

Client Summary Report

Listings as of 02/21/16 at 12:27pm

Back Up Offer 01/27/16	Listing # 216000837	3224 Village 3, Camarillo, CA 93012-6910 Map	Listing Price: \$345,000
	County: Ventura	Cross St: Leisure Village Driv	Original Price: \$345,000



Property Type	Residential	Property Subtype	Condominium
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 3
Beds	2	Approx Square Feet	1070 Public Records
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$322.43
Garage Space	2	Lot Sq Ft(approx)	1696 ((Public Records))
Year Built	1977	Lot Acres (approx)	0.0389
APN/Tax ID	1700270515		
DOM	53		

Marketing Remark Rare & always desired Coronado with 2 car garage! Newer stove & microwave. A/C , furnace & water heater replaced within the last 10 years. Newer toilets. Mirrored closet doors in both bedrooms.

Back Up Offer 02/01/16	Listing # 215017744	25308 Village 25, Camarillo, CA 93012-7613 Map	Listing Price: \$359,000
	County: Ventura	Cross St: Mountain View Drive	Original Price: \$359,000



Property Type	Residential	Property Subtype	Single Family
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 5
Beds	2	Approx Square Feet	1108 Public Records
Baths(FTHQ)	2 (1 1 0 0)	Price/Sq Ft	\$324.01
Garage Space	1	Lot Sq Ft(approx)	2613 ((Public Records))
Year Built	1977	Lot Acres (approx)	0.0600
APN/Tax ID	1700360045		
DOM	53		

Additional Pictures

Directions From the 101 Freeway, go East on Santa Rosa Road approximately 1.4 miles to the Leisure Village Main Gate. After entering, turn left at the first stop sign, right at the second stop sign on to Mountain View Drive, then right into Village 25.

Marketing Remark A really GREAT Location only steps from the Rec. Center for this popular Del Mar model in Leisure Village (55+) community. This home has 2 bedrooms, 2 baths, an eat-in kitchen as well as formal dining area, a large living room and a spacious covered patio with textured concrete looking on to a lush and relaxing greenbelt. An easy walk to tennis, par 3 - 18 hole golf, swimming, new fitness center, shuffleboard, horseshoes, wood shop, library, spa, ceramics shop, WII Bowling, computer lab, library, meeting rooms and all the other amenities Leisure Village has to offer.

Presented By:

Barry G Shapiro

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Back Up Offer 02/19/16 **Listing # 216000683** **20190 Village 20, Camarillo, CA 93012 Map** **Listing Price: \$445,000**
 (17 day inspection) **County: Ventura** **Cross St: Mountain View** **Map: ,** **Original Price: \$445,000**



Property Type	Residential	Property Subtype	Single Family
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 7
Beds	2	Approx Square Feet	1441 Public Records
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$308.81
Garage Space	1	Lot Sq Ft(approx)	2613 ((Public Records))
Year Built	1978	Lot Acres (approx)	0.0600
APN/Tax ID	1690040205		
DOM	13		

Additional Pictures

Directions From the Main Gate proceed straight to 3-way stop. Turn Left. Right on Mountain View Drive. Left on Village 20.

Marketing Remark 20190 Village 20: This lovely property is located in the wonderful, gated, active, 55+ Community of Leisure Village in Camarillo, CA. Location is Amazing! Village 20 boasts the golf course on one side and the wonders of Nature on the other. This lovely home's patio overlooks the serene scenery of Farmland along with the back drop of the Conejo Grade, as the 101 freeway winds its way up the Santa Monica Mountains. At night, enjoy the lights of the traffic as they decorate the mountain side with tiny white and red lights. Simply beautiful both day and night. This particular home is a hybrid of the El Dorado & Amalfi floorplans, combining the best of both plans. The amenities of LV is immense: 18 hole par 3 Golf Course, updated Heated Pool/Spa & Locker areas, Brand new state of the art Gym. Acting/Drama, Billards/Pool Room, Woodworking Shop, Photography, Dancing, Painting, Music... The list goes on! Your new HOME awaits ~ WELCOME HOME!

Pending 02/18/16 **Listing # 215017414** **9126 Village 9, Camarillo, CA 93012-6900 Map** **Listing Price: \$349,900**
County: Ventura **Cross St: Leisure Village Driv** **Map: ,** **Original Price: \$375,000**



Property Type	Residential	Property Subtype	Single Family
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 1
Beds	2	Approx Square Feet	1392 Public Records
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$251.36
Garage Space	1	Lot Sq Ft(approx)	1528 ((Public Records))
Year Built	1974	Lot Acres (approx)	0.0351
APN/Tax ID	1700050415		
DOM	65		

Additional Pictures

Directions From Main Gate entrance, turn right at first stop sign and follow LV Drive to Village 9- turn right and follow street. House is on the right on the corner.

Marketing Remark Popular Del Mar floor plan in Leisure Village (55+) - This end unit has additional square footage with a large patio enclosure off the living room. Lots of closet space including a walk-in closet off the patio enclosure. Two bedrooms, two bathrooms, living room and dining area. Kitchen features a breakfast area surrounded by windows with lots of light! Walking distance to the Recreation Center and Main Gate.

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Pending 02/09/16 **Listing # 216000858** **4220 Village 4, Camarillo, CA 93012-6914 Map** **Listing Price: \$349,900**
County: Ventura **Cross St: Leisure Village Driv** **Map: ,** **Original Price: \$349,900**



Property Type	Residential	Property Subtype	Single Family
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 3
Beds	2	Approx Square Feet	1108 Public Records
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$315.79
Garage Space	1	Lot Sq Ft(approx)	1771 ((Public Records))
Year Built	1977	Lot Acres (approx)	0.0407
APN/Tax ID	1700230245		
DOM	21		

Additional Pictures

Marketing Remark This is the popular Del Mar floor plan in Camarillo's Premier Senior Community of Leisure Village. This unit has a large breakfast area that is light and bright. The home is located near the West Gate and has a large, open patio. Come see this home and the community to see how great your retirement years can be.

Pending 02/12/16 **Listing # 216001231** **29101 Village 29, Camarillo, CA 93012 Map** **Listing Price: \$389,000**
County: Ventura **Cross St: Santa Rosa** **Map: ,** **Original Price: \$389,000**



Property Type	Residential	Property Subtype	Condominium
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 6
Beds	2	Approx Square Feet	1200 Estimated
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$324.17
Garage Space	1	Lot Sq Ft(approx)	3049 ((Public Records))
Year Built	1979	Lot Acres (approx)	0.0700
APN/Tax ID	1690170015		
DOM	15		

Additional Pictures

Directions Enter front gate from Santa Rosa and turn left at first stop sign. Follow the road to Village 29

Marketing Remark Hurry to see this amazing, light and bright model perfect, end unit Capri model with front yard views and back to manicured open space with NO Neighbors! Beautiful wood flooring, spacious slab granite custom kitchen with tray ceiling, recessed lighting and comfortable enclosed patio/family room. Both bathrooms are remodeled with travertine type tile and features new vanities, sinks and fixtures. French doors lead from the rear family room to the spacious enclosed sunroom extending out to covered patio. Check out the oversized garage and garage door windows that bring in lots of light and the numerous cabinets for storage, etc. Newer duct work and dimmer switches throughout! Don't miss the front yard Rose Garden with Paver Stones and Seating area! Hurry on this one!

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Pending 02/13/16 **Listing # 216000568** **44170 Village 44, Camarillo, CA 93012** [Map](#) **Listing Price: \$400,000**
County: Ventura **Cross St: Village 44 and E. Le** **Map: ,** **Original Price: \$400,000**



Property Type	Residential	Property Subtype	Condominium
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 13
Beds	2	Approx Square Feet	1064 Public Records
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$375.94
Garage Space	1	Lot Sq Ft(approx)	1551 ((Public Records))
Year Built	1983	Lot Acres (approx)	0.0356
APN/Tax ID	1690220155		
DOM	29		

Additional Pictures

Marketing Remark Beautifully remodeled Capri unit facing greenbelt. Light, bright, and completely updated. New Features include granite countertops in kitchen and bathrooms, stainless steel appliances, updated lighting in kitchen and bathrooms, all new sinks and hardware, new flooring throughout. Professionally decorated and move in ready.

Pending 02/06/16 **Listing # 216000254** **25321 Village 25, Camarillo, CA 93012-7664** [Map](#) **Listing Price: \$470,000**
County: Ventura **Cross St: Santa Rosa Road to L** **Map: ,** **Original Price: \$470,000**



Property Type	Residential	Property Subtype	Single Family
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 5
Beds	2	Approx Square Feet	1936 Public Records
Baths(FTHQ)	2 (0 2 0 0)	Price/Sq Ft	\$242.77
Garage Space	1	Lot Sq Ft(approx)	2613 ((Public Records))
Year Built	1977	Lot Acres (approx)	0.0600
APN/Tax ID	1700360325		
DOM	31		

Additional Pictures

Directions Santa Rosa Rd to the Main Gate - YOU MUST HAVE A PASS CALLED IN BY US TO GET IN THIS GATED COMMUNITY - turn L at the 1st stop sign, drive until you reach the next stop sign & turn R, then turn R at village 25 (1st R), home is on R

Marketing Remark This El Dorado model home is located walking distance to the recreation center. This home has several upgrades and has been well loved. It features two bedrooms and two bathrooms (both bedrooms have a sitting area or office off them), skylight in the living room, formal dining room, updated kitchen, and patio enclosure off the kitchen.

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Pending 02/15/16 **Listing # 216000071** **9212 Village 9, Camarillo, CA 93012-6932 Map** **Listing Price: \$480,000**
County: Ventura **Cross St: Leisure Village Driv** **Map: ,** **Original Price: \$480,000**



Property Type	Residential	Property Subtype	Single Family
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 3
Beds	3	Approx Square Feet	1498 Public Records
Baths(FTHQ)	2 (1 1 0 0)	Price/Sq Ft	\$320.43
Garage Space	1	Lot Sq Ft(approx)	2153 ((Public Records))
Year Built	1974	Lot Acres (approx)	0.0494
APN/Tax ID	1700080295		
DOM	46		

Additional Pictures

Directions From the 101 Freeway, go East on Santa Rosa Road approximately 1.4 miles to the Leisure Village Main Gate. After entering, turn right at the stop sign, then right into Village 9.

Marketing Remark Great location! Just steps from the Recreation Center on a nice greenbelt this is a beautifully upgraded El Dorado model in Leisure Village (55+) community. This home has dual pane windows, custom shutters, smooth ceilings, decorator colors, mirrored wardrobes, recessed lighting, tile flooring in baths, dining room and kitchen, skylights, newer heat and A/C unit, newer ducting, newer roll-up garage door and opener, an Aqua Pure water filtration system, refrigerator, Kenmore Elite model washer and dryer, brushed nickel faucets and hardware, patio surrounded by slumpstone wall with vinyl lattice above and much more!! It is super clean and truly in move-in condition. Leisure Village offers its residents 18 hole - par 3 golf, tennis, paddle tennis, computer lab, pool, spa, wood shop lapidary shop, meeting rooms, lawn chess, shuffleboard, horseshoes, Wii bowling, billiards, a new fitness center, sewing room and clubs for most any interest. Come enjoy the wonderful Leisure Village lifestyle.

Pending 02/08/16 **Listing # 216001570** **25111 Village 25 #25, Camarillo, CA 93012-7608 Map** **Listing Price: \$515,000**
County: Ventura **Cross St: Mountain View Drive** **Map: ,** **Original Price: \$515,000**



Property Type	Residential	Property Subtype	Condominium
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 5
Beds	3	Approx Square Feet	1498 Public Records
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$343.79
Garage Space	1	Lot Sq Ft(approx)	2178 ((Public Records))
Year Built	1977	Lot Acres (approx)	0.0500
APN/Tax ID	1700350025		
DOM	4		

Additional Pictures

Directions From main gate entrance, turn left at 1st stop sign. Travel to next stop sign, and turn right. Immediate right into Village 25, going straight to the end. Then left and you will see 25111 address on the right.

Marketing Remark Spectacular expanded El Dorado, offering a special location on the 18th hole of the golf course. Additionally, it's a short walk to the recreation center. Energy efficient features include dual-pane windows & (3) patio sliders plus a newer Trane heating & A/C system. Window coverings include wooden shutters and drapes. Unique kitchen offers a walk-in spacious pantry area, skylight and expansive green belt views. The kitchen is upgraded with custom paneled door wood cabinetry and stone tiled flooring. Of course, the ceilings in this home are smooth plus there is no carpet to keep clean. Bright and versatile room addition sits facing the

patio area. Explore Leisure Village today: Ventura County's premier 55+ active senior (gated) community. A brand new 2,000 sf fitness center is now open adjacent to the club house.

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