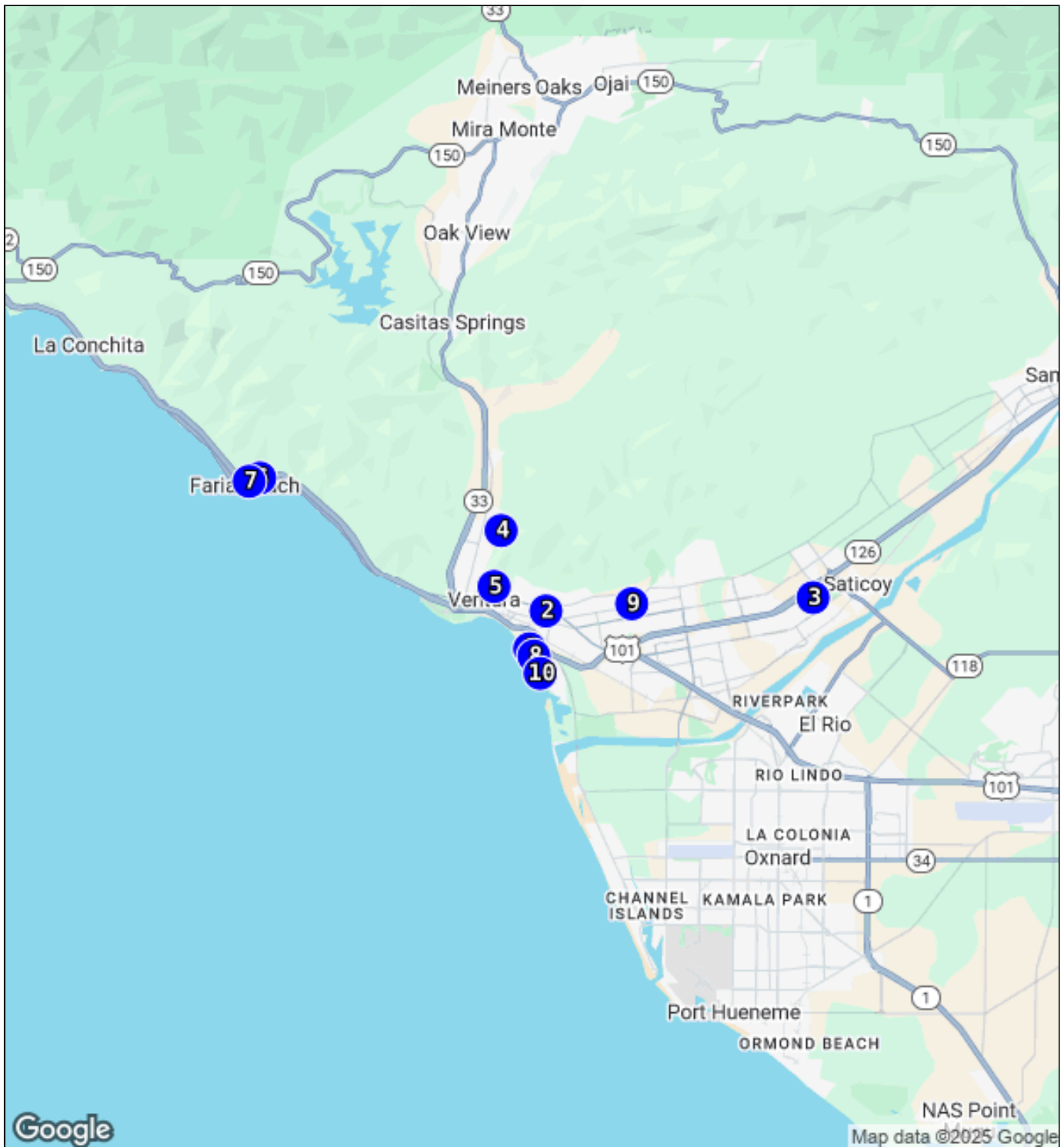
IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-27629	Single Family Residence	224 Purdue Avenue, Ventura, CA 93003	3	2	1,464 SqFt	8,712 SqFt	1964	\$1,185,000
<p><b>Directions:</b> Take Victoria to Loma Vista Rd, turn left to Purdue ( by College) turn right, home is on the right.</p> <p><b>Original List Price:</b> \$1,185,000      <b>Pool:</b> No      <b>MLS Area:</b> VC25 - Ventura-Mills-Vict      <b>Lock Box Location:</b> exterior front railing</p> <p><b>Stories Total:</b> 2      <b>Spa:</b> No</p> <p><b>ADU Y/N:</b> No</p> <p><b>DOM:</b> 1 <b>CDOM:</b> 1</p> <p>In-Person Tour of Homes 01/23/2025 10:00 AM to 12:00 PM</p> <p><b>Showing Instructions:</b> Vacant, go direct, please make sure to lock all doors. Lockbox is outside on the railing on steps.</p> <p><b>Private Remarks:</b> All section one on pest inspection including fumigation has been completed. Sewer lateral inspection has been completed and is clear and filed with the City of Ventura. Pest and Sewer inspections are uploaded for review.</p> <p><b>Listing Agent:</b> Cheryl Aronson CalDRE# 01342718      <b>Listing Office:</b> Coldwell Banker Realty CalDRE# 00616212</p>									

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-27110	Single Family Residence	1322 Weymouth Lane, Ventura, CA 93001	2	2	1,381 SqFt	3,484 SqFt	1955	\$1,995,000
<p><b>Directions:</b> Seaward Ave to Pierpont Blvd. Make a left go past the next stop sign Peninsula St . 5th Lane toward Marina Park is Weymouth Lane</p> <p><b>Original List Price:</b> \$2,165,000      <b>Pool:</b> No      <b>MLS Area:</b> VC23 - Ventura -Beach S Rvr</p> <p><b>Stories Total:</b> 1      <b>Spa:</b> Yes      <b>Subdivision:</b> Pierpont/Ocean Front - 0276</p> <p><b>ADU Y/N:</b> No</p> <p><b>DOM:</b> 44 <b>CDOM:</b> 44</p> <p>In-Person Tour of Homes 01/23/2025 10:00 AM to 12:00 PM</p> <p><b>Comments:</b> BIG Price Reduction.. Great Single Story Beach Home Top of the Line Upgrades If you haven't seen it yet Now's the Time</p> <p><b>Showing Instructions:</b> Easy to show Call Dave at 805.320.3090</p> <p><b>Private Remarks:</b> Call Dave for showings at 805.320.3090. Seller is in escrow on another home . This Sale is CONTINGENT on concurrent closings of seller's purchase property. Major Remodel w additional s.f. of 256ft Call Dave for more details.. Sale Contingent on Concurrent Closing of Seller's replacement Home already in escrow w all contingencies removed except closing this sale.</p> <p><b>Listing Agent:</b> David C Smolen CalDRE# 00809618      <b>Listing Office:</b> LIV Sotheby's International Realty CalDRE# 01904034</p>									

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### Legend

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|--|--|
| 1. 1049 Dover Lane, Ventura, CA 93001(V1-27684)        | 6. 3778 Pacific Coast Highway, Ventura, CA 93001(V1-27722) |
| 2. 2176 E Main Street 118, Ventura, CA 93001(V1-27717) | 7. 3974 Pacific Coast Highway, Ventura, CA 93001(V1-27726) |
| 3. 10360 Jamestown Street, Ventura, CA 93004(V1-27721) | 8. 1120 Pittsfield Lane, Ventura, CA 93001(V1-27583)       |
| 4. 677 Kickapoo Drive, Ventura, CA 93001(V1-27091)     | 9. 224 Purdue Avenue, Ventura, CA 93003(V1-27629)          |
| 5. 834 Overlook Drive, Ventura, CA 93001(V1-27643)     | 10. 1322 Weymouth Lane, Ventura, CA 93001(V1-27110)        |