

1

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-36598	Single Family Residence	712 Main Street, Piru, CA 93040	2	1	866 SqFt	3,049 SqFt	1927	\$569,000
Directions: 126 W heading toward Santa Clarita left at the light on Main St. Home is on the right past the stop sign at Center St. 3/4 of a mile from the light. 126 E Heading to Ventura turn right at the light on Main St. Home is on the left 3/4 of mile down Original List Price: \$569,000 Pool: No MLS Area: VC57 - Piru Lock Box Location: Front door Stories Total: 1 Spa: No ADU Y/N: No DOM: 33 CDOM: 33 Showing Instructions: First showing will be Open House Saturday May 30th. 2-5. Schedule showings with Christie after. Private Remarks: Listing agent is owner of the property. Please text Christie with any questions 805.732.8466. Listing Agent: Christie Neal CalDRE# 01747887 Listing Office: Realty ONE Group Summit CalDRE# 01929743									

2

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-36484	Commercial/Residential	215 N 8th Street, Santa Paula, CA 93060	2	2	1,400 SqFt	5,662 SqFt	1959	\$799,950
Directions: Exit to 10th Street from HWY 126 and go north. Turn left on Railroad Ave. Property is two blocks down on your left at 8th St. Original List Price: \$799,950 Pool: No MLS Area: VC52 - Santa Paula NE Stories Total: 1 Spa: No ADU Y/N: No DOM: 44 CDOM: 44 Showing Instructions: Call or text listing agent Roylin Downs at 805-850-5443. Listing agent to accompany all showings. Private Remarks: Public records show 3,600 SqFt, however a portion of that is the garage/warehouse area. Buyer to verify square footage. See floorplan in Documents. Buyer to verify transferability of the City of Santa Paula Resolution for Conditional Use as it applies to their intended use of the property. (See documents attached.) Also see offer instructions in Documents. Listing Agent: Roylin Downs CalDRE# 01065591 Listing Office: BHHS California Properties CalDRE# 01317331									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-36229	Single Family Residence	2072 Harvest Loop, Santa Paula, CA 93060	4	4	1,939 SqFt	0.05 Acres	2022	\$739,000
Directions: Right on Limoneira Lane to Harvest Loop home is on right hand side Original List Price: \$739,000 Pool: Yes MLS Area: VC52 - Santa Paula NE Stories Total: 2 Spa: Yes ADU Y/N: No DOM: 50 CDOM: 50 In-Person Broker Open House 07/01/2026 10:00 AM to 1:00 PM Showing Instructions: Call Kylie 24-48 hour notice preferred children and dog on site. Owner accepted a job and is moving by June highly motivated. 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
	V1-34904	Single Family Residence	15667 Ojai Road, Santa Paula, CA 93060	2	2	1,118 SqFt	15,499 SqFt	1940	\$885,000
Directions: 11 miles from downtown Ojai. Take 150 towards Santa Paula. 12 miles from Main St. Santa Paula. Original List Price: \$895,000 Pool: No MLS Area: VC54 - Santa Paula SW Stories Total: 1 Spa: Yes ADU Y/N: No DOM: 112 CDOM: 112 Showing Instructions: Contact listing agent for appointment 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. Property includes 7 parcels: 040-0-051-115, 040-0-051-125, 040-0-051-375, 040-0-051-355, 040-0-051-260, 040-0-051-395, and 040-0-051-425 that make up the 15,499 sq ft lot Listing Agent: Jessica McCrea CalDRE# 01193756 Listing Office: Ojai Valley Real Estate CalDRE#									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-36096	Condominium	484 Tibbetts Street, Santa Paula, CA 93060	3	3	1,860 SqFt		2020	\$675,000
Directions: Freeway 101 S, go onto 126 E, Turn left on Hallock Dr, Right on Packing House Ln, Right on Autumn Path Ln, Left on Tibbetts St.									
Original List Price: \$698,000 Pool: Yes MLS Area: VC52 - Santa Paula NE Stories Total: 2 Spa: Yes Subdivision: Santa Paula: Other - 0052 ADU Y/N: No									
DOM: 50 CDOM: 50 Showing Instructions: East to show with a 4-hour notice. Private Remarks: DO NOT GO DIRECT. Owner occupied. Please text LA for showing requests. Email offers to lizpena.realestate@gmail.com Listing Agent: Elizabeth Pena Fernandez CalDRE# 02020385 Listing Office: Realty ONE Group Summit CalDRE# 01929743									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-37235	Single Family Residence	449 Clay, Fillmore, CA 93015	3	2	1,924 SqFt	6,534 SqFt	1920	\$739,999
Directions: From HWY 126, North on Central Ave. Left on Clay St. Home on left side of the street.									
Original List Price: \$739,999 Pool: No MLS Area: VC55 - Fillmore Lock Box Location: Water Pipe near right side door, behind black gate. Stories Total: 1 Spa: No ADU Y/N: No									
DOM: 5 CDOM: 5									

In-Person Broker Open House 07/01/2026 10:00 AM to 12:00 PM

Comments: Heritage Valley Gather & Go Pre-Tour Meeting, 9a at Red Engine Brewing Company. Join us!

Showing Instructions: Sentrilock box behind black gate, right side of house, attached to water pipe near side door. Please text requested date/time of showing with your business card. Alarm on Property. Please wait for confirmation before showing.

Private Remarks: Alarm on Property, please wait for confirmation before showing. Section 1 work completed in 2023, docs attached. Defensible Space Inspection ordered, will upload once received.

Listing Agent: Brandy Lengning CalDRE# 01947643 **Listing Office:** Home Grown Realty CalDRE# 01947643

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	OC-26134983	Single Family Residence	44 Clearwood Street, Fillmore, CA 93015	3	3	2,327 SqFt	8,630 SqFt	2026	\$864,990
Directions: For access visit Orchards Sales Office									
Original List Price: \$864,990 Pool: No MLS Area: VC55 - Fillmore Lock Box Location: n/a Stories Total: 2 ADU Count: 0 Subdivision: Other (OTHR) ADU Y/N: No									
DOM: 11 CDOM: 11									

In-Person Broker Open House 07/01/2026 10:00 AM to 12:00 PM

Comments: Yes

Showing Instructions: Please contact sales team @ 805.7274715 the Orchards Sales Office in Heritage Grove.

Private Remarks: Please contact 805.727.4715 for showing

Listing Agent: Hugh W McAllister CalDRE# 01268400 **Listing Office:** Comstock Crosser & Associates Development Company Inc CalDRE# 00936029

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-37040	Single Family Residence	379 Foothill Drive, Fillmore, CA 93015	4	3	2,444 SqFt	10,890 SqFt	1965	\$995,000
Directions: North on Central all the way up to Foothill									
Original List Price: \$995,000 Pool: No MLS Area: VC55 - Fillmore Lock Box Location: Handrail Stories Total: 1 Spa: No ADU Y/N: No									
DOM: 15 CDOM: 15									

In-Person Broker Open House 07/01/2026 10:00 AM to 12:00 PM

Comments: Homemade cookies. See you there!

Showing Instructions: Text agent and go direct

Private Remarks: Showings begin with Broker Open on Wednesday 6/17.

Listing Agent: Eric Baucom CalDRE# 01253080 **Listing Office:** Coastlands Real Estate Group CalDRE#

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-37298	Single Family Residence	400 Tibbetts Street, Santa Paula, CA 93060	3	3	1,936 SqFt	2,171 SqFt	2020	\$729,000
	Directions: CA-126 to Hallock Dr N, R/Packing House Ln, L/Limoneira Ln, R/Autumn Path Ln, L/Tibbetts St.								
	Original List Price: \$729,000			Pool: Yes		MLS Area: VC52 - Santa Paula NE			
	Stories Total: 2			Spa: Yes					
	ADU Y/N: No								
	DOM: 0								
	CDOM: 0								

In-Person Broker Open House 07/01/2026 10:00 AM to 1:00 PM

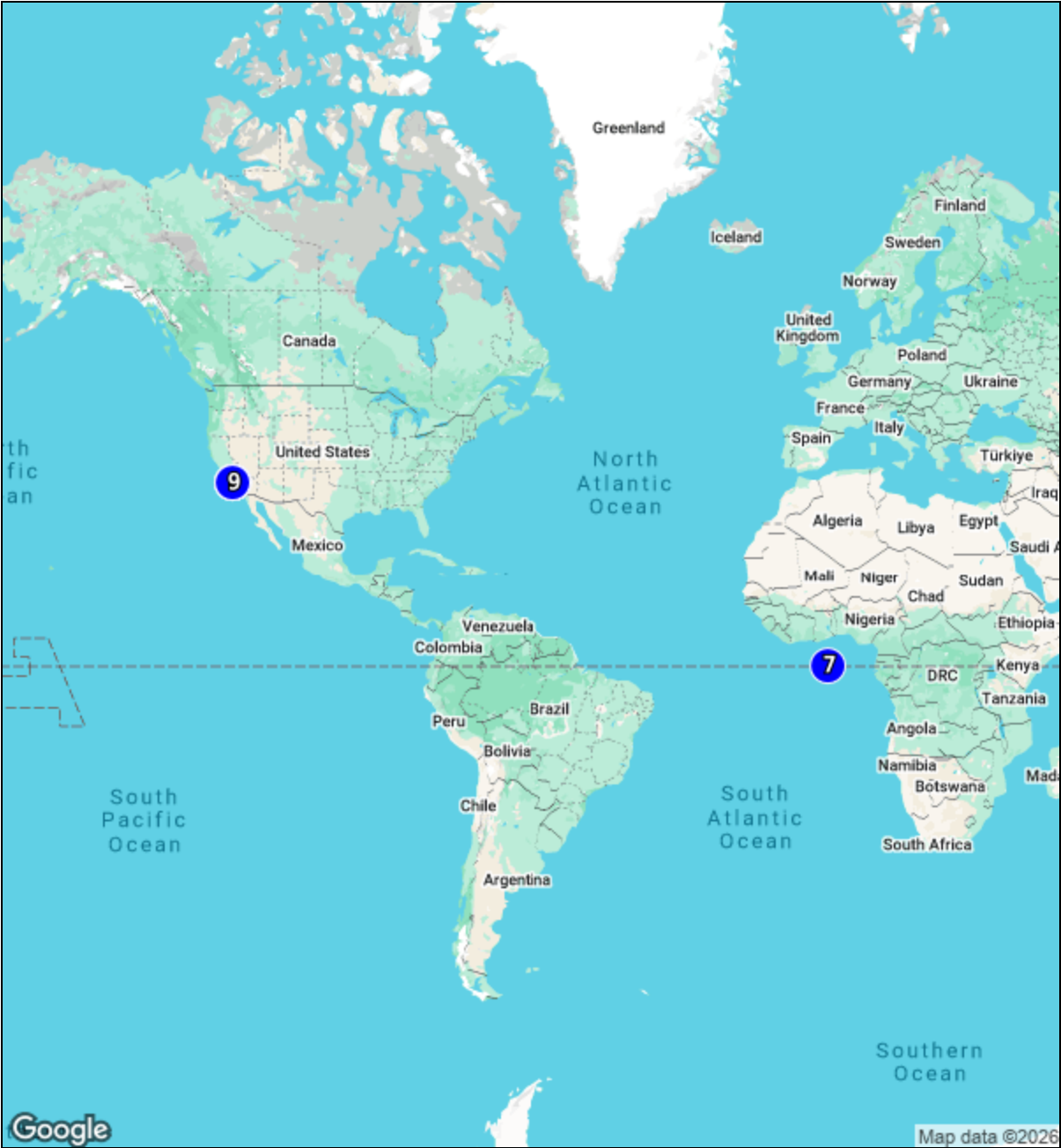
Comments: Join us for Tired Mama Coffee!

Showing Instructions: CONTACT Nate (805) 657-9218 to schedule an appointment. Home is currently occupied.

Private Remarks: Mello roos is \$2,961.30 -- CONTACT Nate for more info and reports (805) 657-9218. 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

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and [FBS](#). Prepared by Hector Flores on Wednesday, July 01, 2026 8:57 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Legend	
1. 712 Main Street, Piru, CA 93040(V1-36598)	6. 449 Clay, Fillmore, CA 93015(V1-37235)
2. 215 N 8th Street, Santa Paula, CA 93060(V1-36484)	7. 44 Clearwood Street, Fillmore, CA 93015(OC-26134983)
3. 2072 Harvest Loop, Santa Paula, CA 93060(V1-36229)	8. 379 Foothill Drive, Fillmore, CA 93015(V1-37040)
4. 15667 Ojai Road, Santa Paula, CA 93060(V1-34904)	9. 400 Tibbetts Street, Santa Paula, CA 93060(V1-37298)
5. 484 Tibbetts Street, Santa Paula, CA 93060(V1-36096)	