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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
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V1-33407 Single Family Residence 580 Alabama Street, Ventura, CA 93001 4 3 2,604 SqFt 3,600 SqFt 2018 \$1,175,000



Directions: HWY 33 to Stanley Ave, left onto Ventura Ave, right onto Seneca St, left onto Cedar St, Right onto Alabama St

Original List Price: \$1,175,000 **Pool:** No **MLS Area:** VC21 - Ventura - Ventura Ave
Stories Total: 2 **Spa:** No
ADU Y/N: No

DOM: 48
CDOM: 48

In-Person Broker Open House 01/15/2026 10:00 AM to 12:00 PM
 Comments: Hosted by Brooklyn Harmon & Kylie Cardenas
Showing Instructions: CONTACT KYLIE 805-402-3969
Private Remarks: CONTACT KYLIE for more info and reports 805-402-3969. Broker does not guarantee the accuracy of the information provided, including square footage, lot size, and/or bedroom/bathroom count. Buyer is advised to independently verify the accuracy of this information.
Listing Agent: Hitchcock & Associates CalDRE# 01932289 **Listing Office:** Compass CalDRE# 01991628

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
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IV-25247156 Townhouse 2378 Channel Drive 103, Ventura, CA 93003 3 3 1,424 SqFt 1,424 SqFt 2025 \$828,000



Directions: From US 101 North take Exit 68/Seaward Ave. heading North, 0.4 mls, turn Right on Ocean Ave, Right on Arcade Dr. and Left on Channel Dr, Community on the Right

Original List Price: \$827,000 **Pool:** No **MLS Area:** VC29 - Ventura-N Poli/Fthll **Lock Box Location:** n/a
Stories Total: 2 **ADU Count:** 0
ADU Y/N: No

DOM: 83
CDOM: 1808

In-Person Broker Open House 01/16/2026 11:00 AM to 3:00 PM
Showing Instructions: Contact Kimberly Ybarra for a Private showing 951-756-9423 Sales office Open Sunday-Tuesday 10am - 5pm, Wednesday 3-5pm, Thursday-Saturday 10am-5pm
Private Remarks: Buyer(s) and their agent(s) to perform their own due diligence and satisfy themselves regarding all matters relating to this home prior to close of escrow, including condition of property, property taxes, HOA, permit and environmental information. All information published in this listing is deemed reliable but not guaranteed. Submit all offers to kimberly@KLybarrarealty.com. All offers must include DU approval, POF and must cross-qualify with sellers preferred lender.
Listing Agent: KIMBERLY YBARRA CalDRE# 02050686 **Listing Office:** NEST REAL ESTATE CalDRE# 02174581

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
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V1-33633 Single Family Residence 650 Charleston Place, Ventura, CA 93004 4 3 3,181 SqFt 5,662 SqFt 2004 \$1,325,000



Directions: East on Telephone Road, North on Petit Avenue, East on Darling Road, North on Charleston Place

Original List Price: \$1,325,000 **Pool:** No **MLS Area:** VC27 - Ventura - Kim-Wells
Stories Total: 2 **Spa:** No
ADU Y/N: No

DOM: 43
CDOM: 43

In-Person Broker Open House 01/15/2026 10:00 AM to 12:00 PM
 Comments: Beautiful 3,181 square foot 4 bedroom, plus office, 2 bathroom former Santa Rosa Walk Model Home. Refreshments Provided.
Showing Instructions: Seller requests 1-2 hour notice for showings by Appointment. Please text a copy of your card and date and time of showing to 805-218-9914. Please wear shoe coverings provided at front door.
Private Remarks: Subject to Seller Finding Home Of Choice. Please text Peggy Sue Tierney at (805) 218-9914 and provide a copy of your card with the requested date and time of the showing. Easy to Show. Seller and/or seller's agent makes no representation as to room size, lot size, etc. Buyer to verify with appropriate entities and satisfy self. Offers presented upon receipt. Please include with your offer preapproval letter, POF. *Buyer to verify ADU feasibility with local zoning/building departments.
Listing Agent: Peggy Sue Tierney CalDRE# 00868814 **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
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V1-32324 Single Family Residence 1111 Dover Lane, Ventura, CA 93001 4 4 2,267 SqFt 3,400 SqFt 2015 \$2,995,000



Directions: Take Pierpont BLVD to Dover Lane.

Original List Price: \$3,105,000

Stories Total: 2

ADU Y/N: No

Pool: No

Spa: No

MLS Area: VC23 - Ventura -Beach S Rvr

DOM: 68

CDOM: 68

In-Person Broker Open House 01/15/2026 10:00 AM to 12:00 PM

Comments: First 20 people to get their pick of lotto scratch off tickets!

Showing Instructions: 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.

Private Remarks: Appointment only. At least 2 hrs notice, owner works from home. 805.258.4179

Listing Agent: Deborah Delaney CalDRE# 01367850 **Listing Office:** Century 21 Masters CalDRE# 01849354

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-33721	Condominium	307 Oakwood Street, Ventura, CA 93001	2	2	1,056 SqFt		1981	\$518,000
Directions: Stanley Ave exit on Hwy 33, right on Olive, right on Bell, turn left onto Oakwood, drive on down to 307.									
Original List Price: \$518,000		Pool: No		MLS Area: VC21 - Ventura - Ventura Ave					
Stories Total: 1		Spa: No		Subdivision: Venwood - 3097					
ADU Y/N: No									
DOM: 36									
CDOM: 36									
In-Person Broker Open House 01/15/2026 10:30 AM to 1:00 PM									
Comments: Refreshments fm Trader Joes									
Showing Instructions: Vacant, Go Direct. Supra.									
Private Remarks: Seller open to a 2-1 buydown at an acceptable purchase price. Key opens upper knob, don't use lower. Seller resides outside of California and inherited property 10-1-25, never seen or been inside. Long time rental. Seller requests Lawyers Title & Escrow, Prelim on file, physical inspection on file, see docs in MLS. Property to be sold in its present condition. Kitchen sink garbage disposal replaced. Interior just painted. Carpets just cleaned 1-8-26.									
Listing Agent: Philip Ranger CalDRE# 01005144 Listing Office: BHHS California Properties CalDRE# 01317331									

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-31306	Condominium	350 Paseo De Playa 315, Ventura, CA 93001	3	2	1,730 SqFt		1974	\$1,100,000
Directions: California Street to Harbor; right to Paseo De Playa									
Original List Price: \$1,100,000		Pool: Yes		MLS Area: VC23 - Ventura - Beach S Rvr			Lock Box Location: Unit Door. None allowed on the exterior of the building		
Stories Total: 1		Spa: Yes		Subdivision: Paseo De Playa - 0297					
ADU Y/N: No									
DOM: 89									
CDOM: 89									
In-Person Broker Open House 01/15/2026 10:00 AM to 1:00 PM									
Comments: FOOD! Fresh Chicken Cesar salad, cookies, and lemonade. Remodeled kitchen and living room. Updated bathrooms. All new windows make a HUGE difference. Come and see. People want 3 bedrooms. Not easy to find!									
Showing Instructions: NO LOCKBOXES ALLOWED ON THE EXTERIOR. At the main entrance Kiosk, scroll the name in the directory to Golf-Fleisch and call. I will buzz you in with an appointment. Elevator to 3rd floor, turn left to the end of the hall. A lockbox will be on the unit door with a key to operate the facilities. Special assessment of \$705 January, February, March									
Private Remarks: BRAND NEW DOUBLE PANED WINDOWS! Check the Documents section of this listing for helpful instructions on showing the building and list of improvements. Parking spaces are C17, side by side. One of them looks like C7 but it's C17. Storage in garage can be painted white. Tony at A&A Painting 805-765-5442. Trust conveyance COMPLEX IS OCEANFRONT, UNIT IS NOT but has good views from the deck. Special assessment of \$705 in Feb, March, April									
Listing Agent: Heidi Golf CalDRE# 01273626 Listing Office: eXp Realty of California Inc. CalDRE# 01878277									

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-33711	Condominium	350 Paseo De Playa 205, Ventura, CA 93001	2	2	1,146 SqFt	435 SqFt	1974	\$1,300,000
Directions: California Street to Harbor; right to Paseo De Playa. Park in the cul-de-sac next to the building (check for any cars waiting to park at the end and wait your turn to grab a space), or park in the parking structure next to the Crowne Plaza.									
Original List Price: \$1,300,000		Pool: Yes		MLS Area: VC23 - Ventura - Beach S Rvr			Lock Box Location: FRONT DOOR OF UNIT; NONE OUTSIDE THE BUILDING		
Stories Total: 1		Spa: Yes		Subdivision: Paseo De Playa - 0297					
ADU Y/N: No									
DOM: 30									
CDOM: 30									
In-Person Broker Open House 01/15/2026 10:00 AM to 1:00 PM									
Comments: FOOD will be in unit #315.....Fresh Chicken Cesar salad, cookies, lemonade. Check out the VIEWS. Only 3 from the front. Remodeled kitchen.									
Showing Instructions: 2-hour notice is required. Text me, and I'll clear it with the sellers. NO LOCKBOXES allowed on the building; one will be on the UNIT DOOR. Text me when you are done so they can come home with the dog.									
Private Remarks: The tax roll shows 2 beds; the 2nd is being used as an office, open to the living room. A bedroom door can be installed. Shows like a 1bd + Den. Sellers can close before 3/31, but can't move until then. Friendly dog will be removed for showings. Special Assessment of \$705 is due in 3 installments. Feb, March, April. Parking spaces W2 & W2									
Listing Agent: Heidi Golf CalDRE# 01273626 Listing Office: eXp Realty of California Inc. CalDRE# 01878277									

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-32745	Single Family Residence	3179 Porter Lane, Ventura, CA 93003	4	2	1,725 SqFt	6,098 SqFt	1955	\$950,000

Directions: West on East Main Street, South on Lemon Grove Avenue, West on Porter Lane.

Original List Price: \$1,200,000

Pool: No

MLS Area: VC24 - Ventura-Calif-Mills

Stories Total: 1

Spa: No

ADU Y/N: No

DOM: 100

CDOM: 100

In-Person Broker Open House 01/15/2026 9:00 AM to 3:00 PM

Comments: Vacant-Go Direct-Reduced Price from \$1.1 to \$950,000-Midtown Single Story features vaulted ceilings, Remodeled kitchen, 4-5 bedrooms, 2 baths, Bonus Room, 2-car garage. Easy to show!

Showing Instructions: Please text Peggy Sue Tierney at (805) 218-9914 and provide a copy of your card with the requested date and time of the showing. Please wear shoe coverings or remove shoes for all showings. Thank you.

Private Remarks: Please text Peggy Sue Tierney at (805) 218-9914 and provide a copy of your card with the requested date and time of the showing. Easy to Show. Seller and/or seller's agent makes no representation as to room size, lot size, etc. Buyer to verify with appropriate entities and satisfy self. Offers presented upon receipt. Please include with your offer preapproval letter, POF. Some photos are virtually staged. *Buyer to verify ADU feasibility with local zoning/building departments.

Listing Agent: Peggy Sue Tierney CalDRE# 00868814 **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
	V1-32699	Single Family Residence	2833 Sailor Avenue, Ventura, CA 93001	4	2	1,787 SqFt	5,227 SqFt	1965	\$1,499,000
Directions: Take Peninsula St to Surfrider, to Sailor Ave Original List Price: \$1,599,000 Pool: No MLS Area: VC23 - Ventura -Beach S Rvr Stories Total: 2 Spa: No Subdivision: Keys Island / Pacesetter - 160101 ADU Y/N: No DOM: 94 CDOM: 94 In-Person Broker Open House 01/15/2026 10:00 AM to 12:00 PM Comments: Hosted! Rescheduled due to tenant illness before the holiday. Price reduced and motivated seller!! Come by and check out this diamond in the rough, a ton of potential in this "island" home in the Ventura Keys. Showing Instructions: Tenants in place. Must provide 24 hour notice for all appts. Showings to begin Monday 10/13/2025. Call Bridget to arrange 805-512-0553 Private Remarks: Tenants in place, lease goes until 3/31/2026. Must provide 24 hour notice for all appts. Negotiations to vacate them early could be a possibility if buyer requires this. Showings: Call Bridget to arrange 805-512-0553 There is a voluntary HOA, of \$250 annually. HOA membership includes access to two private beaches, Big Beach and Little Beach, as well as pickleball courts, basketball courts, children's play equipment, bbq's and more. Listing Agent: Bridget Goncalves CalDRE# 01415326 Listing Office: Joe Kapp Real Estate, Inc CalDRE# 01958206									

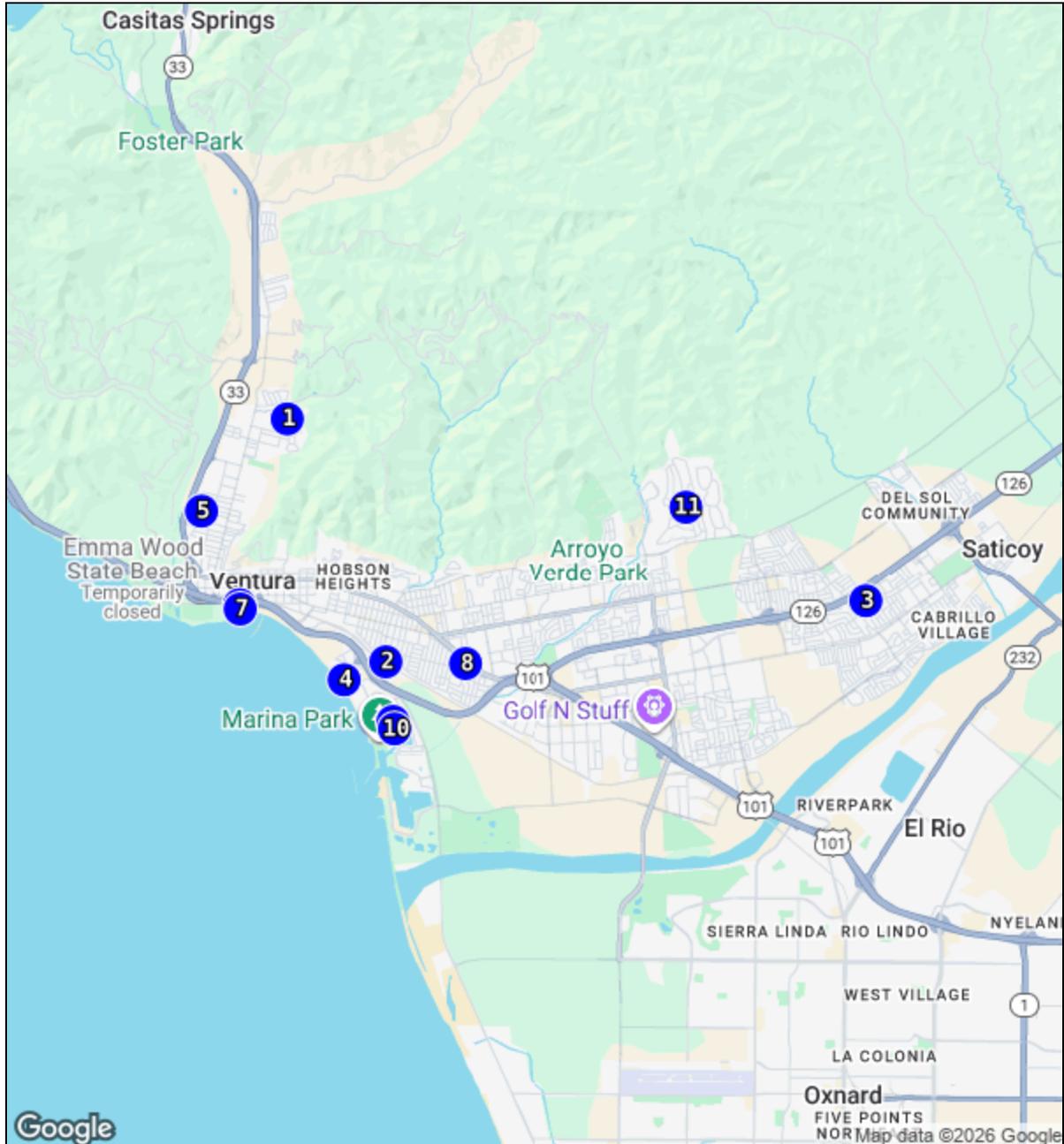
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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-34087	Single Family Residence	2923 Sailor Avenue, Ventura, CA 93001	4	2	1,494 SqFt	5,227 SqFt	1965	\$1,000,000
Directions: 101 Seaward exit. South on Seaward to Harbor and right on Peninsula St. and left on Surfrider Ave and follow that street around to Sailor. Original List Price: \$1,000,000 Pool: No MLS Area: VC23 - Ventura -Beach S Rvr Stories Total: 1 Spa: No ADU Y/N: No DOM: 1 CDOM: 1 In-Person Broker Open House 01/15/2026 9:00 AM to 11:00 AM Comments: I will not be at the open house, Enter at your own risk. The house had a fire and most of the electrical is not working. The house is open, please latch the door when finished. Showing Instructions: ENTER AT YOUR OWN RISK. NO SHOWINGS AFTER DARK. The door does not have a lock and please close the door and latch the double doors, thank you, The property had a fire. We are presenting offers as they come. This is an 'AS IS' sale with NO repairs or clean. up . Best offer takes this charming home. Private Remarks: Own a piece of the prestigious Ventura Keys! This is a 4 bedroom, 2 bathroom home offers 1494 sq.ft. of opportunity and potential. This is a fire sale - all offers are being presented as they come. Nestled in a close- knit, family oriented community where neighbors truly look out for one another, this property provides the perfect setting to renovate and create your dream home. Whether you're looking to personalize every detail simply enjoy the laid back coastal lifestyle, this is your chance to make it your own. The owner hopes to pass this special home on to someone who will love it as much as she has. Listing Agent: Claudio CalDRE# 01920451 Listing Office: Meridian Capital Real Estate CalDRE# 01934638									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-32365	Single Family Residence	872 Via Arroyo, Ventura, CA 93003	4	3	2,775 SqFt	20,473 SqFt	1962	\$1,375,000
Directions: Foothill to Via Plaza to Via Baja, to Via Arroyo. Original List Price: \$1,399,000 Pool: No MLS Area: VC29 - Ventura-N Lock Box Location: Meter on the left side of the house. ADU Y/N: No Spa: No DOM: 122 CDOM: 198 In-Person Broker Open House 01/15/2026 10:00 AM to 12:00 PM Showing Instructions: Please text CLA Taylor at: 805-701-9448 to set and confirm an appointment. Do not go direct. Large dogs on property Private Remarks: Seller is also Co-Listing Agent Regrettably, the seller has decided to cancel the open house scheduled for 11/16 n due to heavy rain. We apologize for any inconvenience this may cause. The seller is highly motivated to finalize a deal with serious buyers. Please direct message me if you have any inquiries or require a private viewing. Listing Agent: Katherine Connelly, Katie Connelly CalDRE# 01940901 Listing Office: Coldwell Banker Realty CalDRE# 00616212									

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Legend

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|---|--|
| 1. 580 Alabama Street, Ventura, CA 93001(V1-33407) | 7. 350 Paseo De Playa 205, Ventura, CA 93001(V1-33711) |
| 2. 2378 Channel Drive 103, Ventura, CA 93003(IV-25247156) | 8. 3179 Porter Lane, Ventura, CA 93003(V1-32745) |
| 3. 650 Charleston Place, Ventura, CA 93004(V1-33633) | 9. 2833 Sailor Avenue, Ventura, CA 93001(V1-32699) |
| 4. 1111 Dover Lane, Ventura, CA 93001(V1-32324) | 10. 2923 Sailor Avenue, Ventura, CA 93001(V1-34087) |
| 5. 307 Oakwood Street, Ventura, CA 93001(V1-33721) | 11. 872 Via Arroyo, Ventura, CA 93003(V1-32365) |
| 6. 350 Paseo De Playa 315, Ventura, CA 93001(V1-31306) | |