

1

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-37158	Single Family Residence	4620 Falkirk Bay, Oxnard, CA 93035	2	2	1,216 SqFt	2,800 SqFt	1976	\$1,550,000
Directions: Harbor Blvd to Falkirk Bay									
Original List Price: \$1,550,000 Pool: No MLS Area: VC32 - Oxnard - PH Beaches Stories Total: 1 Spa: No Subdivision: Mandalay Bay 01 - 202601 ADU Y/N: No									
DOM: 0 CDOM: 0									
In-Person Broker Open House 07/08/2026 10:30 AM to 12:30 PM Comments: Quiche and drinks provided Showing Instructions: Easy to show. call/text LA for access. Private Remarks: The Channel Islands Waterfront Homeowners Association (CIWHA - channelislandsca.com) is \$50 annually, there is a \$75 transfer fee and approximately \$600 annual waterways assessment. Listing Agent: Garry Eberhardt CalDRE# 01959026 Listing Office: LIV Sotheby's International Realty CalDRE# 01904034									

2

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-37222	Townhouse	731 Forest Park Boulevard, Oxnard, CA 93036	3	3	2,031 SqFt	1,239 SqFt	2012	\$725,000
Directions: 101 S, Exit Oxnard Boulevard. Left off Fwy. Pass The Collection. At the roundabout take third exit onto Forest Park Blvd destination is on the right									
Original List Price: \$725,000 Pool: No MLS Area: VC36 - Oxn - El Rio/Nyeland Stories Total: 2 Spa: No Subdivision: Riverpark - 535201 ADU Y/N: No									
DOM: 13 CDOM: 13									
In-Person Broker Open House 07/08/2026 10:00 AM to 12:00 PM Comments: You're invited! Tour this thoughtfully updated RiverPark townhome. From the light-filled living spaces and flexible loft to the beautifully designed custom storage and private outdoor areas, this home is one you and your Buyers won't want to miss. Showing Instructions: Please call Listing Agent to schedule appt. No lockbox. Please do not enter sauna. Private Remarks: There are two Mello-Roos assessments. 1. \$2,654.80 expires 2039; 2. \$2,124.88 does not expire. Please do not enter sauna. Listing Agent: Elizabeth Eversen CalDRE# 01912095 Listing Office: Equity Union CalDRE# 01811831									

3

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-37132	Condominium	4252 Harbour Island Lane, Oxnard, CA 93035	2	3	2,663 SqFt		1988	\$1,750,000
Directions: Turn Right on Harbour Island Lane - Harbour Island gated community is at the end. Please call L/A for gate code.									
Original List Price: \$1,750,000 Pool: Yes MLS Area: VC32 - Oxnard - PH Beaches Stories Total: 1 Spa: Yes Subdivision: Harbour Island 1 - 413201 ADU Y/N: No									
DOM: 1 CDOM: 1									
In-Person Broker Open House 07/08/2026 10:00 AM to 2:00 PM Comments: Gift cards will be raffled! Stop by, enjoy the view, and participate! Gate code #1776 Showing Instructions: Call Listing Agent at 805-407-8417 minimum 2 hours prior showing to schedule, gated community code will be provided upon appointment confirmation, property is owner occupied, do not go directly before scheduling. Slippers or shoe covers will be provided, please use them or remove your shoes. Gate code #1776 Private Remarks: Email offers to davidacevez@davidssellsventura.com. With the offer, please include POF, and direct lender pre-approval. No letters. Buyer(s) & Buyer's agents are advised to independently verify the accuracy of all info and to do their own due diligence. Seller request Dora Vasquez from Pathway Escrow and Tressa Golden from 805 Title for Title. Gate code #1776 Listing Agent: David Orozco Acevez CalDRE# 02239262 Listing Office: Real Brokerage Technologies CalDRE#									

4

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-37346	Single Family Residence	3960 W Hemlock Street, Oxnard, CA 93035	4	3	2,700 SqFt	4,000 SqFt	1978	\$2,249,000
Directions: Cross Street: Victoria Ave. & Hemlock; Go west on Hemlock									
Original List Price: \$2,249,000 Pool: No MLS Area: VC32 - Oxnard - PH Beaches Stories Total: 2 Spa: No Subdivision: Mandalay Bay 01 - 202601 ADU Y/N: No									
DOM: 5 CDOM: 474									
In-Person Broker Open House 07/08/2026 10:00 AM to 12:00 PM Showing Instructions: EASY TO SHOW. Call Billy (805-208-2871) Private Remarks: EASY TO SHOW. Call Billy (805-208-2871)The Channel Islands Waterfront Homeowners Association (CIWHA - channelislandsca.com) is \$50 annually, there is a \$75 transfer fee. Buyer is advised to independently verify the accuracy of all information. Please review documents in MLS.									

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-37296	Townhouse	3600 Jolly Roger Way, Oxnard, CA 93035	2	2	1,075 SqFt	1,075 SqFt	2008	\$599,000
	Directions: from Dunkirk Drive. Take the first right onto Jolly Roger Way.								
	Original List Price: \$599,000			Pool: No		MLS Area: VC33 - Oxnard - SW / PH			
	Stories Total: 2			Spa: No		Subdivision: Dunkirk Drive II - 5640			
	ADU Y/N: No								
	DOM: 6								
	CDOM: 6								
	In-Person Broker Open House 07/08/2026 10:00 AM to 12:00 PM								
Comments: donna									
Showing Instructions: owner occupied , make appointment with agents									
Listing Agent: Ann Howarth CalDRE# 01412324 Listing Office: RE/MAX Gold Coast-Beach Office CalDRE# 01220383									

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-37219	Condominium	3153 Kelp Lane, Oxnard, CA 93035	2	2	1,042 SqFt	1,306	1980	\$489,000
	Directions: Located off Wooley Road.								
	Original List Price: \$489,000			Pool: Yes		MLS Area: VC33 - Oxnard - SW / PH			
	Stories Total: 2			Spa: Yes					
	ADU Y/N: No								
DOM: 1									
CDOM: 1									
In-Person Broker Open House 07/08/2026 10:00 AM to 12:00 PM									
Showing Instructions: Easy to show please contact Maria Castro 805-827-5356 for showing instructions and access code.									
Thank you for showing :)									
Private Remarks: (Professional Photos Coming Soon) Easy to show! Please contact Maria Castro 805-827-5356 for showing instructions and access code. Thank you for showing :) Broker/ Agent does not guarantee accuracy of square footage, lot size, zoning, rent control, permits, use codes, school and/or other information concerning the conditions of features of the property provided by seller or obtained from public records or other sources. Buyer is advised to perform their own inspections independently and verify all information.									
Listing Agent: Maria Castro CalDRE# 02085843 Listing Office: Castro Realty Company CalDRE# 02087306									

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-37282	Single Family Residence	324 Kiawah River Drive, Oxnard, CA 93036	4	4	2,004 SqFt	3,474 SqFt	2006	\$949,000
	Directions: Cross Street: Thames River Drive; Thames River Drive to Kiawah River Drive.								
	Original List Price: \$949,000		Pool: No	MLS Area: VC36 - Oxn - El Rio/Nyeland		Lock Box Location: Front Door			
	Stories Total: 2		Spa: No	Subdivision: Riverpark - 535201					
	ADU Y/N: Yes		ADU Count: 1						
DOM: 9									
CDOM: 9									
In-Person Broker Open House 07/08/2026 10:00 AM to 12:00 PM									
Comments: Hosted by Fred Evans! Hard to find model with the studio apartment, kitchenette and 3/4 bath above the garage in the alley!									
Showing Instructions: Please call Fred of date and time. He will confirm. (805) 267-6701									
Listing Agent: Fred Evans CalDRE# 00893591 Listing Office: RE/MAX Gold Coast REALTORS CalDRE# 01220383									

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	TR-26126155	Townhouse	4541 Lyme Bay, Oxnard, CA 93035	3	3	2,237 SqFt	2,613 SqFt	1971	\$1,895,000
	Directions: From LA US101 N exit Victoria Ave Turn Left then R onto Channel Island Blvd. L to Harbor Blvd. R onto E Costa de Oro, R Harbor Service Road then L Lyme Bay.								
	Original List Price: \$1,925,000			Pool: No		MLS Area: VC32 - Oxnard - PH Beaches			
	Stories Total: 2			Spa: No		Subdivision: Other (OTHR)			
	ADU Y/N: No			ADU Count: 0					
DOM: 28									
CDOM: 28									
In-Person Broker Open House 07/08/2026 10:00 AM to 12:00 PM									
Comments: Broker's tour .									
Showing Instructions: showing on these specific dates only. Open house 6-20, 6-21, 6-27 and 6-28. Submitting all reasonable offers after 6-28-2026.Owner reserves the rights to accept or reject any and all offers. Escrow is to be with Lawyer's Title Veronica Johnson. 805-207-4315.									
Private Remarks: Only show on open houses 6-20, 6-21, 6-27-and 6-28. 10 AM to 5 PM Accepting all reasonable offers after 6-28-2026.Owner reserves all rights to accept or reject any and all offers.									
Listing Agent: J T Lau CalDRE# 00868758 Listing Office: J T Lau CalDRE# 00868758									

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	226002782	Single Family Residence	2014 Peninsula RD, Oxnard, CA 93035	4	3	3,445		1984	\$2,895,000
Property Directions: West on Hemlock to Peninsula									
Original List Price: \$2,895,000 Pool: No Area: VC32 - Oxnard - PH Beaches Dwelling Total Floors: 3 Spa: No Subdivision/Tract Code: Mandalay Bay 01 - 202601 ADU Y/N: Yes									
DOM: 26 CDOM: 26									
In-Person Broker Open House 07/08/2026 10:00 AM to 12:00 PM Comments: Drawing 2 \$50.00 Agent Remarks: Easy to Show just Call Debbie Gates Listing Agent: Debbie Gates CalDRE# 01458529 Listing Office: eXp Realty of Greater Los Angeles Inc. CalDRE# 02188471									

10

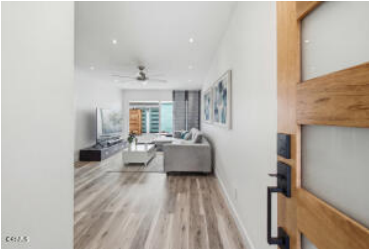
IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-37359	Condominium	4282 Tradewinds Drive, Oxnard, CA 93035	2	3	1,668 SqFt		2007	\$745,000
Directions: Tradewinds Dr									
Original List Price: \$745,000 Pool: No MLS Area: VC32 - Oxnard - PH Beaches Stories Total: 1 Spa: Yes Subdivision: Westport at Mandalay Bay 1 - 519601 ADU Y/N: No									
DOM: 6 CDOM: 6									
In-Person Broker Open House 07/08/2026 10:00 AM to 1:00 PM Comments: Dial 332 and I will buzz you in. Showing Instructions: Vacant and easy to show. Private Remarks: Mello Roos CFD #1 \$1,205.88 CFD #2 \$1,032.34 Condo was staged for photos Listing Agent: Garry Eberhardt CalDRE# 01959026 Listing Office: LIV Sotheby's International Realty CalDRE# 01904034									

11

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-36944	Condominium	2578 Bolker Drive, Port Hueneme, CA 93041	3	2	1,096 SqFt	2,178 SqFt	1973	\$439,000
Directions: From Ventura Rd, head west on Channel Islands Blvd. Turn right onto Bolker Dr and continue into the Villa Seville community. Property is located within the complex at 2578 Bolker Dr.									
Original List Price: \$439,000 Pool: Yes MLS Area: VC33 - Oxnard - SW / PH Lock Box Location: front Stories Total: 2 Spa: Yes Subdivision: Villa Seville - 2515 ADU Y/N: No									
DOM: 27 CDOM: 27									
In-Person Broker Open House 07/08/2026 9:30 AM to 12:00 PM Showing Instructions: Go Direct. Close windows if you open them. Please use courtesy and secure the property upon leaving. place key in lockbox compartment in a way that it wont get stuck. thank you for your showing. Private Remarks: Go direct, no appointment needed. Property sold as is. Buyer and buyer's agent to do their due diligence regarding this property. Please submit your offers to varzate@myvcraelestate.com/Connie@myvcraelestate.com with your buyer's pre-approval letter and proof of funds. Property is on Sentry lockbox. Pets permitted, yes. Motivated seller willing to pay for buyer's closing costs. Per seller's choice, Chicago Title and Escrow, Tina Martinez. Listing Agent: Vicente Arzate CalDRE# 01404439 Listing Office: eXp Realty of California Inc CalDRE# 01878277									

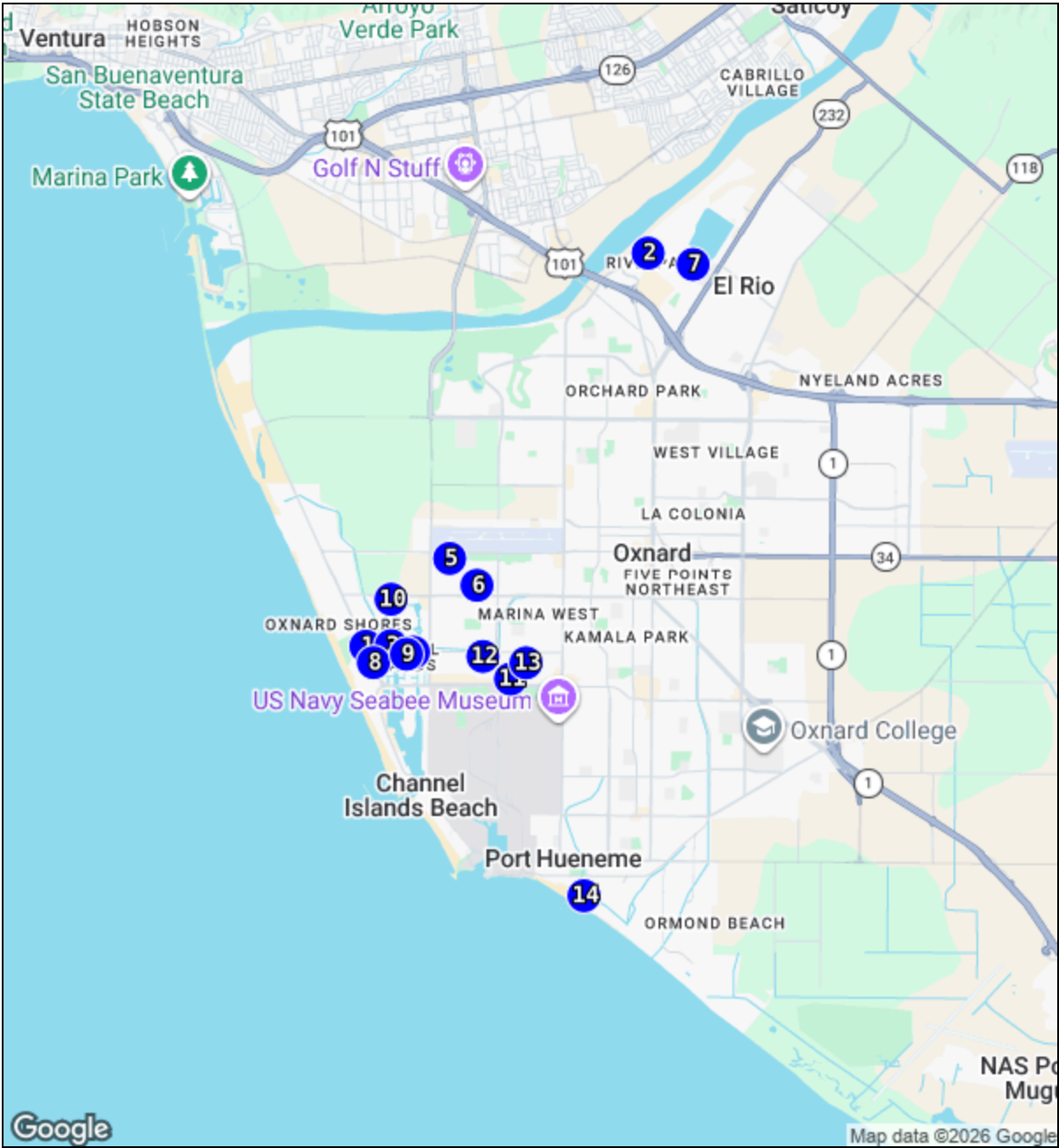
12

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-37029	Single Family Residence	2641 Captains Avenue, Port Hueneme, CA 93041	2	2	1,002 SqFt	3,920 SqFt	1978	\$535,000
Directions: Travel from 101 freeway, Exit Victoria Ave. Go South. (L) on W. Hemlock St. (R) on Jetty St. (L) on Corvette St. (R) on Captains Ave.									
Original List Price: \$535,000 Pool: Yes MLS Area: VC32 - Oxnard - PH Beaches Stories Total: 1 Spa: Yes ADU Y/N: No									
DOM: 22 CDOM: 22									
In-Person Broker Open House 07/08/2026 11:00 AM to 1:00 PM Comments: Rare single story home, NO steps...Minutes away from marina, beach and market. Charming Cape Cod home, 2 bedrooms, 2 bathrooms, enclosed court yard. Single family home, FHA welcome. Showing Instructions: Please use ShowingTime link (on top of the listing) to schedule appointment, and feel free to text me with any questions @ 805-512-1120. Private Remarks: Please use ShowingTime link (on top of the listing) to schedule appointment, and feel free to text me with any questions @ 805-512-1120. Regarding Grant, please call Allen Hill @ City National Bank 818-434-3142. Listing Agent: Lixin Durborow CalDRE# 01457024 Listing Office: Century 21 Masters CalDRE# 01849354									

3	IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
		V1-37267	Single Family Residence	29 W Elfin Green, Port Hueneme, CA 93041	3	2	992 SqFt	3,049 SqFt	1964	\$599,900
		Directions: From 101 Freeway, exit Victoria Ave, turn southbound on Victoria Ave, turn left onto Channel Islands Blvd, turn left onto Lido Blvd, continue straight past clubhouse, park on the left. Original List Price: \$599,900 Pool: Yes MLS Area: VC33 - Oxnard - SW / PH Lock Box Location: TBD Stories Total: 1 Spa: Yes Subdivision: Hueneme Bay 4 - 148804 ADU Y/N: Yes ADU Count: 1 DOM: 6 CDOM: 6								
		In-Person Broker Open House 07/08/2026 10:00 AM to 12:00 PM Comments: Fully permitted studio ADU Showing Instructions: 24-hour notice preferred but not necessarily required. Call/text listing agent to schedule showings. Cat in the home. Private Remarks: Call/text listing agent to schedule showings (Sean 805-844-7865). ADU is permitted. Original sewer lateral line has been replaced (commonly needed for all units in Hueneme Bay). Listing Agent: Sean Seitz CalDRE# 01949802 Listing Office: Comfort Real Estate Services CalDRE# 01869144								

14	IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
		V1-37226	Condominium	721 Ocean View Drive, Port Hueneme, CA 93041	1	1	743 SqFt		1974	\$659,500
		Directions: West on Port Hueneme Rd, Left on Surfside Dr, Left into Surfside II gated community. Condo is on the 1st floor Original List Price: \$659,500 Pool: Yes MLS Area: VC32 - Oxnard - PH Beaches Stories Total: 1 Spa: Yes Subdivision: Surfside II - 2375 ADU Y/N: No DOM: 8 CDOM: 8								
		In-Person Broker Open House 07/08/2026 10:00 AM to 12:00 PM Showing Instructions: Call Kiran Locke - 805-758-4488 or Glenn Locke - 805-758-5677 for an appointment to show. Private Remarks: First showings start on Broker Open House on 7/1/26. Seller financing available. All furniture can be included if needed. Call Kiran Locke for an appointment to view. No Supra. All Offers will be reviewed on 7/21/26 Listing Agent: Kiran Locke CalDRE# 01827129 Listing Office: Surfside-Anacapa Real Estate CalDRE# 00616013								

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Legend	
1. 4620 Falkirk Bay, Oxnard, CA 93035(V1-37158)	8. 4541 Lyme Bay, Oxnard, CA 93035(TR-26126155)
2. 731 Forest Park Boulevard, Oxnard, CA 93036(V1-37222)	9. 2014 Peninsula RD, Oxnard, CA 93035(226002782)
3. 4252 Harbour Island Lane, Oxnard, CA 93035(V1-37132)	10. 4282 Tradewinds Drive, Oxnard, CA 93035(V1-37359)
4. 3960 W Hemlock Street, Oxnard, CA 93035(V1-37346)	11. 2578 Bolker Drive, Port Hueneme, CA 93041(V1-36944)
5. 3600 Jolly Roger Way, Oxnard, CA 93035(V1-37296)	12. 2641 Captains Avenue, Port Hueneme, CA 93041(V1-37029)
6. 3153 Kelp Lane, Oxnard, CA 93035(V1-37219)	13. 29 W Elfin Green, Port Hueneme, CA 93041(V1-37267)
7. 324 Kiawah River Drive, Oxnard, CA 93036(V1-37282)	14. 721 Ocean View Drive, Port Hueneme, CA 93041(V1-37226)