


6213 Village 6 Camarillo, CA 93012-6917

Marketing Remarks \$ 334,900

55+ retirement community. This Monterey model has a lovely professional room addition and open patio with slumpstone fence. It is close to the Recreation Center. Upgrades include skylight in the living room, newer vinyl and neutral carpet, fan lights in the dining area and room addition. The seller has recently replaced the garbage disposal, water heater and heat pump.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	961	Approx Square Feet	1584
Lot Size - Sq Ft			
Pool/Spa			/
Price Per Sq Ft	343.39		
Dining		Other/See Remarks	
Flooring		Sheet Vinyl, Vinyl Tile, Linoleum, Carpet	
Fencing			
Fireplace(s)			
Features			
Parking		Laundry in Garage	
Laundry			
Patio		Asphalt/Rock	
Roof			
Stories/Living			
View			
Year Built	1977		

Presented By: Sharron Parker

00900167

Primary:805-482-0741 Secondary:805-443-1998

Fax: 805-987-4917

sharronbparker@aol.com

Troop Real Estate

2301 E Daily Dr #101 Camarillo CA 93010

805-482-0741

<http://www.troop.com>

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20145 Village #20 Camarillo, CA 93012-7505

Marketing Remarks \$ 385,000

55+ retirement community with wonderful amenities. This desirable Holmby model is on the 14th tee of the L.V. golf course. Seller is receptive to credit for paint/carpet.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1185	Approx Square Feet	2613
Lot Size - Sq Ft			
Pool/Spa			
Price Per Sq Ft	286.92		
Dining	Dining Area		
Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Carpet		
Fencing			
Fireplace(s)			
Features			
Parking		Laundry in Garage	
Laundry			
Patio		Composition Shingle	
Roof			
Stories/Living			
View			
Year Built	1978		

Presented By: Sharron Parker

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35115 Village 35 Camarillo, CA 93012-5604

Marketing Remarks \$ 342,500

Freshly painted, clean, interior unit Capri model. 2 bedroom, 1.75 bath with breakfast area in kitchen. Direct access to kitchen from garage. Large living/dining room combination with vaulted ceiling.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1064	Approx Square Feet	2613
Lot Size - Sq Ft			
Pool/Spa			/
Price Per Sq Ft	321.90		
Dining		Other/See Remarks	
Flooring		Sheet Vinyl, Vinyl Tile, Linoleum, Wood/Wood Like, Carpet	
Fencing			
Fireplace(s)			
Features			
Parking		Laundry in Garage	
Laundry			
Patio		Composition Shingle	
Roof			
Stories/Living			
View			
Year Built	1980		

Presented By: Sharron Parker

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30108 Village 30 #30 Camarillo, CA 93012-7163

Marketing Remarks \$ 348,000

Capri model in nice village. Tenant occupied, make offers subject to inspection. Home should be vacant approx. June 15, 2005.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1064	Approx Square Feet	2613
Lot Size - Sq Ft		Other/See	/ Other/See
Pool/Spa		327.07	Remarks Community
Price Per Sq Ft		Other/See	Remarks
Dining		Sheet Vinyl, Vinyl Tile, Linoleum, Carpet	
Flooring			
Fencing			
Fireplace(s)			
Features			
Parking		Laundry in Garage	
Laundry			
Patio		Composition Shingle	
Roof			
Stories/Living			
View			
Year Built	1979		

Presented By: Sharron Parker

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42118 Village 42 Camarillo, CA 93012-8919

Marketing Remarks \$ 352,950

Active Senior Community 55+, interior Brentwood unit; upgraded kitchen with newer appliances; remodeled bathrooms; nice, fresh paint; newer carpet; light and bright throughout; solar tube.



Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	951	Approx Square Feet	3484
Lot Size - Sq Ft			
Pool/Spa			
Price Per Sq Ft	371.14		
Dining	Dining Area		
Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Carpet		
Fencing			
Fireplace(s)			
Features			
Parking		Laundry	in Garage
Laundry			
Patio		Roof	Composition Shingle
Roof			
Stories/Living			
View			
Year Built	1981		

Presented By: Sharron Parker

00900167

Primary: 805-482-0741 Secondary: 805-443-1998

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5108 Village 5 Camarillo, CA 93012-6804

Marketing Remarks \$ 359,950

55+ Retirement Living in Leisure Village -- This is a Coronado II end unit with an enclosed patio room backing to a nice greenbelt. The home has just been painted throughout and received a new kitchen floor. The garage has a lot of extra storage. This home also features ceiling fans in both bedrooms, a skylight in the living room, and a stall shower in the master bathroom instead of a bathtub. The washer, dryer, refrigerator are sold with the home in as is condition without warranty.



Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1070	Approx Square Feet	2178
Lot Size - Sq Ft			
Pool/Spa			
Price Per Sq Ft	336.45		
Dining	Dining Area		
Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Carpet		
Fencing			
Fireplace(s)			
Features			
Parking		Laundry in Garage	
Laundry			
Patio		Composition Shingle	
Roof			
Stories/Living			
View			
Year Built	1977		

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18107 Village 18 #18 Camarillo, CA 93012-7407

 Marketing Remarks **\$ 379,000**

Patio converted to Family Room, with floor raised to Liv Rm level. Oak cabinets in Kitchen. Extra storage in garage.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1064	Approx Square Feet	2178
Lot Size - Sq Ft			
Pool/Spa			/
Price Per Sq Ft	356.20		
Dining			
Flooring		Other/See Remarks,	Tile, Carpet
Fencing			
Fireplace(s)			
Features			
Parking		Laundry in	Garage
Laundry			
Patio		Composition	Shingle
Roof			
Stories/Living			
View			
Year Built	1979		

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7122 Village 7 Camarillo, CA 93012-6933

Marketing Remarks \$ 388,500

55+ Leisure Village Retirement Community Coronado end unit. Upgrades include fresh paint, new carpet/vinyl, range, dishwasher, kitchen countertop, fan light, skylight, window screens and screen door. Beautiful landscaping. Fussy buyers welcome!

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1070	Approx Square Feet	1453
Lot Size - Sq Ft		Other/See	/ Other/See
Pool/Spa		Price Per Sq Ft	361.59
Price Per Sq Ft		Dining	Other/See
Dining		Flooring	Remarks Community
Flooring		Fencing	Other/See
Fencing		Fireplace(s)	Remarks
Fireplace(s)		Features	Sheet Vinyl, Vinyl Tile, Linoleum, Carpet
Features			
Parking		Laundry	Laundry in Garage
Laundry		Patio	
Patio		Roof	Composition Shingle
Roof		Stories/Living	
Stories/Living		View	
View		Year Built	1974
Year Built			

Presented By: Sharron Parker

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41062 Village 41 Camarillo, CA 93012-5670

Marketing Remarks \$ 419,000

55+ Retirement Community. 2 very large bedrooms and professional room addition off kitchen and living room. Especially private location with guest parking. Interior laundry with large 1-car garage. Seller is very motivated. Please bring her an offer.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1540	Approx Square Feet	2178
Lot Size - Sq Ft		Other/See	/ Other/See
Pool/Spa		Price Per Sq Ft	259.74
Dining		Remarks	Community
Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Carpet		
Fencing			
Fireplace(s)			
Features			
Parking	Laundry Area in Unit		
Laundry			
Patio	Composition Shingle		
Roof			
Stories/Living			
View			
Year Built	1981		

Presented By: Sharron Parker

00900167

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33208 Village 33 Camarillo, CA 93012-7214

Marketing Remarks \$ 439,000

55+ Leisure Village Retirement Community. Fresh paint and new carpet. Nice, clean Amalfi model with patio enclosure. This home was repiped approximately 10 years ago.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1441	Approx Square Feet	2613
Lot Size - Sq Ft			
Pool/Spa			
Price Per Sq Ft	301.87		
Dining	Dining Area		
Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Tile, Carpet		
Fencing			
Fireplace(s)			
Features			
Parking		Laundry Area in Unit	
Laundry			
Patio		Composition Shingle	
Roof			
Stories/Living			
View			
Year Built	1980		

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18129 Village 18 #18 Camarillo, CA 93012-7407

Marketing Remarks **\$ 439,000**

55+ Leisure Village Retirement Community. 2BD, 2 BA, + Den. Lovely kitchen with corian countertops and refaced wood cabinets, skylights in living room and hall bath, very wide greenbelt view location, etc. Seller is very motivated!

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1441	Approx Square Feet	2178
Lot Size - Sq Ft		Other/See	/ Other/See
Pool/Spa		Price Per Sq Ft	303.96
Price Per Sq Ft		Dining	Dining Area
Dining		Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Tile, Wood/Wood
Flooring		Fencing	
Fencing		Fireplace(s)	
Fireplace(s)		Features	
Features		Parking	
Parking		Laundry	Laundry Area in Unit
Laundry		Patio	
Patio		Roof	Composition Shingle
Roof		Stories/Living	
Stories/Living		View	
View		Year Built	1979
Year Built	1979		

Presented By: Sharron Parker

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20140 Village #20 Camarillo, CA 93012-7543

Marketing Remarks \$ 439,000

55+ Leisure Village Retirement Community. Amalfi model, 2+2 + den. Freshly painted with new carpeting. Shows nice and clean.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1441	Approx Square Feet	1742
Lot Size - Sq Ft			
Pool/Spa			
Price Per Sq Ft	304.65		
Dining	Dining Area		
Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Tile, Carpet		
Fencing			
Fireplace(s)			
Features			
Parking		Laundry Area in Unit	
Laundry			
Patio		Composition Shingle	
Roof			
Stories/Living			
View			
Year Built	1979		

Presented By: Sharron Parker

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5130 Village 5 #5 Camarillo, CA 93012-6804

Marketing Remarks \$ 475,000

This spacious El Dorado model is clean as a whistle with new carpet and tile, fresh paint and new kitchen appliances. Great location within the complex overlooking beautiful tree filled park like green belt. Priced to sell fast!



Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1498	Approx Square Feet	2178
Lot Size - Sq Ft			
Pool/Spa			
Price Per Sq Ft	312.42		
Dining			
Flooring	Tile, Wood/Wood Like		
Fencing			
Fireplace(s)			
Features			
Parking			
Laundry		Laundry Area in Unit	
Patio			
Roof		Composition Shingle	
Stories/Living			
View			
Year Built	1977		

Presented By: Sharron Parker

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20308 Village #20 Camarillo, CA 93012-7510

Marketing Remarks **\$ 503,000**

55+ Leisure Village Retirement Community. 2bd, 2ba plus den Amalfi model with beautiful, private perimeter location with fantastic view. Kitchen and master bathroom have been remodeled (jacuzzi tub too!). Please show and sell this lovely home.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1441	Approx Square Feet	2178
Lot Size - Sq Ft		Other/See	/ Other/See
Pool/Spa		Price Per Sq Ft	345.59
Price Per Sq Ft		Dining	Dining Area
Dining		Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Tile, Carpet
Flooring		Fencing	
Fencing		Fireplace(s)	
Fireplace(s)		Features	
Features		Parking	
Parking		Laundry	Laundry Room, Laundry Area in Unit
Laundry		Patio	
Patio		Roof	Composition Shingle
Roof		Stories/Living	
Stories/Living		View	
View		Year Built	1978
Year Built			

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23133 Village 23 Camarillo, CA 93012-7602

Marketing Remarks \$ 515,000

55+ Leisure Village Retirement Community. Location, location location! Steps to the Recreation Center and beautiful view of the golf course. Extra closet in master bedroom and extra cabinets in laundry area. Textured ceilings and white kitchen cabinets. This home shows pride of ownership.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1441	Approx Square Feet	1306
Lot Size - Sq Ft			
Pool/Spa			
Price Per Sq Ft	346.98		
Dining	Dining Area		
Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Tile, Wood/Wood		
Fencing			
Fireplace(s)			
Features			
Parking		Laundry Area in Unit	
Laundry			
Patio		Composition Shingle	
Roof			
Stories/Living			
View			
Year Built	1978		

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20192 Village 20 #20 Camarillo, CA 93012-7531

Marketing Remarks \$ 517,000

55+ Leisure Village Retirement Community, 2bd, 2ba plus den. Very light, clean and lovely Amalfi with beautiful, private perimeter view. Tile floors, skylight, upgraded kitchen, replumbed in 2004.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1441	Approx Square Feet	2613
Lot Size - Sq Ft			
Pool/Spa			
Price Per Sq Ft	346.98		
Dining	Dining Area		
Flooring	Tile, Carpet		
Fencing			
Fireplace(s)			
Features			
Parking		Laundry Room, Laundry Area in Unit	
Laundry			
Patio			
Roof		Composition Shingle	
Stories/Living			
View			
Year Built	1978		

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13213 Village 13 #13 Camarillo, CA 93012-7009

Marketing Remarks \$ 515,000

55+ Leisure Village Retirement Community very close to Recreation Center. Many upgrades - kitchen remodeled, very large room addition, slumpstone fence, single-car driveway, laminate and tile floors, skylights, etc.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1498	Approx Square Feet	2454
Lot Size - Sq Ft		Other/See	/ Other/See
Pool/Spa		Price Per Sq Ft	333.78
Price Per Sq Ft		Dining	Dining Area
Dining		Flooring	Other/See Remarks, Tile, Carpet
Flooring		Fencing	
Fence(s)		Fireplace(s)	
Features		Year Built	1976
Parking		Laundry	Laundry Area in Unit
Laundry		Patio	
Patio		Roof	Composition Shingle
Roof		Stories/Living	
Stories/Living		View	
View			

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42036 Village 42 Camarillo, CA 93012-8902

Marketing Remarks \$ 539,900

Valencia model. Location! Location! Location! Beautiful mountain view on perimeter of Leisure Village. Professional room addition with brick patio. Skylights in living room and master bathroom. Very clean. Neutral, beige carpet. This one is special. Buyer to accept current landscaping.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1919	Approx Square Feet	7526
Lot Size - Sq Ft	7526	Other/See	/ Other/See
Pool/Spa		Price Per Sq Ft	265.76
Dining		Remarks	Community
Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Carpet		
Fencing			
Fireplace(s)			
Features			
Parking		Laundry Area in Unit	
Laundry		Composition Shingle	
Patio		Mountain View	
Roof			
Stories/Living			
View			
Year Built	1981		

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30105 Village 30 #30 Camarillo, CA 93012-7164

Marketing Remarks \$ 534,900

55+ Leisure Village Retirement Community. Desirable Valencia model with 2-car garage in lovely cul de sac close to Recreation Center. This home has been freshly painted with new carpeting and shows super clean.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1667	Approx Square Feet	2613
Lot Size - Sq Ft		Other/See	/ Other/See
Pool/Spa		Price Per Sq Ft	320.94
Price Per Sq Ft		Dining	Dining Area
Dining		Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Wood/Wood Like, Carpet
Flooring		Fencing	
Fence(s)		Fireplace(s)	
Features		Year Built	1979
Parking		Laundry	Laundry Area in Unit
Laundry		Patio	
Patio		Roof	Composition Shingle
Roof		Stories/Living	
Stories/Living		View	
View			

Presented By: Sharron Parker

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32004 Village 32 Camarillo, CA 93012-7112

Marketing Remarks \$ 549,900

55+ Leisure Village Retirement Community. Largest model, La Jolla, with 2-car garage, fresh paint, new vinyl and carpet, etc. This house shows very clean, pride of ownership. Walking distance to Recreation Center and main gate.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1829	Approx Square Feet	3049
Lot Size - Sq Ft			
Pool/Spa			/
Price Per Sq Ft	295.79		
Dining			
Flooring			Sheet Vinyl, Vinyl Tile, Linoleum, Wood/Wood Like, Carpet
Fencing			
Fireplace(s)			
Features			
Parking			
Laundry			Laundry Area in Unit
Patio			
Roof			Composition Shingle
Stories/Living			
View			
Year Built	1979		

Presented By: Sharron Parker

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42224 Village 42 Camarillo, CA 93012-8923

Marketing Remarks **\$ 559,000**

Retirement Living at its best in Leisure Village. This Valencia is a corner, end unit with an awesome patio add-on. You can tell there is pride of ownership when you drive up to this home. It has great curb appeal and can be shown to your fussy buyers. This home is clean and light. It is an entertainer's delight! The owner's favorite feature of her home is all of the extra built-in storage her husband added in the garage. Washer, dryer and refrigerator are included without warranty.



Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1667	Approx Square Feet	3484
Lot Size - Sq Ft			
Pool/Spa			
Price Per Sq Ft	326.93		
Dining	Dining Area		
Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Carpet		
Fencing			
Fireplace(s)			
Features			
Parking		Laundry Area in Unit	
Laundry			
Patio			
Roof		Composition Shingle	
Stories/Living			
View			
Year Built	1981		

Presented By: Sharron Parker

00900167

Primary:805-482-0741 Secondary:805-443-1998

Fax: 805-987-4917

sharronbparker@aol.com

Troop Real Estate

2301 E Daily Dr #101 Camarillo CA 93010

805-482-0741

<http://www.troop.com>

The above featured property may not be listed by the office/agent presenting this brochure.

Information provided is deemed reliable but not guaranteed.





2550 Greencastle Ct Oxnard, CA 93035-2901

Marketing Remarks **\$ 915,000**

Mandalay Bay in lovely Channel Islands Harbor. 3BD 2.5 BA including lovely sunken conversation pit with fireplace and water view. Great open floor plan for entertaining. 28 foot dock with nice patio overlooking water.

Directions to Property:

Bedrooms	3	Bathroom	3.50 (0 0 0 0)
Approx Square Feet	1991	Approx Square Feet	2800
Lot Size - Sq Ft			
Pool/Spa			
Price Per Sq Ft	462.08		
Dining			
Flooring			Sheet Vinyl, Vinyl Tile, Linoleum, Carpet
Fencing			
Fireplace(s)			
Features			
Parking			
Laundry			Laundry in Garage
Patio			
Roof			Asphalt/Rock
Stories/Living			
View			
Year Built	1971		

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