




1

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-36055	Single Family Residence	431 Alpine Avenue, Ventura, CA 93004	3	2	1,638 SqFt	7,405 SqFt	1965	\$919,900
Directions: From Foothill Rd turn onto N Saticoy Ave make a left an Alpine Ave.									
Original List Price: \$919,900			Pool: No		MLS Area: VC27 - Ventura - Kim-Wells				
Stories Total: 1			Spa: No						
ADU Y/N: No									
DOM: 3									
CDOM: 3									
In-Person Broker Open House 04/30/2026 10:00 AM to 12:00 PM									
Comments: Come see this smart home with endless upgrades. I will be raffling a gift card and snacks will be provided.									
Showing Instructions: Text listing agent with your business card and set a time. Supra box Please keep all doors closed during showings, indoor cat in home. First showings on Saturday May 2nd from 12-3pm.									
Private Remarks: Please text for a quicker response. Please find disclosures including a pre-listing home inspection and Termite inspection attached under documents. Shed and Swing set to be included in the sale. Ducting for A/C is in place and ready to add an A/C unit by buyer if desired. Security cameras throughout home.									
Listing Agent: Lesli Corona CalDRE# 02050376 Listing Office: Century 21 Masters CalDRE# 01849354									

2

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-35371	Single Family Residence	615 Boston Avenue, Ventura, CA 93004	4	4	2,515 SqFt	6,234 SqFt	2006	\$1,197,000
Directions: South Saticoy to New Haven to Boston or Henderson to Boston.									
Original List Price: \$1,285,000			Pool: No		MLS Area: VC27 - Ventura - Kim-Wells				
Stories Total: 2			Spa: No		Subdivision: Henderson Cottages - 139810				
ADU Y/N: Yes									
ADU Count: 1									
DOM: 37									
CDOM: 37									
In-Person Broker Open House 04/30/2026 9:30 AM to 12:30 PM									
Showing Instructions: DO NOT LET THE CATS OUT of the house or the studio. Must make appt to show. Text/Call Lisa Schoeffler at 805-766-7373.									
Private Remarks: Must make appt to show. DO NOT LET CATS OUT of the house or the studio. Text/Call Lisa Schoeffler at 805-766-7373.									
Listing Agent: Gary Schoeffler CalDRE# 01269270 Listing Office: BHHS California Properties CalDRE# 01317331									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-35941	Single Family Residence	1025 Cachuma Avenue 30, Ventura, CA 93004	3	2	1,700 SqFt	4,356 SqFt	1984	\$685,000
Directions: Telephone to Cachuma Ave.									
Original List Price: \$685,000			Pool: No		MLS Area: VC27 - Ventura - Kim-Wells			Lock Box Location: front door, by appt w/ 2 hr notice	
Stories Total: 1			Spa: No		Subdivision: Stonegate - 3890				
ADU Y/N: No									
DOM: 3									
CDOM: 3									
In-Person Broker Open House 04/30/2026 10:00 AM to 12:00 PM									
Comments: TBD									
Showing Instructions: Appointment needed with 2 hour notice, dog in home. Do not go direct.									
Private Remarks: Contingent on concurrent close of replacement home already in escrow. Tax records reflect 2 bedrooms but actually 3 bedrooms. Tax records reflect 2052 sq. ft but per seller approx. 1700 sq. ft. Buyer to perform due diligence including sq. ft., zoning and permit status. There is an extra room with separate access that has its own bathroom, gas line capped off(room was there when they purchased it). Seller to pay for HOA assessment through escrow.									
Listing Agent: Ana Gil CalDRE# 01506577 Listing Office: Century 21 Masters CalDRE# 01849354									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-36095	Single Family Residence	1046 Driftwood Lane, Ventura, CA 93001	3	2	1,394 SqFt	3,484 SqFt	1953	\$1,400,000

Directions: Pierpont BLVD to Monmouth DR to Driftwood LN

Original List Price: \$1,400,000

Pool: No

MLS Area: VC23 - Ventura -Beach S Rvr

Lock Box Location: Pipe to left of door

Stories Total: 1

Spa: No

ADU Y/N: No

DOM: 1

CDOM: 1

In-Person Broker Open House 04/30/2026 10:00 AM to 1:00 PM

Comments: Hosted with Urbane Cafe


Showing Instructions: Call or text Aaron 805-340-8217, Sean 805-701-4664, or Grace 805-340-6875 and go. Home is vacant and there is a Supra on the pipe to the left of the door.

Private Remarks: Please review attached reports before submitting offers. Home is being sold As-Is. No further repairs or credits will be given.

Listing Agent: Aaron Gaston CalDRE# 01938231 **Listing Office:** LIV Sotheby's International CalDRE# 01904034

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-35478	Single Family Residence	6219 Loma Vista Road, Ventura, CA 93003	4	2	1,828 SqFt	6,969 SqFt	1968	\$1,075,000
Directions: From the 101 or 126 Freeways, exit Victoria North. Proceed up Victoria then make a right (east) on Loma Vista Rd. Property is on the left-north side of the street 2nd house past N. Brookshire.									
Original List Price: \$1,075,000 Stories Total: 1 ADU Y/N: No			Pool: No Spa: No		MLS Area: VC26 - Ventura-Vict-Kimball Subdivision: Suburbia 1 - 181601			Lock Box Location: Front Door	
DOM: 7 CDOM: 7									
In-Person Broker Open House 04/30/2026 10:00 AM to 12:00 PM Comments: Hosted with KD Donuts! Come on by! Showing Instructions: Please text/call your preferred showing time to listing agent: Laurie Rutledge, 805-340-4854 Private Remarks: Open House Sunday, 4/26, 1-3pm. Please provide pre-approval and/or proof of funds with offers. Seller requests Fidelity Title and Escrow Pam Mindrup, and Snap NHD. The City of Ventura no longer requires permit reports. Sewer Lateral Report is clear and attached in documents. Shoreline Termite report is attached in documents. Landers Home Inspection is attached in documents. All new Smoke and Carbon Monoxide Detectors in place as required. Listing Agent: Laurie Rutledge CalDRE# 01156115 Listing Office: Coldwell Banker Realty CalDRE# 00616212									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-35546	Single Family Residence	379 McGill Avenue, Ventura, CA 93003	4	3	2,097 SqFt	10,018 SqFt	1973	\$1,650,000
Directions: Telegraph to Ashwood Ave to McGill Ave									
Original List Price: \$1,650,000 Stories Total: 2 ADU Y/N: No			Pool: No Spa: No		MLS Area: VC25 - Ventura-Mills-Vict				
DOM: 9 CDOM: 9									
In-Person Broker Open House 04/30/2026 9:00 AM to 12:00 PM Comments: Refreshments Showing Instructions: Key Safe, no showings until April 25, Saturday Private Remarks: No showings until Saturday, April 25th. Listing Agent: Dan Tapia CalDRE# 00910941 Listing Office: BHHS California Properties CalDRE# 01317331									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-35579	Single Family Residence	123 Pajaro Avenue, Ventura, CA 93004	3	2	1,284 SqFt	7,405 SqFt	1963	\$835,000
Directions: Telegraph to Pajaro									
Original List Price: \$849,000 Stories Total: 1 ADU Y/N: No			Pool: No Spa: No		MLS Area: VC28 - Ventura - Wells E			Lock Box Location: Front door	
DOM: 27 CDOM: 27									
In-Person Broker Open House 04/30/2026 10:00 AM to 1:00 PM Comments: Newer roof, furnace, Updated kitchen & baths...GREAT PRICE!!! \$835,000 Motivated sellers. Lockbox Showing Instructions: TEXT Donna Wood at 805-340-2741 Private Remarks: Back on market (no fault of home) technically we never even opened escrow and no inspection was done...agent gave no reason. Blink security system & camera is available Listing Agent: Donna Wood CalDRE# 01230954 Listing Office: BHGRE Property Shoppe CalDRE# 02012093									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-36087	Single Family Residence	2832 Sailor Avenue, Ventura, CA 93001	4	4	2,978 SqFt	4,356 SqFt	1980	\$3,795,000

Directions: Peninsula ST to Surfrider AVE left on Sailor AVE

Original List Price: \$3,795,000

Stories Total: 2

ADU Y/N: No

Pool: Yes

Spa: Yes

MLS Area: VC23 - Ventura -Beach S Rvr

DOM: 1

CDOM: 1

In-Person Broker Open House 04/30/2026 10:00 AM to 1:00 PM


Showing Instructions: Call or text Aaron 805-340-8217 or Sean 805-701-4664.

Private Remarks: Please see the attached document with a list of some of the homes features. Seller will not review love letters.


Listing Agent: Aaron Gaston CalDRE# 01938231 **Listing Office:** LIV Sotheby's International CalDRE# 01904034

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-36069	Single Family Residence	1681 San Nicholas Street, Ventura, CA 93001	3	2	1,455 SqFt	6,534 SqFt	1926	\$1,325,000
Directions: Heading East on Main Street take a right on MACMILLAN AVE then left on SAN NICHOLAS ST. Property will be your left. Original List Price: \$1,325,000 Pool: No MLS Area: VC24 - Ventura-Calif-Mills Stories Total: 1 Spa: Yes ADU Y/N: No DOM: 2 CDOM: 2 In-Person Broker Open House 04/30/2026 9:30 AM to 12:00 PM Comments: 3 bed, 2 bath Spanish Charmer ~ Amazing Location! Showing Instructions: text/call Rachelle to schedule an appointment 805-746-5188 Private Remarks: 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. Email offers to rachellegiuliani10@gmail.com. Offers will be reviewed 5/5/2026 Listing Agent: Rachelle Giuliani CalDRE# 02047608 Listing Office: BHHS California Properties CalDRE# 01317331									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-36100	Single Family Residence	356 Saul Place, Ventura, CA 93004	5	3	2,419 SqFt	6,969 SqFt	1964	\$945,000
Directions: Foothill or Telegraph to Wells Rd., West on Loma Vista, Right on Saul Pl. Original List Price: \$945,000 Pool: No MLS Area: VC27 - Ventura - Kim-Wells Lock Box Location: Water Pipe Stories Total: 2 Spa: No Subdivision: South Linden - 0263 ADU Y/N: No DOM: 1 CDOM: 1 In-Person Broker Open House 04/30/2026 10:00 AM to 12:00 PM Comments: McDonald's Egg McMuffins will be served! So much potential with this 5 + 3 home located in a great East End Cul-de-sac! Showing Instructions: Call/Text Agent or co-listing agent then go direct! First showings to be at Broker Tour on Thursday 4/30/2026 10am. Private Remarks: This is a Successor Trustee Sale being sold 'AS IS'. Please see documents for pre-market Inspection Reports that have been completed. Listing Agent: David Remedios CalDRE# 00902963 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
	V1-35975	Single Family Residence	6025 Sparrow Street, Ventura, CA 93003	2	2	1,042 SqFt	3,484 SqFt	1976	\$749,000
Directions: From Victoria, take Ralston East. Turn Left on Lark. Turn Left on Sparrow. From Telephone, turn into neighborhood on Lark. Then turn right on Sparrow. Original List Price: \$749,000 Pool: Yes MLS Area: VC26 - Ventura-Vict-Kimball Stories Total: 1 Spa: Yes Subdivision: Victoria Village - 2379 ADU Y/N: No DOM: 7 CDOM: 7 In-Person Broker Open House 04/30/2026 10:00 AM to 12:00 PM Comments: Please come by or send your clients! Great single-level, updated detached home with a cute yard. Showing Instructions: Please try to show or send clients during open house or broker tour. If not possible, please give as much notice (min. 48 hours) with a request. Include your name, brokerage, and an arrival request time. We will try to accommodate, however, this is occupied by an active family. Private Remarks: Please contact Agent 2 (Ariel) for showings or for offer instructions. Preference is to close escrow in early to mid June, please. Overhead storage racks in garage are negotiable. Please show during broker tour 4/30 10 am -12pm, (preferred) or by appointment with 48 hours notice. This is a single family home in a planned unit development. Per lender, this property qualifies for a purchase with min. 3% down and attractive terms. Ask your lender or listing agent for details. Listing Agent: Karen Stein CalDRE# 01505059 Listing Office: Coldwell Banker Realty CalDRE# 00616212									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-35916	Single Family Residence	457 Valmore Avenue, Ventura, CA 93003	4	2	1,710 SqFt	5,662 SqFt	1955	\$1,175,000

Directions: Please use navigation.

Original List Price: \$1,175,000

Stories Total: 2

ADU Y/N: No

Pool: No

Spa: No

MLS Area: VC24 - Ventura-Calif-Mills

Subdivision: Ventura Mutual

DOM: 11

CDOM: 11

In-Person Broker Open House 04/30/2026 10:00 AM to 12:30 PM

Comments: I have Cinco De Mayo on my mind and it inspired today's treats!

Showing Instructions: By appointment only but easy to show after 3 pm and weekends with 1 hour notice as owner works from home. A very friendly dog is on the property.

Private Remarks: Professional photos available soon. Listing agent is related to the sellers.

Listing Agent: Cheryl Aronson CalDRE# 01342718 **Listing Office:** Coldwell Banker Realty CalDRE# 00616212



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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-36032	Single Family Residence	4628 Varsity Street, Ventura, CA 93003	3	2	1,354 SqFt	6,534 SqFt	1955	\$799,000

Directions: Telegraph to Estates to Varsity

Original List Price: \$799,000

Stories Total: 1

ADU Y/N: No

DOM: 3

CDOM: 3

Pool: No

Spa: No

MLS Area: VC25 - Ventura-Mills-Vict

Subdivision: College Park

Lock Box Location: Front Railing

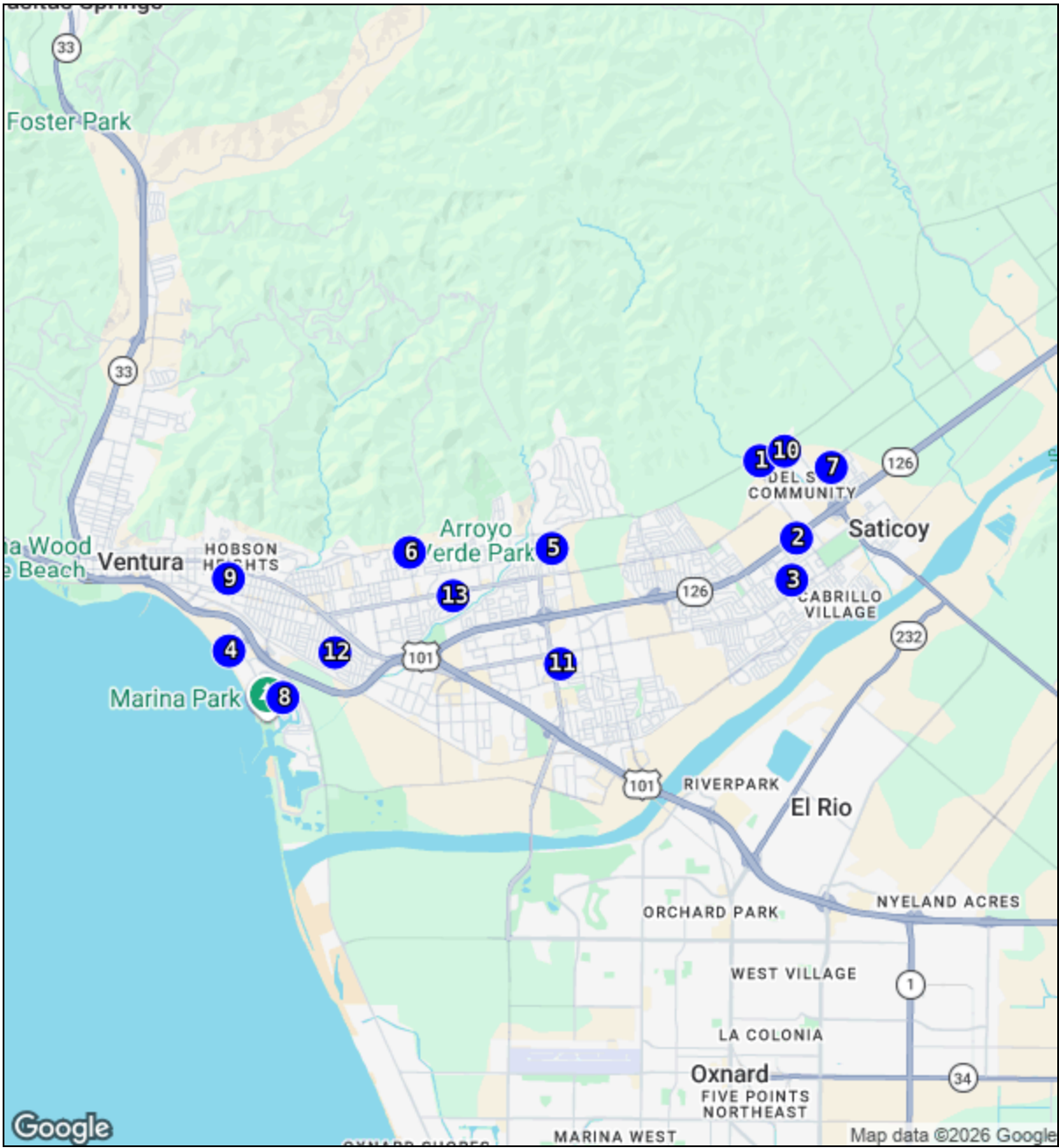
In-Person Broker Open House 04/30/2026 10:00 AM to 12:00 PM

Showing Instructions: Please schedule showings through ShowingTime or text agent with day and time.

Private Remarks: Owner is located out of the area. Please allow adequate time for seller response. Buyer to cooperate with Sellers 1031 Tax Deferred Exchange at no additional cost to Buyer. Garage Door can be opened from wall control in bathroom near the kitchen. Older wood garage door that swings out so please be aware and provide adequate space for people and vehicles in the driveway when opening. Home has been a rental for years and is in need of some TLC.

Listing Agent: David Remedios CalDRE# 00902963 **Listing Office:** RE/MAX Gold Coast REALTORS CalDRE# 01220383

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Legend

- | | |
|---------------------------------------------------|----------------------------------------------------------|
| 1. 431 Alpine Avenue, Ventura, CA 93004(V1-36055) | 8. 2832 Sailor Avenue, Ventura, CA 93001(V1-36087) |
| 2. 615 Boston Avenue, Ventura, CA 93004(V1-35371) | 9. 1681 San Nicholas Street, Ventura, CA 93001(V1-36069) |

- | | |
|---------------------------------------------------------------|-------------------------------------------------------------|
| 3. 1025 Cachuma Avenue 30, Ventura, CA 93004(V1-35941) | 10. 356 Saul Place, Ventura, CA 93004(V1-36100) |
| 4. 1046 Driftwood Lane, Ventura, CA 93001(V1-36095) | 11. 6025 Sparrow Street, Ventura, CA 93003(V1-35975) |
| 5. 6219 Loma Vista Road, Ventura, CA 93003(V1-35478) | 12. 457 Valmore Avenue, Ventura, CA 93003(V1-35916) |
| 6. 379 McGill Avenue, Ventura, CA 93003(V1-35546) | 13. 4628 Varsity Street, Ventura, CA 93003(V1-36032) |
| 7. 123 Pajaro Avenue, Ventura, CA 93004(V1-35579) | |