

1

| IMAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | MLS#     | TYPE   | ADDRESS                             | BD | BA | LIVING AREA | LOT AREA   | YEAR | LIST PRICE  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|-------------------------------------|----|----|-------------|------------|------|-------------|
|                                                                                                                                                                                                                                                                                                                                                                                                 | V1-33198 | Duplex | 400 Arcade Drive, Ventura, CA 93003 | 4  | 4  | 1,920 SqFt  | 5,662 SqFt | 1964 | \$1,199,000 |
| <b>Directions:</b> Seaward Ave to Ocean, turn on Arcade                                                                                                                                                                                                                                                                                                                                                                                                                         |          |        |                                     |    |    |             |            |      |             |
| <b>Original List Price:</b> \$1,199,000 <b>Pool:</b> No <b>MLS Area:</b> VC24 - Ventura-Calif-Mills<br><b>Stories Total:</b> 2 <b>Spa:</b> No<br><b>ADU Y/N:</b> No                                                                                                                                                                                                                                                                                                             |          |        |                                     |    |    |             |            |      |             |
| <b>DOM:</b> 2<br><b>CDOM:</b> 2                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |        |                                     |    |    |             |            |      |             |
| In-Person Broker Open House 11/06/2025 10:00 AM to 12:00 PM<br><b>Showing Instructions:</b> EASY TO SHOW. Call Billy (805-208-2871)<br><b>Private Remarks:</b> EASY TO SHOW. Call Billy (805-208-2871) or Ann (805-216-4580)Buyer is advised to independently verify the accuracy of all information. Both units are vacant and rents are approx \$2600.<br><b>Listing Agent:</b> Billy CalDRE# 02154915 <b>Listing Office:</b> RE/MAX Gold Coast-Beach Office CalDRE# 01220383 |          |        |                                     |    |    |             |            |      |             |

2

**DOM:** 2  
**CDOM:** 2

| IMAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | MLS#     | TYPE | ADDRESS                             | BD | BA | LIVING AREA | LOT AREA   | YEAR | LIST PRICE  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------------------------------|----|----|-------------|------------|------|-------------|
|                                                                                                                                                                                                                                                                                                                                                                                             | V1-33199 |      | 400 Arcade Drive, Ventura, CA 93003 |    |    |             | 5,662 SqFt | 1964 | \$1,199,000 |
| <b>Showing Instructions:</b> EASY TO SHOW. Call Billy (805-208-2871)<br><b>Private Remarks:</b> EASY TO SHOW. Call Billy (805-208-2871) or Ann (805-216-4580)Buyer is advised to independently verify the accuracy of all information. Both units are vacant and rents are approx \$2600.<br><b>Listing Agent:</b> Billy CalDRE# 02154915 <b>Listing Office:</b> RE/MAX Gold Coast-Beach Office CalDRE# 01220383<br><b>Directions:</b> Seaward Ave to Ocean, turn on Arcade |          |      |                                     |    |    |             |            |      |             |
| <b>Original List Price:</b> \$1,199,000 <b>Pool:</b> No <b>MLS Area:</b> VC24 - Ventura-Calif-Mills<br><b>Stories Total:</b> 2 <b>Spa:</b> No <b>Subdivision:</b> Arcade - 0233<br><b>ADU Y/N:</b> No                                                                                                                                                                                                                                                                       |          |      |                                     |    |    |             |            |      |             |
| In-Person Broker Open House 11/06/2025 10:00 AM to 12:00 PM<br><b>DOM:</b> 2<br><b>CDOM:</b> 2                                                                                                                                                                                                                                                                                                                                                                              |          |      |                                     |    |    |             |            |      |             |

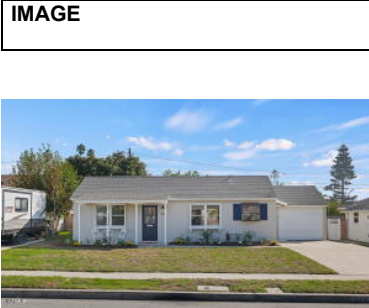
3

| IMAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | MLS#     | TYPE | ADDRESS                                 | BD | BA | LIVING AREA | LOT AREA   | YEAR | LIST PRICE |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-----------------------------------------|----|----|-------------|------------|------|------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | V1-32574 |      | 4700 Aurora Drive 29, Ventura, CA 93003 | 2  | 2  | 1,772 SqFt  | 2,000 SqFt | 1981 | \$459,000  |
| <b>Directions:</b> Dean Drive to Aurora to Patrician MHP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |      |                                         |    |    |             |            |      |            |
| <b>Original List Price:</b> \$479,900 <b>Pool:</b> Yes <b>MLS Area:</b> VC25 - Ventura-Mills-Vict <b>Lock Box Location:</b> Front porch<br><b>Spa:</b> Yes <b>Subdivision:</b> Patrician MHP - 0285                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |      |                                         |    |    |             |            |      |            |
| <b>DOM:</b> 41<br><b>CDOM:</b> 41                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |      |                                         |    |    |             |            |      |            |
| In-Person Broker Open House 11/06/2025 10:00 AM to 12:00 PM<br><b>Showing Instructions:</b> Text June at 805-340-6529 for an appointment. Please allow 2 hours.<br><b>Private Remarks:</b> Utilites that are billed through the park are: Cable (Spectrum for 54.10 a month), trash, water and sewer. Gas and Electric are ordered by the homeowner. Rent space fee includes the use of the pool, spa, gym and rec room. RV space can be rented at an additional fee. Call Marlene for more information at 805-642-1011.Sauna for sale (ask June if interested) Space rent is 984.31 a month . Rent goes up to 1,015.08 Dec 1st,2025 a month.<br><b>Listing Agent:</b> June Gonzales CalDRE# 01342512 <b>Listing Office:</b> BHGRE Property Shoppe CalDRE# 02012093 |          |      |                                         |    |    |             |            |      |            |

4

| IMAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | MLS#     | TYPE                    | ADDRESS                                  | BD | BA | LIVING AREA | LOT AREA   | YEAR | LIST PRICE  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------|------------------------------------------|----|----|-------------|------------|------|-------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | V1-32196 | Single Family Residence | 505 Briarwood Terrace, Ventura, CA 93001 | 3  | 2  | 2,075 SqFt  | 7,840 SqFt | 1958 | \$1,565,000 |
| <b>Directions:</b> Use navigation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |                         |                                          |    |    |             |            |      |             |
| <b>Original List Price:</b> \$1,565,000 <b>Pool:</b> No <b>MLS Area:</b> VC29 - Ventura-N Poli/Fthll<br><b>ADU Y/N:</b> No <b>Spa:</b> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |          |                         |                                          |    |    |             |            |      |             |
| <b>DOM:</b> 0<br><b>CDOM:</b> 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |                         |                                          |    |    |             |            |      |             |
| In-Person Broker Open House 11/06/2025 10:00 AM to 12:30 PM<br>Comments: Vanessa's amazing latte pop up and corrales breakfast burritos will be served! Be there or be square :)<br><b>Showing Instructions:</b> Do not go direct. Call Vanessa at (805) 889-6888 or Ignacio at (805) 760-3643 to schedule a showing.<br><b>Private Remarks:</b> Do not go direct. Accuracy of listing details is not guaranteed by listing agent and team. Buyers are fully responsible for independently verifying all information provided in this listing, including but not limited to square footage, room dimensions, property features, and any other details presented. It is highly recommended that buyers conduct their own due diligence to ensure the accuracy and completeness of the data prior to making any decisions or entering into any agreements.<br><b>Listing Agent:</b> Larry Krogh CalDRE# 01305510 <b>Listing Office:</b> LIV Sotheby's International CalDRE# 01904034 |          |                         |                                          |    |    |             |            |      |             |

| IMAGE                                                                                                                                                                                                                                                                                                                                                    | MLS#                                                                                                                                        | TYPE                    | ADDRESS                                   | BD               | BA | LIVING AREA                                  | LOT AREA   | YEAR | LIST PRICE  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------|------------------|----|----------------------------------------------|------------|------|-------------|
|                                                                                                                                                                                                                                                                          | V1-33114                                                                                                                                    | Single Family Residence | 1025 Cachuma Avenue 59, Ventura, CA 93004 | 3                | 2  | 1,392 SqFt                                   | 3,920 SqFt | 1984 | \$600,000   |
|                                                                                                                                                                                                                                                                                                                                                          | <b>Directions:</b> Turn down Cachuma from telephone road. Turn left into community, property is at the center of community.                 |                         |                                           |                  |    |                                              |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>Original List Price:</b> \$600,000                                                                                                       |                         |                                           | <b>Pool:</b> Yes |    | <b>MLS Area:</b> STG - Stonegate             |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>Stories Total:</b> 1                                                                                                                     |                         |                                           | <b>Spa:</b> Yes  |    |                                              |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>ADU Y/N:</b> No                                                                                                                          |                         |                                           |                  |    |                                              |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>DOM:</b> 1                                                                                                                               |                         |                                           |                  |    |                                              |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>CDOM:</b> 1                                                                                                                              |                         |                                           |                  |    |                                              |            |      |             |
| In-Person Broker Open House 11/06/2025 10:00 AM to 12:00 PM                                                                                                                                                                                                                                                                                              |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| Comments: Come enjoy some food and a GREAT HOUSE!!! Use google maps, its easier to find the home that way                                                                                                                                                                                                                                                |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| <b>Showing Instructions:</b> Showings to begin November 6 at Broker Tour. Text Jess at (805)760-1371                                                                                                                                                                                                                                                     |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| <b>Private Remarks:</b> Showings to begin November 6 at Broker tour. Text Jess at (805)760-1371 2-4 hours notice. Property floor plan is completely original. Tax rolls reflect the incorrect bedroom count. Community special Assessment of \$4,801.11 to be paid at closing by sellers.                                                                |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| <b>Listing Agent:</b> Jessica Judd CalDRE# 02042718 <b>Listing Office:</b> LIV Sotheby's International CalDRE# 01904034                                                                                                                                                                                                                                  |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| 6                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| IMAGE                                                                                                                                                                                                                                                                                                                                                    | MLS#                                                                                                                                        | TYPE                    | ADDRESS                                   | BD               | BA | LIVING AREA                                  | LOT AREA   | YEAR | LIST PRICE  |
|                                                                                                                                                                                                                                                                          | V1-33236                                                                                                                                    | Single Family Residence | 412 Dayloma Avenue, Ventura, CA 93003     | 4                | 2  | 1,362 SqFt                                   | 6,969 SqFt | 1958 | \$1,225,000 |
|                                                                                                                                                                                                                                                                                                                                                          | <b>Directions:</b> From Day Road turn left onto Beckford Street, property will be on right hand side.                                       |                         |                                           |                  |    |                                              |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>Original List Price:</b> \$1,225,000                                                                                                     |                         |                                           | <b>Pool:</b> No  |    | <b>MLS Area:</b> VC24 - Ventura-Calif-Mills  |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>Stories Total:</b> 1                                                                                                                     |                         |                                           | <b>Spa:</b> No   |    |                                              |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>ADU Y/N:</b> No                                                                                                                          |                         |                                           |                  |    |                                              |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>DOM:</b> 0                                                                                                                               |                         |                                           |                  |    |                                              |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>CDOM:</b> 0                                                                                                                              |                         |                                           |                  |    |                                              |            |      |             |
| In-Person Broker Open House 11/06/2025 10:00 AM to 12:30 PM                                                                                                                                                                                                                                                                                              |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| <b>Showing Instructions:</b> Please call/text Leanna Georges 805-746-9006 for all showing requests - minimal notice required.                                                                                                                                                                                                                            |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| <b>Private Remarks:</b> Please submit all offers with complete POF and pre-approval letter. We look forward to working with you!                                                                                                                                                                                                                         |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| <b>Listing Agent:</b> Leanna Georges CalDRE# 02174031 <b>Listing Office:</b> Sotheby's International Realty CalDRE# 00899496                                                                                                                                                                                                                             |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| 7                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| IMAGE                                                                                                                                                                                                                                                                                                                                                    | MLS#                                                                                                                                        | TYPE                    | ADDRESS                                   | BD               | BA | LIVING AREA                                  | LOT AREA   | YEAR | LIST PRICE  |
|                                                                                                                                                                                                                                                                        | V1-32324                                                                                                                                    | Single Family Residence | 1111 Dover Lane, Ventura, CA 93001        | 4                | 4  | 2,267 SqFt                                   | 3,400 SqFt | 2015 | \$2,995,000 |
|                                                                                                                                                                                                                                                                                                                                                          | <b>Directions:</b> Take Pierpont BLVD to Dover Lane.                                                                                        |                         |                                           |                  |    |                                              |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>Original List Price:</b> \$3,105,000                                                                                                     |                         |                                           | <b>Pool:</b> No  |    | <b>MLS Area:</b> VC23 - Ventura -Beach S Rvr |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>Stories Total:</b> 2                                                                                                                     |                         |                                           | <b>Spa:</b> No   |    |                                              |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>ADU Y/N:</b> No                                                                                                                          |                         |                                           |                  |    |                                              |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>DOM:</b> 44                                                                                                                              |                         |                                           |                  |    |                                              |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>CDOM:</b> 44                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| In-Person Broker Open House 11/06/2025 10:00 AM to 12:00 PM                                                                                                                                                                                                                                                                                              |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| Comments: Nothing Bundt Cakes will be served.                                                                                                                                                                                                                                                                                                            |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| <b>Showing Instructions:</b> Call listing agent Deborah Delaney. 310.498.1638. Owner works from home. 2 hr notice preferred. Information is usually deemed reliable but is not guaranteed accurate. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| <b>Private Remarks:</b> Appointment only. At least 2 hrs notice, owner works from home.                                                                                                                                                                                                                                                                  |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| <b>Listing Agent:</b> Deborah Delaney CalDRE# 01367850 <b>Listing Office:</b> Century 21 Masters CalDRE# 01849354                                                                                                                                                                                                                                        |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| 8                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| IMAGE                                                                                                                                                                                                                                                                                                                                                    | MLS#                                                                                                                                        | TYPE                    | ADDRESS                                   | BD               | BA | LIVING AREA                                  | LOT AREA   | YEAR | LIST PRICE  |
|                                                                                                                                                                                                                                                                        | V1-33182                                                                                                                                    | Single Family Residence | 115 Ford Avenue, Ventura, CA 93003        | 3                | 2  | 1,761 SqFt                                   | 6,479 SqFt | 1999 | \$1,110,000 |
|                                                                                                                                                                                                                                                                                                                                                          | <b>Directions:</b> From 101 freeway exit N Victoria, Right on Telegraph Rd, Right on Kennedy Ave. Right on Wilson St. and Left on Ford Ave. |                         |                                           |                  |    |                                              |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>Original List Price:</b> \$1,110,000                                                                                                     |                         |                                           | <b>Pool:</b> No  |    | <b>MLS Area:</b> VC26 - Ventura-Vict-Kimball |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>Stories Total:</b> 1                                                                                                                     |                         |                                           | <b>Spa:</b> No   |    | <b>Subdivision:</b> Rancho Del Mar - 4426    |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>ADU Y/N:</b> No                                                                                                                          |                         |                                           |                  |    |                                              |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>DOM:</b> 5                                                                                                                               |                         |                                           |                  |    |                                              |            |      |             |
|                                                                                                                                                                                                                                                                                                                                                          | <b>CDOM:</b> 5                                                                                                                              |                         |                                           |                  |    |                                              |            |      |             |
| In-Person Broker Open House 11/06/2025 9:00 AM to 11:00 AM                                                                                                                                                                                                                                                                                               |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| <b>Showing Instructions:</b> Easy to show call agent for an appointment Supra front porch                                                                                                                                                                                                                                                                |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |
| <b>Listing Agent:</b> Tanya Reyes CalDRE# 01321641 <b>Listing Office:</b> Ventura County ExecutiveRealty CalDRE# 01321641                                                                                                                                                                                                                                |                                                                                                                                             |                         |                                           |                  |    |                                              |            |      |             |



MLS#

V1-33208

TYPE

Single Family Residence

ADDRESS

220 Frances Street,  
Ventura, CA 93003

BD

3

BA

2

LIVING AREA

1,540 SqFt

LOT AREA

6,534 SqFt

YEAR

1951

LIST PRICE

\$899,000

Directions: Exit 101 at Seward. Head north on Seward, right on Thompson, Left on Frances St.

Original List Price: \$899,000

Pool: No

MLS Area: VC24 - Ventura-Calif-Mills

Stories Total: 1

Spa: No

Subdivision: Five Points - 0236

ADU Y/N: No

DOM: 3

CDOM: 3

In-Person Broker Open House 11/06/2025 10:00 AM to 1:00 PM

Comments: Use lock box before 11am. From 11am to 1pm I'll host with Urbane Cafe sandwiches for lunch!! Come see this super charming mid century charmer with flexible floor plan: 3 bed, 2 bath house OR 2 bed, 1 bath house with an attached Studio with kitchen and bathroom. Great mid town location! Close to shops, schools, hospitals. Curb-appeal plus!

Showing Instructions: please call or text Toni for an appointment

Private Remarks: This property is situated as a 2/1 and a studio with full kitchen and bathroom. The back unit was permitted as a family room addition. Both units have been rented out for decades. Buyer to investigate making back unit a legal ADU to add instant value! Call me for the scoop on recent work / upgrades ( I mention them in the public remarks). Chimney inspection done. All termite work done and fumigation except for the attached patio structure which only got fumigated. Buyer to participate in seller's 1031 exchange at no cost to buyer.

Listing Agent: Toni Guy CalDRE# 01491191 Listing Office: BHHS California Properties CalDRE# 01317331



MLS#

V1-32693

TYPE

Manufactured On Land

ADDRESS

1220 Johnson Drive 129,  
Ventura, CA 93003

BD

2

BA

2

LIVING AREA

1,440 SqFt

LOT AREA

3,484 SqFt

YEAR

1981

LIST PRICE

\$575,000

Directions: 101 to Johnson exit N to 1220

Original List Price: \$575,000

Pool: Yes

MLS Area: VC26 - Ventura-Vict-Kimball

Stories Total: 1

Spa: Yes

Subdivision: Rancho Ventura - 3331

ADU Y/N: No

DOM: 33

CDOM: 33

In-Person Broker Open House 11/06/2025 10:00 AM to 12:00 PM

Comments: Call for gate code 805-207-8122

Showing Instructions: Call Dave 805-207-8122. MINIMUM 24 hours in advance

Private Remarks: Sale is contingent on Seller entering into a contract to acquire replacement property or identifying a suitable property to move to. Seller has identified a property already. Broker/Broker's agents do not represent or guarantee the accuracy of the square footage, bed/bath count, lot size/dimensions/boundaries, permitted or un-permitted spaces or other information concerning the condition or features of the property and various structures on the property. 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 may differ from Public Records, buyer encouraged to investigate independently.

Listing Agent: Dave Lynn CalDRE# 01962468 Listing Office: Ojai Property Group, Inc. CalDRE# 02099617



MLS#

V1-33177

TYPE

Single Family Residence

ADDRESS

329 Mariposa Drive, Ventura, CA 93001

BD

4

BA

3

LIVING AREA

2,235 SqFt

LOT AREA

9,583 SqFt

YEAR

1950

LIST PRICE

\$1,500,000

Directions: North On Aliso right on Brodiea left on Artemesia left on Mariposa

Original List Price: \$1,500,000

Pool: No

MLS Area: VC29 - Ventura-N Poli/Fthll

Lock Box Location: Front Door

Stories Total: 2

Spa: No

ADU Y/N: No

DOM: 6

CDOM: 6

In-Person Broker Open House 11/06/2025 10:00 AM to 5:00 PM

Comments: Vacant go all day!!

Showing Instructions: Vacant Go Direct

Listing Agent: Fred Evans CalDRE# 00893591 Listing Office: RE/MAX Gold Coast REALTORS CalDRE# 01220383



MLS#

V1-33232

TYPE

Single Family Residence

ADDRESS

133 Nevada Avenue, Ventura, CA 93004

BD

3

BA

3

LIVING AREA

2,012 SqFt

LOT AREA

5,662 SqFt

YEAR

1977

LIST PRICE

\$949,000

Directions: Wells to Telegraph

Original List Price: \$949,000

Pool: No

MLS Area: VC27 - Ventura - Kim-Wells

ADU Y/N: No

Spa: No

DOM: 1

CDOM: 1

In-Person Broker Open House 11/06/2025 9:30 AM to 12:00 PM

Showing Instructions: Call or text Amanda Stanworth 805-218-8117

Listing Agent: Amanda Stanworth CalDRE# 01262333 Listing Office: BHHS California Properties CalDRE# 01317331

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Dale A Farnum on Thursday, November 06, 2025 8:02 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

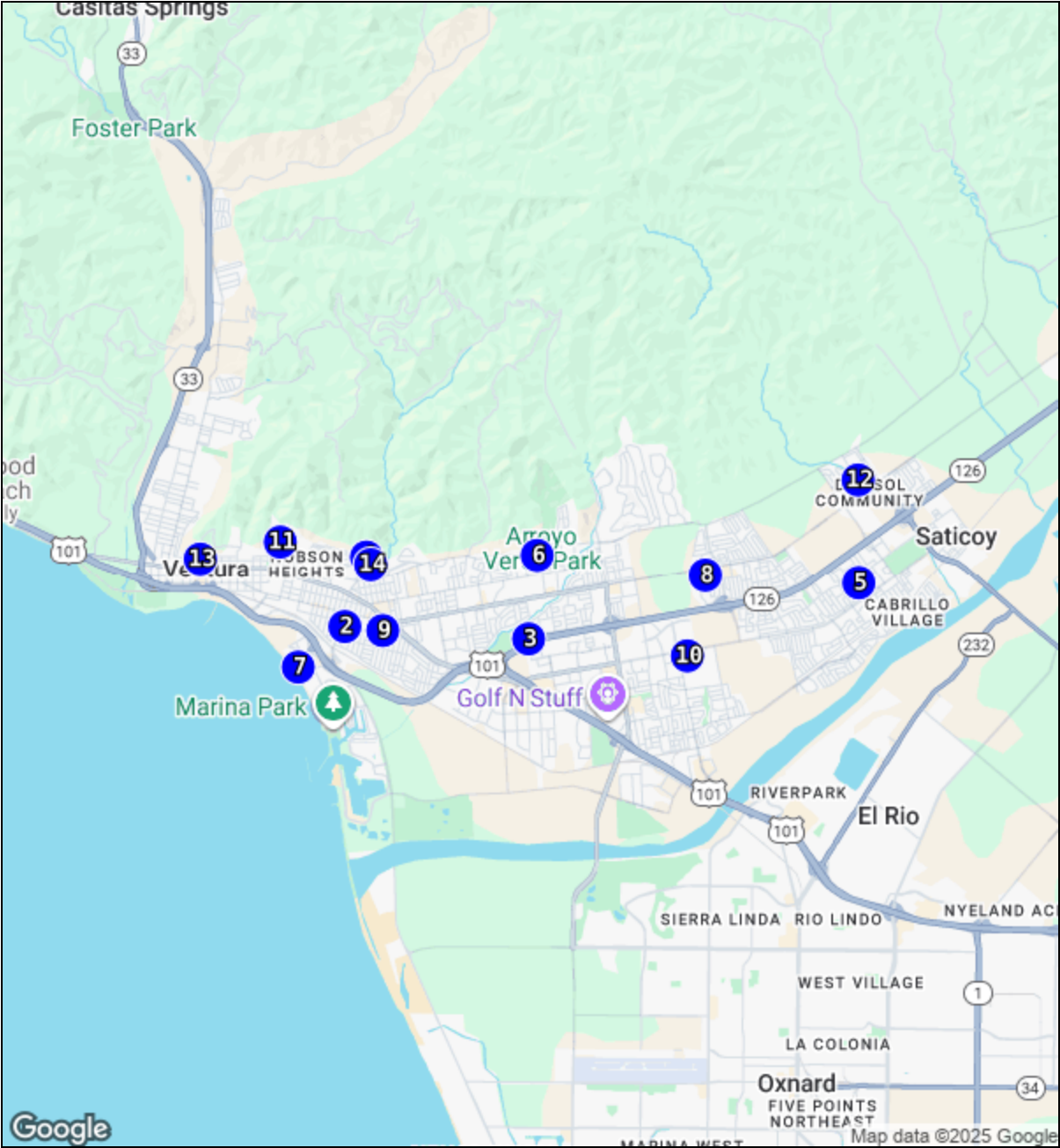


| IMAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | MLS#     | TYPE        | ADDRESS                                | BD | BA | LIVING AREA | LOT AREA | YEAR | LIST PRICE |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------|----------------------------------------|----|----|-------------|----------|------|------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | V1-33175 | Condominium | 436 Poli Street 404, Ventura, CA 93001 | 2  | 2  | 1,249 SqFt  |          | 2003 | \$849,000  |
| <b>Directions:</b> Building located the intersection of Poli and Oak Street. Located at the top of California Street, across the street from Ventura's iconic City Hall building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |             |                                        |    |    |             |          |      |            |
| <b>Original List Price:</b> \$849,000 <b>Pool:</b> No <b>MLS Area:</b> VC21 - Ventura - Ventura Ave <b>Lock Box Location:</b> Text listing agent.<br><b>Stories Total:</b> 1 <b>Spa:</b> No <b>Subdivision:</b> Poli Oaks Pavillion - 5338<br><b>ADU Y/N:</b> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |             |                                        |    |    |             |          |      |            |
| <b>DOM:</b> 3<br><b>CDOM:</b> 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |             |                                        |    |    |             |          |      |            |
| In-Person Broker Open House 11/06/2025 10:00 AM to 12:00 PM<br>Comments: Hosted Broker Tour with delicious treats!<br><b>Showing Instructions:</b> Please contact listing agent for showing instructions and property showing details - Danny Belitski (805) 804-7091.<br><b>Private Remarks:</b> Please text or call listing agent for detailed property showing instructions - Danny Belitski (805) 804-7091.<br>HOA monthly dues currently \$565.62 and include: water, sewer, trash, common area insurance and maintenance. All information deemed reliable, however not verified or guaranteed by Broker - Buyer to verify. Seller is a licensed real estate, Broker.<br><b>Listing Agent:</b> Danny Belitski CalDRE# 01462320 <b>Listing Office:</b> Trusted Real Estate Enterprises, Inc. CalDRE# 01785024 |          |             |                                        |    |    |             |          |      |            |

14

| IMAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MLS#     | TYPE   | ADDRESS                                   | BD | BA | LIVING AREA | LOT AREA   | YEAR | LIST PRICE |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|-------------------------------------------|----|----|-------------|------------|------|------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | V1-33189 | Duplex | 2530-2532 Sunset Drive, Ventura, CA 93001 | 2  | 2  | 1,750 SqFt  | 8,712 SqFt | 1959 | \$990,000  |
| <b>Directions:</b> 126 West to Main St. Right on Seaward Ave. Left on Poli St. Right on Hall Canyon Rd. Left on Sunset drive.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |        |                                           |    |    |             |            |      |            |
| <b>Original List Price:</b> \$990,000 <b>Pool:</b> No <b>MLS Area:</b> VC24 - Ventura-Calif-Mills<br><b>Stories Total:</b> 1 <b>Spa:</b> No<br><b>ADU Y/N:</b> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |        |                                           |    |    |             |            |      |            |
| <b>DOM:</b> 4<br><b>CDOM:</b> 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |          |        |                                           |    |    |             |            |      |            |
| In-Person Broker Open House 11/06/2025 10:15 AM to 1:15 PM<br>Comments: Please stop by, say hi, and check out this awesome duplex with an ocean view! Great investment opportunity!<br><b>Showing Instructions:</b> Call or text Megan to schedule showings. Showings schedule as follows: Weekday evenings after 5pm (With the exception of Monday which is anytime) Monday: Any time Weekends: Anytime Please provide for at least a 2 hour notice. Occupants have 2 dogs.<br><b>Private Remarks:</b> Property is in a trust. Solar panels are leased. Non-contingent sellers. House is tenant occupied. No lockbox. Tenants have 2 dogs, 1 cat, all friendly. Please call LA Megan to arrange showings.<br><b>Listing Agent:</b> Megan Moreau CalDRE# 01963236 <b>Listing Office:</b> Keller Williams West Ventura C CalDRE# 01859199 |          |        |                                           |    |    |             |            |      |            |

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and [FBS](#). Prepared by Dale A Farnum on Thursday, November 06, 2025 8:02 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



| Legend                                                 |                                                         |
|--------------------------------------------------------|---------------------------------------------------------|
| 1. 400 Arcade Drive, Ventura, CA 93003(V1-33198)       | 8. 115 Ford Avenue, Ventura, CA 93003(V1-33182)         |
| 2. 400 Arcade Drive, Ventura, CA 93003(V1-33199)       | 9. 220 Frances Street, Ventura, CA 93003(V1-33208)      |
| 3. 4700 Aurora Drive 29, Ventura, CA 93003(V1-32574)   | 10. 1220 Johnson Drive 129, Ventura, CA 93003(V1-32693) |
| 4. 505 Briarwood Terrace, Ventura, CA 93001(V1-33196)  | 11. 329 Mariposa Drive, Ventura, CA 93001(V1-33177)     |
| 5. 1025 Cachuma Avenue 59, Ventura, CA 93004(V1-33114) | 12. 133 Nevada Avenue, Ventura, CA 93004(V1-33232)      |
| 6. 412 Dayloma Avenue, Ventura, CA 93003(V1-33236)     | 13. 436 Poli Street 404, Ventura, CA 93001(V1-33175)    |
| 7. 1111 Dover Lane, Ventura, CA 93001(V1-32324)        | 14. 2530-2532 Sunset Drive, Ventura, CA 93001(V1-33189) |



## VENTURA PRE-TOUR MEETING TEN TALK

THURSDAY, NOVEMBER 6

**RON REYES**

C.A.R. GOVERNMENT  
AFFAIRS FIELD REP

**TEN TALKS - Insightful. Impactful. In Just 10 Minutes.**

Don't miss *TEN TALKS* at the **Ventura Pre-Tour Meeting — Thursday, November 6!**

A fast-paced speaker series before Broker tour of homes, designed to spark ideas and share key updates in just ten minutes.

Our guest this week is **Ron Reyes, C.A.R. Government Affairs Field Rep**, sharing timely updates and insights straight from the state level.

**FREE LUNCH & LEARN**

### Balconies, Decks & Walkways:

Learn how REALTORS® & Property Managers  
Comply with California's Inspection Law

- Identify properties subject to inspection
- Understand new disclosure obligations
- Prepare for 2026 compliance deadlines
- Guide clients through inspection reports

**REGISTER  
TODAY!**



### Understanding California's New Balcony, Deck & Walkway Inspection Requirements

**Wednesday, November 19th**

**12:00 pm - 1:00 pm**

**FREE LUNCH!**

VCCAR Jim Keith Education Center

2350 Wankel Way, Oxnard, 93030

INSTRUCTOR: Janet Sprissler



**REGISTER NOW**



# Member Meet-Up!

This is the perfect opportunity to expand your network, mingle with real estate professionals, and forge lasting relationships. Whether you're a seasoned pro or just starting out, this relaxed and enjoyable networking event is designed with you in mind.

**Thursday  
Nov. 6th**

**4:00 P.M. – 6:00 P.M.**

VCCAR  
Jim Keith Education Center  
2350 Wankel Way | Oxnard

free drinks  
free hors d'oeuvres  
fun networking

**FREE!**

SCAN ME



**BROUGHT TO YOU BY THE VCCAR YPN COMMITTEE**

**REGISTER NOW**



# 2025 BEST OF THE BEST

## Nominate a Real Estate Star!

Do you know someone who goes above and beyond for the real estate profession and our community? It's time to recognize their excellence with one of VCCAR's prestigious awards!

**NOMINATE  
SOMEONE TODAY!**



**Nomination Deadline: Friday, December 5th, at 5 PM**

Award Categories:

- 2025 Affiliate of the Year
- 2025 REALTOR® of the Year
- 2025 Broker/Owner/Office Manager of the Year
- 2025 Local Good Neighbor Award



Nominate yourself or a colleague and shine a spotlight on excellence in our industry!  
Winners will be announced at the Annual Installation & Awards on Wednesday, January 7th,  
at Zachari Dunes - **REGISTRATION COMING SOON!**