1

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-39145	Single Family Residence	385 Azalea Street, Fillmore, CA 93015	4	5	3,177 SqFt	6,204 SqFt	2021	$844,000



Directions: Take the exit onto CA-126 E/State Rte 126 E toward Santa Clarita Trestle Way, Right on Azalea

Original List Price: $849,000 **Pool:** No **MLS Area:** VC55 - Fillmore **Lock Box Location:** front door
Stories Total: 2 **Spa:** No **Subdivision:** Heritage Grove (Iron Horse)
ADU Y/N: No

DOM: 26
CDOM: 26

In-Person Broker Open House 11/04/2026 9:00 AM to 5:00 PM
Comments: Re-Caravan, sentry key front door. Check out this Iron-Horse model, move-inn ready home. Please secure and turn off lights. - Thanks for previewing.
Showing Instructions: call/text agent for access- 805-331-0895
Private Remarks: Price and terms are subject to lender approval. NOD filed.

Agents/Brokers kindly submit offers thru portal, copy & paste browser.

https://homevalue.sellventuracounty.com/property/8d687153-19bf-4d72-8db9-e02701c39d34

OFFERS DUE BY 11/09 @ 5pm Seller reserves the right to select an offer prior to offer deadline. Buyer(s)

Mello roos is, $4,127.20,yr
Buyer to assume solar lease approx $94.00,,
Property qualify for downpayment and closing cost upto $20,000-see attached document

All offers are subject to 3rd party mortgage company approval and subject to the Seller(s) acceptance of those approval terms.' Property is being sold as-is with no warranties expressed or implied. Home inspections are for informational purposes only. Buyer may be responsible for any of their own lender required repairs.'
Listing Agent: Adam Ipatzi CalDRE# 01483522 **Listing Office:** NextHome Coastal Estates CalDRE# 02440593

2

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-38863	Single Family Residence	142 Cherrywood Street, Fillmore, CA 93015	3	3	1,973 SqFt	1,973 SqFt	2013	$699,000



Directions: Take HWY 126 East, R on Mountain View St, L on Cherrywood St.

Original List Price: $699,000 **Pool:** Yes **MLS Area:** VC55 - Fillmore
Stories Total: 2 **Spa:** Yes **Subdivision:** The Bridges (Oak Haven)
ADU Y/N: No

DOM: 42
CDOM: 42

In-Person Broker Open House 11/04/2026 10:00 AM to 12:00 PM
Showing Instructions: Call or TEXT Nate at 805-657-9218. 24 Hour Notice before showing please.
Private Remarks: Solar is owned. Call or TEXT Nate at 805-657-9218. 24 Hour Notice before showing please.
Listing Agent: Nathan Cardenas CalDRE# 02050368 **Listing Office:** Compass CalDRE# 01991628

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-38705	Single Family Residence	361 Heritage Valley Parkway, Fillmore, CA 93015	3	3	2,000 SqFt	9,147 SqFt	2018	$850,000



Directions: 126 Eastbound: Left On Central Ave, Right On River St, Left On Heritage Valley Pkwy // 126 Westbound: Right On Central Ave, Right On River St, Left On Heritage Valley Pkwy.

Original List Price: $850,000 **Pool:** No **MLS Area:** VC55 - Fillmore **Lock Box Location:** Front Door
Stories Total: 1 **Spa:** No **Subdivision:** Heritage Grove (Iron Horse)
ADU Y/N: No

DOM: 44
CDOM: 44

In-Person Broker Open House 11/04/2026 9:30 AM to 12:30 PM
Comments: $50 Drawing!!!! Make sure to leave your business card!
Showing Instructions: Please include SBSA, Pre-Approval and Proof of Funds with offer. Email offers to Christy@Christyshouses.com. SentriLock Access. If You Do Not Have Access To The SentriLock App, Please Contact Christy To Request Access. Showing appointments made via InstaShowing link - https://instashowing.com/showings/361-heritage-valley-parkway (must copy and paste link into web browser)
Private Remarks: Solar is Leased. Please include SBSA, Pre-Approval and Proof of Funds with offer. Email offers to Christy@Christyshouses.com. SentriLock Access. If You Do Not Have Access To The SentriLock App, Please Contact Christy To Request Access. Showing appointments made via InstaShowing link - https://instashowing.com/showings/361-heritage-valley-parkway (must copy and paste link into web browser)
Listing Agent: Christy Rueckert CalDRE# 01362147 **Listing Office:** Pinnacle Estate Properties, In CalDRE# 00905345

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE

V1-38822	Single Family Residence	917 N Main, Piru, CA 93040	4	4	2,750 SqFt	7,840 SqFt	2026	$869,000



Directions: 126 W freeway to Piru Ca make rt to Main St straight back about 1 mile brand new homes on the left.

Original List Price: $869,000
Stories Total: 2
ADU Y/N: No

Pool: No
Spa: No

MLS Area: VC57 - Piru

DOM: 47
CDOM: 47

In-Person Broker Open House 11/04/2026 10:00 AM to 11:45 AM
Comments: leave your card and enter to win a $100 Visa Gift Card. New construction home with NO HOA or Mello Roos almost 2800 sq. ft.
Showing Instructions: Call agent for code
Private Remarks: WITH ACCEPTABLE SELLER IS OPEN TO OFFERING AN INTEREST RATE BUY DOWN OR CLOSING COST CREDIT. Ensure to look all doors. Information deemed reliable but not guaranteed. Buyer and buyer's agent to verify all information, including square footage, lot size, permits, features, schools, zoning, and other property details. Buyer to conduct their own investigations and rely on their own due diligence. Please send all offers with pre approval and POF. Lock box by the garage.
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
	V1-38823	Single Family Residence	923 N Main, Piru, CA 93040	4	4	2,750 SqFt	6,969 SqFt	2026	$869,000



Directions: 126 W. freeway to Piru Ca., Rt on Main Street and drive about a mile. Homes are on the left side. Bach homes with amazing views.

Original List Price: $869,000
ADU Y/N: No
Pool: No
Spa: No
MLS Area: VC57 - Piru

DOM: 47
CDOM: 47

In-Person Broker Open House 11/04/2026 10:00 AM to 11:45 AM
Comments: New construction, NO HOA or Mellos Roos with almost 2800 sq. ft.
Showing Instructions: call LA for combo code. lock box by the garage.
Private Remarks: WITH ACCEPTABLE OFFER SELLER IS OPEN TO OFFERING AN INTEREST RATE BUY DOWN OR CLOSING COST CREDIT. Ensure to look all doors. Information deemed reliable but not guaranteed. Buyer and buyer's agent to verify all information, including square footage, lot size, permits, features, schools, zoning, and other property details. Buyer to conduct their own investigations and rely on their own due diligence. Please send all offers with pre approval and POF. Lock box on by Sat Sept 19, by 12pm. Some media used from model #917, next door.
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
	V1-38818	Single Family Residence	549 Kumquat Court, Santa Paula, CA 93060	4	4	2,214 SqFt	3,489 SqFt	2021	$779,000



Directions: Limoneira Lane to Pomegranate St. to Kumquat Ct.

Original List Price: $790,000
Stories Total: 2
ADU Y/N: No
Pool: Yes
Spa: Yes
MLS Area: VC52 - Santa Paula NE

DOM: 47
CDOM: 47

In-Person Broker Open House 11/04/2026 10:00 AM to 12:00 PM
Showing Instructions: CONTACT AGENT for more info and reports (805)351-2101. Buyer is advised to verify the accuracy of the information provided, including square footage, lot size, and/or bedroom/bathroom count.
Private Remarks: Meloroos is 3,739.08 annually or 311.59 per month. Please have buyers qualify with Meloroos.
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
	V1-39371	Single Family Residence	124 Moultrie Place, Santa Paula, CA 93060	3	2	1,315 SqFt	6,979 SqFt	1956	$725,000



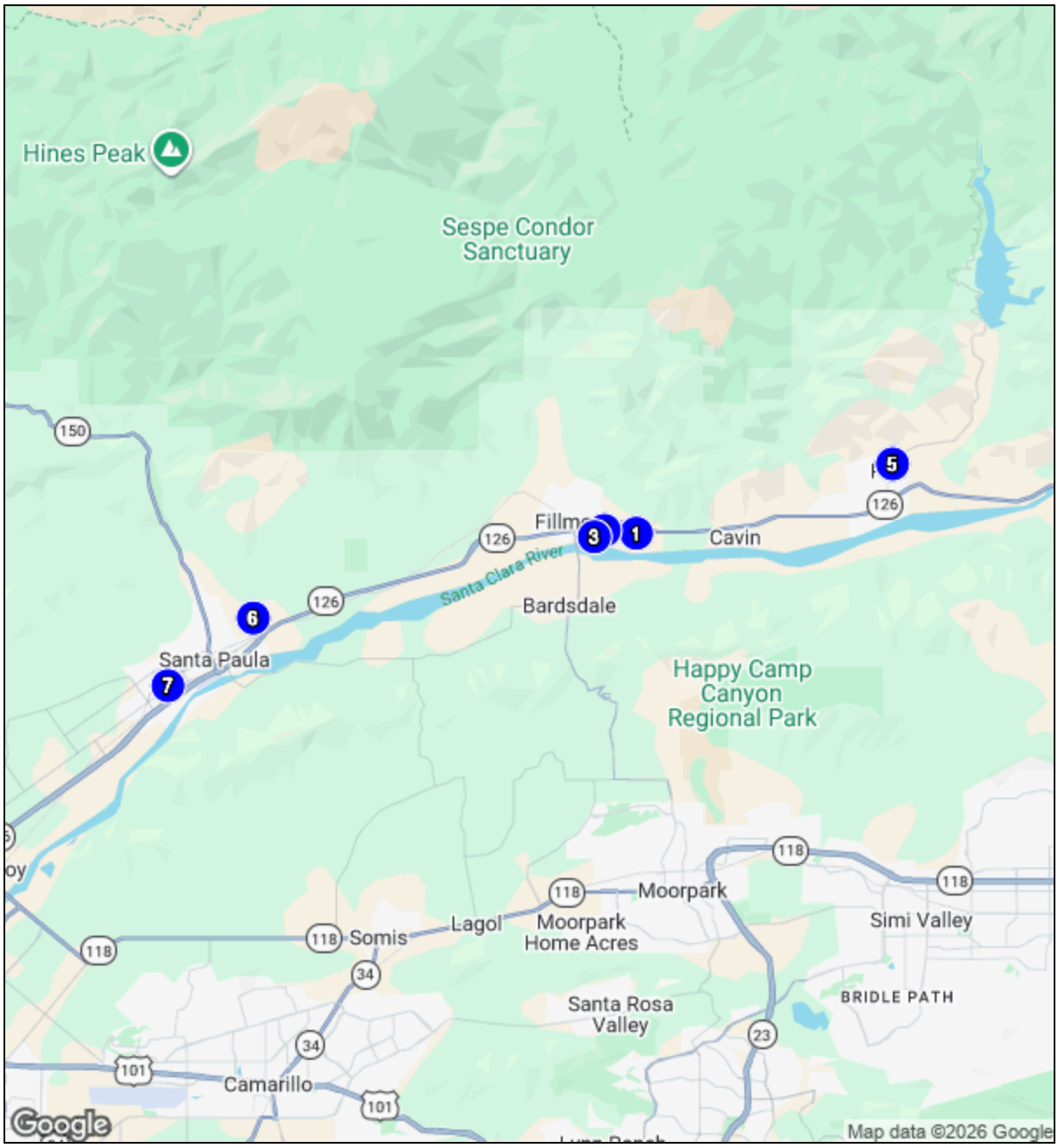
Directions: From the 126, exit Peck Road. East on Harvard, Left onto Steckel and Right onto Moultrie Pl

Original List Price: $725,000
Stories Total: 1
ADU Y/N: No
Pool: No
Spa: No
MLS Area: VC54 - Santa Paula SW
Lock Box Location: front door

DOM: 5
CDOM: 5

In-Person Broker Open House 11/04/2026 9:00 AM to 12:00 PM
Comments: Corner lot with RV parking! Come see this fab 3/2 with charming features, as well as room to update while your buyers' dreams come true. Hosted from 10-12, and then use the Sentrilock on the front door - swing by anytime!
Showing Instructions: Sentrilock front door, vacant, go direct
Listing Agent: Bridget Goncalves CalDRE# 01415326 **Listing Office:** Joe Kapp Real Estate, Inc CalDRE# 01958206

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Legend	
1. 385 Azalea Street, Fillmore, CA 93015(V1-39145)	**5.** 923 N Main, Piru, CA 93040(V1-38823)
2. 142 Cherrywood Street, Fillmore, CA 93015(V1-38863)	**6.** 549 Kumquat Court, Santa Paula, CA 93060(V1-38818)
3. 361 Heritage Valley Parkway, Fillmore, CA 93015(V1-38705)	**7.** 124 Moultrie Place, Santa Paula, CA 93060(V1-39371)
4. 917 N Main, Piru, CA 93040(V1-38822)	