


34114 Village 34 Camarillo, CA 93012-7244

Marketing Remarks \$ 339,000

Very motivated seller says bring me an offer! 55+ Leisure Village retirement community. Original condition Capri 2+2 model with outstanding perimeter location. Skylight in kitchen and living room. Patio enclosure adds additional space.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1064	Approx Square Feet	3049
Lot Size - Sq Ft		Other/See	/ Other/See
Pool/Spa		300.75	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		Composition Shingle	
Patio		Mountain View	
Roof			
Stories/Living			
View			
Year Built	1979		

Presented By: Sharron Parker

00900167
 Primary: 805-482-0741 Secondary: 805-443-1998
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Troop Real Estate

2301 E Daily Dr #101 Camarillo CA 93010
 805-482-0741
<http://www.troop.com>

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Information provided is deemed reliable but not guaranteed.




37118 Village 37 Camarillo, CA 93012-5609

Marketing Remarks \$ 339,000

Move in condition at excellent price in 55+ Leisure Village. Super-clean desirable 2BD 2BA Capri model in lovely location. New microwave, fresh paint and new neutral carpet, new kitchen, dining and bathroom lighting fixtures, faucets, replaced garage door.

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		Price Per Sq Ft	310.15
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
Parking			
Laundry		Parking	Laundry in Garage
Patio		Laundry	
Roof		Patio	Composition Shingle
Stories/Living		Roof	
View		Stories/Living	
Year Built	1980	View	

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1316 Village 1 Camarillo, CA 93012-6812

Marketing Remarks \$ 359,000

55+ Leisure Village Retirement Community. This end-unit Coronado model has an especially nice professional room addition with closet adding approximately 145 square feet. Very clean and freshly painted with new carpeting, skylight in living room. Move-in condition! Please show and sell!

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1070	Approx Square Feet	2178
Lot Size - Sq Ft		Other/See	/ Other/See
Pool/Spa		320.09	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	1977		

Presented By: Sharron Parker

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20218 Village 20 Camarillo, CA 93012-7508

Marketing Remarks **\$ 379,000**

55+ Leisure Village rare Capri model with 2-car garage. 2BD 2BA - Large living/dining room, vaulted ceiling, lots of cabinets in the kitchen with a breakfast area, newer garage door, lots of cabinets in the garage and block wall fence around patio. Buyer to accept current landscaping. House is vacant so it's easy to show and sell!

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1064	Approx Square Feet	2178
Lot Size - Sq Ft		Other/See	/ Other/See
Pool/Spa		Price Per Sq Ft	338.35
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	1978
Year Built			

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26127 Village 26 Camarillo, CA 93012-7614

Marketing Remarks \$ 359,900

Leisure Village 55+ Del Mar model with lovely room addition and mountain view. Withheld from MLS until 5/8/06 while house is being painted.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1108	Approx Square Feet	2178
Lot Size - Sq Ft		Other/See	/ Other/See
Pool/Spa		Price Per Sq Ft	324.91
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	Mountain View
View		Year Built	1978
Year Built			

Presented By: Sharron Parker

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20177 Village 20 Camarillo, CA 93012-7505

Marketing Remarks \$ 419,900

55+ Leisure Village Retirement community. Desirable Holmby model with gorgeous golf course location. This home is in the process of being painted.

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	353.59		
Dining	Dining Area		
Flooring	Tile, 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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6128 Village 6 #6 Camarillo, CA 93012-6916

Marketing Remarks \$ 492,000

Wonderful location in Leisure Village on the 9th hole of Golf Course and very close access to the recreation and club facilities! Enjoy the advantages of the El Dorado floorplan including spacious kitchen, separate dining room, indoor laundry and third bedroom/den. This light and bright home also offers tile in kitchen and the large, covered and partially enclosed patio provides a lovely, relaxing parklike retreat. A great place to come home to!



Directions to Property:

Bedrooms	3	Bathroom	2 (0 0 0 0)
Approx Square Feet	1498	Approx Square Feet	2400
Lot Size - Sq Ft			
Pool/Spa			
Price Per Sq Ft	323.77		
Dining			
Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Carpet		
Fencing			
Fireplace(s)			
Features			
Parking		Laundry Room	
Laundry			
Patio		Composition Shingle	
Roof			
Stories/Living			
View			
Year Built	1974		

Presented By: Sharron Parker

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22211 Village 22 Camarillo, CA 93012-7513

Marketing Remarks \$ 550,000

55+ Leisure Village 2+2 with room addition and patio looking out to golf course. 2-car garage, private driveway, replaced plumbing and windows, shutters throughout, slumpstone fence, extra closet in master bedroom and stall shower in master bath. Buyer to accept current landscaping.

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1667	Approx Square Feet	2178
Lot Size - Sq Ft		Other/See	/ Other/See
Pool/Spa		Price Per Sq Ft	305.94
Price Per Sq Ft		Dining	Dining Area
Dining		Flooring	Other/See Remarks, Carpet
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	1978
Year Built	1978		

Presented By: Sharron Parker

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30029 Village 30 Camarillo, CA 93012

Marketing Remarks \$ 512,000

Upgraded Amalfi Model with professionally added room. Assessor shows as 1441 sq ft, is 1741 with room addition - buyer to confirm sq ft. Located at the end of cul-de-sac for privacy. Opens to huges grassy area with a wonderful view of mountains. Upgrades in Kitchen & Baths-- sky lights in living room and kitchen. Light/bright -in move in condition. NEW air/heat inst 2006.



Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1741	Approx Square Feet	2613
Lot Size - Sq Ft			
Pool/Spa			
Price Per Sq Ft	294.08		
Dining			
Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Wood/Wood Like		
Fencing			
Fireplace(s)			
Features			
Parking		Laundry Room	
Laundry			
Patio		Composition Shingle	
Roof			
Stories/Living		Mountain View	
View			
Year Built	1979		

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18112 Village 18 Camarillo, CA 93012-7408

Marketing Remarks \$ 599,000

Largest model in 55+ Leisure Village with deep greenbelt view. Motivated seller says bring us an offer!

Directions to Property:

Bedrooms	2	Bathroom	2 (0 0 0 0)
Approx Square Feet	1829	Approx Square Feet	2178
Lot Size - Sq Ft		Other/See	/ Other/See
Pool/Spa		Remarks	Community
Price Per Sq Ft	300.71		
Dining		Dining Area	
Flooring		Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Wood/Wood Like, Carpet
Fencing			
Fireplace(s)			
Features			
Parking		Laundry Area in Unit	
Laundry			
Patio		Composition Shingle	
Roof			
Stories/Living			
View			
Year Built	1979		

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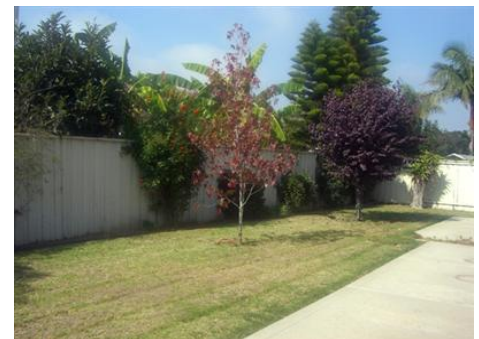




811 Coronado Pl Oxnard, CA 93030-8712

Marketing Remarks \$ 659,000

Lovely 1-story in Strawberry Fields tract. Seller says, My 92-year old aunt lived in this house and has gone off to another state. Come see how clean and lovely she left the house! Neutral fresh paint, new vinyl and carpet. Master bedroom suite has walk-in closet, big tub area. Vaulted ceilings. Shiny clean! Truly move-in condition! Motivated seller says show and sell.



Directions to Property:

Bedrooms	3	Bathroom	2 (0 0 0 0)
Approx Square Feet	2012	Approx Square Feet	7438
Lot Size - Sq Ft			
Pool/Spa			
Price Per Sq Ft	317.59		
Dining			
Flooring	Sheet Vinyl, Vinyl Tile, Linoleum, Tile, Carpet		
Fencing			
Fireplace(s)			
Features			
Parking		Laundry in Garage	
Laundry			
Patio			
Roof			
Stories/Living			
View			
Year Built	1987		

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