

Client Detail Report

Property Type Residential **Subdiv/Tract Code** exact: 226501,248707,248708,248709,248710,226502,226503,248701,248702,248703,248704,248705,248706 **City** Camarillo **Statuses** Back Up Offer, Pending
 Listings as of 10/28/13 at 4:14pm

Back Up Offer 10/07/13 **Listing # 13013726** **25115 Village 25 Camarillo, CA 93912** **Listing Price: \$312,000**
County: Ventura **Map: 525, B3** **Original Price: \$312,000**



[See Additional Pictures](#)

Prop Type	Residential	Prop Subtype(s)	Condominium
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 5
Beds	2	Approx Square Feet	961 Public Records
Baths(FTHQ)	2 (1 1 0 0)	Price/Sq Ft	\$324.66
Year Built	1977	Lot Sq Ft (approx)	1307 ((Public Records))
APN/Tax ID	1700330155	Lot Acres (approx)	0.0300
DOM/CDOM	27/27		

Directions Santa Rosa Road to Leisure Village main gate, left onto Leisure Village Drive. Turn right at the first stop sign onto Mountain View Drive, then make the second right turn into Village 25.
Marketing Remark This Monterey home is bright, open and ready to move-in and make your it your HOME. Great location on the golf course and near the Recreation Center. Rec Center is loaded with activities. Leisure Village is an age-restricted community (55+) and must be seen to be appreciated.

State	CA	Country	USA
Year Built Source	Assessor	Service Level	Full Service
Special Conditions	Standard Sale	Terms	Cal Vet Loan, Cash, Conventional
Possession	Close Of Escrow	Will Consider Lease	No
Unit Ttl in Complex	2136	Builder's Model Name	Monterey
Zoning	RPD	Showing Access	Call First, Call Owner
Sign On Property	Yes	Tax Mello Roos	No
Lot Description	Street Lighting, Street Paved, Street Private (N)	Lot Location	On Golf Course, Private Road
View	Yes	View Type	Golf Course View
Fencing	None	Disclosures	CC and R, Pet Restrictions
Common Walls	Attached, 1 Common Wall (N)	Stories/Levels	One Level
Entry Location	Living Room (N), Main Level	Appliances	Dryer, Elec Dryer Hookup, Washer
Cooking Appliances	Cooktop - Electric, Oven-Electric, Electric	Kitchen Features	Galley Kitchen
Eating Areas	Dining Area	Bathroom Features	Shower and Tub, Shower Stall
Ext Construction	Stucco	Foundation	Concrete Slab
Flooring	Carpet, Tile (N)	Cooling Type	Air Conditioning, Central A/C, Electric
Pool Y/N	No	Spa Y/N	No
Heating Type	Central Furnace	Heating Fuel	Electric
Fireplace Y/N	No	TV Services	Cable TV
Laundry Locations	In Garage	Volt 220 Location	In Garage, In Laundry
Roofing	Asbestos Shingle	Patio Features	Concrete Slab, Patio Open
Sewer	Public Sewer (N)	Water	Public
Water Htr Features	Electric	Number of Remotes	1
Parking Type	Garage, Garage - 1 Door (N)	Parking Features	Driveway, Garage Door Opener
HOA	Yes	HOA Fee 1	\$382.00
HOA 1 Fee Frequency	Monthly	HOA Fee 2 Frequency	None (N)
Assoc Amenities	Common RV Parking, Golf - Par 3, Guard Gated Comm, Gym/Ex Room, Picnic Area, Private/AssocPool(N), Private/Assoc Spa(N), Tennis Courts	Assoc Fees Include	Earthquake Insurance, On Site Security, Sewer Paid, Water Paid
Assoc Pet Rules	Assoc Pet Rules	Association Name	Leisure Village Association
Assoc Phone Number	(805) 484-2861	Mgmt Company Name	Leisure Village Association
Mgmt Company Phone	(805) 484-2861		

Presented By:	Sharron Parker Lic: 00900167 Primary: 805-482-0741 Secondary: 805-443-1998 Other: E-mail: sharronbparker@aol.com Web Page:	Troop Real Estate Lic: 2301 E Daily Dr #101 Camarillo, CA 93010 805-482-0741 Fax : 805-987-4917 See our listings online: http://www.troop.com
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Up Offer, Pending
Listings as of 10/28/13 at 4:14pm

Back Up Offer 09/20/13 **Listing # 13008643** **35205 Village 35 Camarillo, CA 93012-5606** **Map: 525, C2** **Listing Price: \$359,900**
County: Ventura **Original Price: \$389,900**



Prop Type	Residential	Prop Subtype(s)	Condominium
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 7
Beds	2	Approx Square Feet	1509 Public Records
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$238.50
Year Built	1980	Lot Sq Ft (approx)	2614 ((Public Records))
APN/Tax ID	1690190255	Lot Acres (approx)	0.0600
DOM/CDOM	128/128		

[See Additional Pictures](#)

Directions Santa Rosa Rd. to Leisure Village Dr. Turn R to stop sign and L to V-35

Marketing Remark Sharp! Newer carpet upgraded kitchen and baths. Some shutters on Master bedroom and dining room. Mirrored closet doors. Large enclosure. Room like quality. With heat and air ducts. Granite in kitchen and added storage and eating bar with bar stools. Bathrooms have marble countertops. Crystal light fixtures. Master bedroom features a walk-in closet and an extra closet as well. Storage in garage. This home features abundant storage. Heat and air not original replaced approx. 5-6 yrs ago per homeowner. Deep private greenbelt in back.

State	CA	Country	USA
Year Built Source	Other	Service Level	Full Service
Terms	Cash, Cash To New Loan, Conventional	Possession	COE Plus 1
Included in Sale	Washer, Dryer and Refrigerator without warranty	Will Consider Lease	No
Zoning	RPD	Showing Access	Go Direct, Vacant
Sign On Property	Yes	Tax Mello Roos	No
Lot Description	Curbs, Street Paved, Street Private (N)	Lot Location	Cul-De-Sac, Greenbelt, Private Road
View	No	Fencing	None
Common Walls	1 Common Wall (N)	Stories/Levels	One Level
Entry Location	Main Level	Appliances	Dishwasher, Garbage Disposal, Dryer, Elec Dryer Hookup, Washer
Cooking Appliances	Built-In/Free Stndng, Microwave, Electric	Kitchen Features	Granite Counters (N), Remodeled (N)
Eating Areas	BreakfastCounter/Bar, Formal Dining Rm	Bedroom Features	Master Suite, Walk In Closet
Bathroom Features	Shower and Tub	Front of House Faces	Faces South
Foundation	Concrete Slab	Flooring	Carpet, Sheet Vinyl
Cooling Type	Air Conditioning, Central A/C	Pool Y/N	No
Spa Y/N	No	Heating Type	Central Furnace
Heating Fuel	Electric	Fireplace Y/N	No
TV Services	Cable TV	Laundry Locations	Individual Room, Inside
Volt 220 Location	In Laundry	Roofing	Composition
Sewer	In, Connected & Paid, Public Sewer (N)	Water	Water District
Water Htr Features	Electric	GreenEnergyEfficient	Windows
Number of Remotes	0	Parking Type	Garage - 1 Door (N), On Street
Parking Features	Driveway	HOA	Yes
HOA Fee 1	\$423.00	HOA 1 Fee Frequency	Monthly
HOA Fee 2 Frequency	Monthly	Assoc Amenities	Common RV Parking, Gated Community, Golf - Par 3, Private/AssocPool(N), Security
Assoc Fees Include	Earthquake Insurance, On Site Security, Sewer Paid, Water Paid, Cable TV, Trash Paid	Assoc Pet Rules	Call for Rules, Pets Permitted
Association Name	Leisure Village Association	Assoc Phone Number	(805) 484-2861
Mgmt Company Name	Leisure Village Association	Mgmt Company Phone	(805) 484-2861

Presented By: **Sharron Parker**
 Lic: 00900167
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 Secondary: 805-443-1998
 Other:
 E-mail: sharronbparker@aol.com
 Web Page:

Troop Real Estate
 Lic:
 2301 E Daily Dr #101
 Camarillo, CA 93010
 805-482-0741
 Fax : 805-987-4917
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Listings as of 10/28/13 at 4:14pm

Back Up Offer 10/25/13 **Listing # 13012376** **24106 Village 24 Camarillo, CA 93012-7607** **Map: 525, B3** **Listing Price: \$399,000**
County: Ventura **Original Price: \$410,000**



Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 5
Beds	2	Approx Square Feet	1498 Public Records
Baths(FTHQ)	2 (1 1 0 0)	Price/Sq Ft	\$266.36
Year Built	1978	Lot Sq Ft (approx)	2178 ((Public Records))
APN/Tax ID	1690090085	Lot Acres (approx)	0.0500
DOM/CDOM	59/59		

[See 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, then right at the second stop sign on to Mountain View Drive, then left into Village 24.

Marketing Remark Great golf course location with mountain views, as well. This is the popular El Dorado model with almost 1500 sq. ft. of living space, two bedrooms, two baths plus a den, spacious living room, indoor laundry and enclosed patio room. Leisure Village offers its residents tennis, pool, spa, 18 hole - par 3 golf, wood shop, billiards, computer lab, bocce ball, lawn chess, horseshoes, Wii bowling, shuffleboard, ceramics shop, exercise room, paddle tennis and a club for just about any interest.

State	CA	Year Built Source	Other
Service Level	Full Service	Special Conditions	Standard Sale
Terms	Cal Vet Loan, Cash, Conventional	Possession	Close Of Escrow
Will Consider Lease	No	Zoning	RPD
Showing Access	Gate Pass, Vacant	Sign On Property	Yes
Tax Mello Roos	No	Lot Description	Street Asphalt, Street Lighting, Street Paved, Street Private (N), Sidewalks
Lot Location	On Golf Course, Private Road	View	Yes
View Type	Golf Course View, Mountain View	Fencing	None
Common Walls	1 Common Wall (N)	Stories/Levels	One Level
Entry Location	Main Level	Cooking Appliances	Electric
Eating Areas	Formal Dining Rm, Ktchn/DiningCombo(N)	Foundation	Concrete Slab
Flooring	Carpet - Partial (N), Tile (N)	Cooling Type	Air Conditioning, Central A/C
Pool Y/N	No	Spa Y/N	No
Heating Type	Forced Air	Fireplace Y/N	Yes
Fireplace Location	Patio	Laundry Locations	Area In Unit (N)
Roofing	Composition Shingle	Patio Features	Concrete Slab, Enclosed, Patio Open
Sewer	Sewer, Septic Tank	Water	Public
Number of Remotes	0	Parking Type	Garage, Garage - 1 Door (N)
Parking Features	Direct Garage Access	HOA	Yes
HOA Fee 1	\$439.00	HOA 1 Fee Frequency	Monthly
HOA Fee 2 Frequency	None (N)	Assoc Amenities	Billiard Room, Golf - Par 3, Guard Gated Comm, Paddle Tennis, Private/AssocPool(N), Private/Assoc Spa(N), Tennis Courts
Assoc Fees Include	Building and Grounds, On Site Security, Sewer Paid, Water Paid	Assoc Pet Rules	Pets Permitted
Association Name	Leisure Village Assn.	Assoc Phone Number	(805) 484-2861
Mgmt Company Name	Leisure Village Assn.	Mgmt Company Phone	(805) 484-2861

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Listings as of 10/28/13 at 4:14pm

Back Up Offer 10/01/13 **Listing # 13013710** **6106 Village 6 Camarillo, CA 93012-6916** **Map: 525, B3** **Listing Price: \$439,000**
County: Ventura **Original Price: \$439,000**



[See Additional Pictures](#)

Prop Type	Residential	Prop Subtype(s)	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	\$293.06
Year Built	1974	Lot Sq Ft (approx)	1742 ((Public Records))
APN/Tax ID	1700120485	Lot Acres (approx)	0.0400
DOM/CDOM	31/31		

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 first stop sign, then left into Village 6.

Marketing Remark An absolutely gorgeous El Dorado model home on one of the nicest greenbelt locations with golf course view in Leisure Village. This home was professionally remodeled in 2011. Some of the finest materials and appliances were used, beginning literally at the front door. The kitchen and interior laundry have Brookhaven cherry wood cabinets with brushed nickel hardware, beautiful granite counters, under cabinet lighting, recessed lighting, stone tile flooring, newer sink and all stainless steel Kitchen Aid appliances. The living room, den, hall and bedrooms have rich bamboo flooring. Both baths have been tastefully remodeled in designer fashion. Newer dual pane windows and slider. Interior doors are solid core raised panel. Water heater, A/C, and heating system and all ducting replaced Dec 2011. Newer paint is in decorator colors, the patio is covered, has a pass-through window from the kitchen and is surrounded by a slumpstone wall. A truly luxury remodel by local Forest Construction.

State	CA	Year Built Source	Other
Service Level	Full Service	Special Conditions	Standard Sale
Terms	Cal Vet Loan, Cash, Conventional	Possession	Close Of Escrow
Included in Sale	Washer, Dryer, Refrigerator without warranty.	Will Consider Lease	No
Builder's Model Name	El Dorado	Zoning	RPD
Showing Access	Gate Pass, Vacant	Sign On Property	Yes
Tax Mello Roos	No	Lot Description	Street Asphalt, Street Lighting, Street Paved, Street Private (N), Sidewalks
Lot Location	Greenbelt, Private Road	View	Yes
View Type	Golf Course View	Fencing	Slumpstone
Common Walls	1 Common Wall (N)	Stories/Levels	One Level
Entry Location	Main Level	Cooking Appliances	Electric
Eating Areas	Formal Dining Rm, Eat In Kitchen	Foundation	Concrete Slab
Flooring	Hardwood, Stone (N), Stone Tile	Cooling Type	Air Conditioning, Central A/C
Pool Y/N	No	Spa Y/N	No
Heating Type	Forced Air	Fireplace Y/N	Yes
Fireplace Location	None	TV Services	Cable TV
Laundry Locations	Area In Unit (N)	Volt 220 Location	In Kitchen, In Laundry
Roofing	Composition Shingle	Patio Features	Covered, Slab
Sewer	Sewer, Septic Tank	Water	Public
Number of Remotes	0	Parking Type	Garage, Garage - 1 Door (N), On Street
Parking Features	Direct Garage Access, Driveway - Concrete, Garage Door Opener	HOA	Yes
HOA Fee 1	\$439.00	HOA 1 Fee Frequency	Monthly
HOA Fee 2 Frequency	None (N)	Assoc Amenities	Billiard Room, Golf - Par 3, Guard Gated Comm, Gym/Ex Room, Private/AssocPool(N), Private/Assoc Spa(N), Tennis Courts
Assoc Fees Include	Building and Grounds, Earthquake Insurance, On Site Security, Sewer Paid, Water Paid	Assoc Pet Rules	Pets Permitted
Association Name	Leisure Village Assn.	Assoc Phone Number	(805) 383-2861
Mgmt Company Name	Leisure Village Assn.	Mgmt Company Phone	(805) 383-2861

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 Listings as of 10/28/13 at 4:14pm

Back Up Offer 10/07/13	Listing # 13013877 County: Ventura	20315 Village 20 Camarillo, CA 93012-7509	Map: 525, B3	
		Listing Price: \$459,000	Original Price: \$459,000	
	Prop Type	Residential	Prop Subtype(s)	Condominium
	Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 7
	Beds	2	Approx Square Feet	1667 Public Records
	Baths(FTHQ)	2 (1 1 0 0)	Price/Sq Ft	\$275.34
	Year Built	1978	Lot Sq Ft (approx)	2178 ((Public Records))
	APN/Tax ID	1690070175	Lot Acres (approx)	0.0500
	DOM/CDOM	27/27		

[See 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, then right at the second stop sign and left into Village 20.

Marketing Remark A great location on the golf course for this popular Valencia (second largest) model in lovely Leisure Village (55+) community. This home has two bedrooms, two baths, a large living room, formal dining as well as dining in the kitchen/breakfast room. The very large kitchen had been redone with beautiful granite counters, acrylic like cabinets and attractive tile. The living room has had a fireplace added and is tiled, as well. The master is very large with huge walk-in wardrobe and the master bath has been rearranged to accommodate a jet style tub and separate shower. There is also an indoor laundry room. The Valencia model has a 2 car garage with direct access, most models do not. The home is on a beautiful fairway with plenty of separation from the homes on the other side. A most comfortable home with great views!

State	CA	Year Built Source	Other
Service Level	Full Service	Special Conditions	Standard Sale
Terms	Cal Vet Loan, Cash, Conventional	Possession	Negotiable
Will Consider Lease	No	Builder's Model Name	Valencia
Zoning	RPD	Showing Access	Gate Pass
Sign On Property	Yes	Tax Mello Roos	No
Lot Description	Street Asphalt, Curbs, Street Lighting, Street Paved, Street Private (N), Sidewalks	Lot Location	On Golf Course, Private Road
View	Yes	View Type	Golf Course View, Mountain View
Fencing	None	Common Walls	Attached
Stories/Levels	One Level	Entry Location	Main Level
Cooking Appliances	Electric	Eating Areas	BreakfastCounter/Bar, Formal Dining Rm, Eat In Kitchen
Foundation	Concrete Slab	Flooring	Carpet - Partial (N), Tile (N)
Cooling Type	Air Conditioning, Central A/C	Pool Y/N	No
Spa Y/N	No	Heating Type	Forced Air
Fireplace Y/N	Yes	Fireplace Fuel	Wood
TV Services	Cable TV	Laundry Locations	Individual Room
Volt 220 Location	In Kitchen, In Laundry	Roofing	Composition Shingle
Patio Features	Covered	Sewer	Sewer, Septic Tank
Water	Public	Number of Remotes	0
Parking Type	Garage, Garage - 2 Door (N)	Parking Features	Direct Garage Access
HOA	Yes	HOA Fee 1	\$492.00
HOA 1 Fee Frequency	Monthly	HOA Fee 2 Frequency	None (N)
Assoc Amenities	Billiard Room, Fitness Center, Golf - Par 3, Guard Gated Comm, Private/AssocPool(N), Private/Assoc Spa(N), Tennis Courts	Assoc Fees Include	Earthquake Insurance, On Site Security, Sewer Paid, Water Paid
Assoc Pet Rules	Pets Permitted	Association Name	Leisure Village Assn.
Assoc Phone Number	(805) 484-2861	Mgmt Company Name	Leisure Village Assn.
Mgmt Company Phone	(805) 484-2861		

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Listings as of 10/28/13 at 4:14pm

Back Up Offer 10/25/13 **Listing # 13013872** **20212 Village 20 Camarillo, CA 93012-7508** **Map: 525, B3** **Listing Price: \$550,000**
County: Ventura **Original Price: \$550,000**



Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 7
Beds	2	Approx Square Feet	1829 Public Records
Baths(FTHQ)	2 (1 1 0 0)	Price/Sq Ft	\$300.71
Year Built	1978	Lot Sq Ft (approx)	2178 ((Public Records))
APN/Tax ID	1690060055	Lot Acres (approx)	0.0500
DOM/CDOM	28/28		

[See Additional Pictures](#)

Directions From the 101 Freeway go East on Santa Rosa Road approximately 1.4 miles to the Leisure Village an gate. After entering, turn left at the first stop, then right at the second stop sign, then left into Village 20.

Marketing Remark From the moment you enter this La Jolla (largest) model your eye is drawn through the home to one of the most beautiful golf course views in Leisure Village (55+) community. This home is bright with 6 skylights, dual paned windows, including garden windows and slider, HVAC unit and ducts replaced, showers remodeled, insulated shutters, re-piped with copper, beautiful tile in entry and dining room, toilets replaced with ADA type and plumbed inside for soft water. This home has a 2 car garage with lots additional storage cabinets. there is a large patio, partially covered, which has a propane powered fire pit and is surrounded by a most attractive slumpstone wall and gate to the golf course. Included will be the firepit, washer, dryer, freezer, all dining room furniture except piano, hallway rug. This great home shows true pride in ownership.

State	CA	Year Built Source	Other
Service Level	Full Service	Special Conditions	Standard Sale
Terms	Cal Vet Loan, Cash, Conventional	Possession	Negotiable
Will Consider Lease	No	Zoning	RPD
Showing Access	Call Owner, Gate Pass	Sign On Property	Yes
Tax Mello Roos	No	Lot Description	Street Asphalt, Curbs, Street Lighting, Street Paved, Street Private (N), Sidewalks
Lot Location	On Golf Course, Private Road	View	Yes
View Type	Golf Course View	Fencing	Slumpstone
Common Walls	1 Common Wall (N)	Stories/Levels	One Level
Entry Location	Main Level	Cooking Appliances	Electric
Eating Areas	Formal Dining Rm, Eat In Kitchen	Foundation	Concrete Slab
Flooring	Carpet - Partial (N), Tile (N)	Cooling Type	Air Conditioning, Central A/C
Pool Y/N	No	Spa Y/N	No
Heating Type	Forced Air	Fireplace Y/N	No
Laundry Locations	Individual Room	Roofing	Composition Shingle
Patio Features	Covered, Patio Open	Sewer	Sewer, Septic Tank
Water	Public	Number of Remotes	0
Parking Type	Garage, Garage - 2 Door (N)	Parking Features	Direct Garage Access
HOA	Yes	HOA Fee 1	\$515.00
HOA 1 Fee Frequency	Monthly	HOA Fee 2 Frequency	None (N)
Assoc Amenities	Billiard Room, Golf - Par 3, Guard Gated Comm, Paddle Tennis, Private/AssocPool(N), Private/Assoc Spa(N), Tennis Courts	Assoc Fees Include	Earthquake Insurance, On Site Security, Sewer Paid, Water Paid
Assoc Pet Rules	Pets Permitted	Association Name	Leisure Village Assn.
Assoc Phone Number	(805) 484-2861	Mgmt Company Name	Leisure Village Assn.
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Listings as of 10/28/13 at 4:14pm

Pending 10/22/13 **Listing # 13014285** **32129 Village 32 Camarillo, CA 93012** **Map: 525, C2** **Listing Price: \$599,999**
County: Ventura **Original Price: \$599,999**



Prop Type	Residential	Prop Subtype(s)	Condominium
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 13
Beds	2	Approx Square Feet	1977 Public Records
Baths(FTHQ)	2 (0 2 0 0)	Price/Sq Ft	\$303.49
Year Built	1975	Lot Sq Ft (approx)	3049 ((Public Records))
APN/Tax ID	1690140225	Lot Acres (approx)	0.0700
DOM/CDOM	16/17		

[See Additional Pictures](#)

Directions Leisure Village Drive to Village 32

Marketing Remark No expense was spared in the remodeling of this exquisite state of the art home in this senior community. It starts at the front door and doesn't end until you exit. The quality of this home will amaze you with every step you take. A must see, words cannot describe the quality this home has. There is also a quality addition. There is a small patio with room for a BBQ, patio chairs and small table.

State	CA	Country	USA
Year Built Source	Estimated	CrossStreets	N/A
Service Level	Full Service	Special Conditions	Standard Sale
Terms	Cash, Cash To New Loan	Possession	COE Plus 3
Will Consider Lease	No	Land Lease Type	Other
Builder's Model Name	Valencia	Zoning	PUD
Showing Access	Go Direct	Sign On Property	Yes
Tax Mello Roos	No	Lot Description	Street Lighting, Street Paved
Lot Location	Cul-De-Sac	View	No
Fencing	None	Common Walls	Attached
Stories/Levels	One Level	Entry Location	Main Level
Appliances	Stackable W/D Hookup, Dryer, Elec Dryer Hookup	Cooking Appliances	Electric
Kitchen Features	Pantry, Remodeled (N), Granite Counters (N)	Eating Areas	Formal Dining Rm, BreakfastCounter/Bar, Eat In Kitchen
Foundation	Concrete Slab	Flooring	Mixed (N)
Cooling Type	Air Conditioning, Central A/C	Pool Y/N	Yes
Pool Construction	In Ground	Pool Descriptions	Association Pool, Heated Filtered (N), Community Pool
Spa Y/N	Yes	Spa Descriptions	Community
Heating Type	Central Furnace	Heating Fuel	Electric
Fireplace Y/N	No	TV Services	Cable TV
Laundry Locations	Inside, Individual Room	Volt 220 Location	In Kitchen, In Laundry
Roofing	Composition Shingle	Patio Features	Patio Open
Playing Courts	Tennis Court Private, Paddle	Sewer	In, Connected & Paid
Water	Water District	Water District	Camrosa
Number of Remotes	0	Parking Type	Garage, Garage - 2 Door (N), Garage Attached
HOA	Yes	HOA Fee 1	\$492.00
HOA 1 Fee Frequency	Monthly	HOA Fee 2 Frequency	None (N)
Assoc Amenities	Barbecue, Billiard Room, Club House, Common RV Parking, Private/AssocPool(N), Golf - Par 3	Assoc Fees Include	Cable TV, Clubhouse
Assoc Pet Rules	Assoc Pet Rules, Weight Limit	Association Name	Leisure Village
Assoc Phone Number	(805) 484-3861	Mgmt Company Name	Leisure Village
Mgmt Company Phone	(805) 484-3861		

Presented By:	Sharron Parker Lic: 00900167 Primary: 805-482-0741 Secondary: 805-443-1998 Other: E-mail: sharronbparker@aol.com Web Page:	Troop Real Estate Lic: 2301 E Daily Dr #101 Camarillo, CA 93010 805-482-0741 Fax : 805-987-4917 See our listings online: http://www.troop.com
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Client Detail Report

Property Type Residential **Subdiv/Tract Code** exact: 226501,248707,248708,248709,248710,226502,226503,248701,248702,248703,248704,248705,248706 **City** Camarillo **Statuses** Back Up Offer, Pending

Listings as of 10/28/13 at 4:14pm

Pending 10/16/13 **Listing # 13013407** **6109 Village 6 Camarillo, CA 93012-6958** **Listing Price: \$409,900**
County: Ventura **Map: 525, B3** **Original Price: \$409,900**



Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 6
Beds	2	Approx Square Feet	1498 Public Records
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$273.63
Year Built	1974	Lot Sq Ft (approx)	2178 ((Public Records))
APN/Tax ID	1700120535	Lot Acres (approx)	0.0500
DOM/CDOM	39/39		

[See Additional Pictures](#)

Directions Enter Main Gate of Leisure Village off Santa Rosa Road. Turn Right upon entering and Village 6 is on the left.

Marketing Remark This is a beautiful El Dorado model with a nice enclosed patio in Camarillo's Premier Senior Community, Leisure Village. This home is absolutely move in ready! The home has new flooring throughout, it has just been painted with the ceiling scraped smooth, and new updates to the kitchen and bathrooms. This house is an end unit and has a little greenbelt behind it. This home is located close to the Rec Center so you can enjoy a great home and all the amenities of this community. Come quickly - this won't last long!!

State	CA	Year Built Source	Assessor
Service Level	Full Service	Special Conditions	Standard Sale
Terms	Cal Vet Loan, Cash, Conventional, Fannie Mae, Freddie Mac	Possession	Close Of Escrow
Will Consider Lease	No	Builder's Model Name	El Dorado
Zoning	RPD	Showing Access	Vacant
Sign On Property	Yes	Tax Mello Roos	No
Lot Description	Street Paved, Street Private (N)	Lot Location	Greenbelt, Private Road
View	No	Fencing	Block Wall
Common Walls	Attached, 1 Common Wall (N)	Stories/Levels	One Level
Entry Location	Main Level	Cooking Appliances	Electric
Eating Areas	Dining Area, Eat In Kitchen	Foundation	Concrete Slab
Flooring	Carpet, Tile (N)	Cooling Type	Air Conditioning, Central A/C, Electric
Pool Y/N	Yes	Pool Descriptions	Association Pool, Community Pool
Spa Y/N	Yes	Spa Descriptions	Community
Heating Type	Central Furnace	Heating Fuel	Electric
Fireplace Y/N	No	Laundry Locations	Area In Unit (N), Inside
Roofing	Composition Shingle	Patio Features	Enclosed, Other
Sewer	Sewer, Septic Tank	Water	Water District
Number of Remotes	0	Parking Type	Garage Attached, Garage - 1 Door (N)
Parking Features	Direct Garage Access	HOA	Yes
HOA Fee 1	\$439.00	HOA 1 Fee Frequency	Monthly
HOA Fee 2 Frequency	None (N)	Assoc Amenities	Fitness Center, Gated Community, Golf - Par 3, Maintains Landscape, Private/AssocPool(N), Tennis Courts
Assoc Fees Include	Earthquake Insurance, On Site Security, Sewer Paid, Water Paid, Insurance Paid	Assoc Pet Rules	Assoc Pet Rules, Call for Rules, Pets Permitted
Association Name	Leisure Village Association	Assoc Phone Number	(805) 484-2861
Mgmt Company Name	Leisure Village Association	Mgmt Company Phone	(805) 484-2861

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Client Detail Report

Property Type Residential **Subdiv/Tract Code** exact: 226501,248707,248708,248709,248710,226502,226503,248701,248702,248703,248704,248705,248706 **City** Camarillo **Statuses** Back Up Offer, Pending

Listings as of 10/28/13 at 4:14pm

Pending 09/20/13 **Listing # 13011666** **20184 Village 20 Camarillo, CA 93012-7531** **Map: 525, B3** **Listing Price: \$410,000**
County: Ventura **Original Price: \$410,000**



Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 7
Beds	2	Approx Square Feet	1667 Public Records
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$245.95
Year Built	1978	Lot Sq Ft (approx)	2614 ((Public Records))
APN/Tax ID	1690040175	Lot Acres (approx)	0.0600
DOM/CDOM	25/25		

[See 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 R at the 1st stop sign, drive until you reach the next stop sign and turn L, then turn R at village 20 (4th R), home is on the R

Marketing Remark Location, location, location! Popular Valencia floor plan with beautiful mountain/perimeter view. Large living room and dining room with cathedral ceilings both look out on the open patio and mountain view! Large kitchen with breakfast area; interior laundry room. Large bedrooms. Sliding glass door leads from the master bedroom out to the open patio with slumpstone wall.

State	CA	Year Built Source	Assessor
Service Level	Full Service	Special Conditions	Standard Sale
Terms	Cal Vet Loan, Cash, Conventional	Possession	Close Of Escrow
Will Consider Lease	No	Builder's Model Name	Valencia
Zoning	RPD	Showing Access	Go Direct, Vacant
Sign On Property	Yes	Tax Mello Roos	No
Lot Description	Street Paved, Street Private (N)	Lot Location	Mountainous (N), Private Road
View	Yes	View Type	Mountain View
Fencing	Block Wall	Common Walls	Attached, 1 Common Wall (N)
Stories/Levels	One Level	Entry Location	Main Level
Cooking Appliances	Electric	Eating Areas	Formal Dining Rm, Eat In Kitchen
Foundation	Concrete Slab	Flooring	Carpet, Ceramic Tile
Cooling Type	Air Conditioning, Central A/C, Electric	Pool Y/N	Yes
Pool Descriptions	Community Pool	Spa Y/N	Yes
Spa Descriptions	Community	Heating Type	Central Furnace, Forced Air
Fireplace Y/N	No	Laundry Locations	Individual Room, Inside
Roofing	Composition, Composition Shingle	Patio Features	Concrete Slab
Sewer	Sewer, Septic Tank	Water	Public
Number of Remotes	0	Parking Type	Garage, Garage - 2 Door (N)
Parking Features	Direct Garage Access	HOA	Yes
HOA Fee 1	\$492.00	HOA 1 Fee Frequency	Monthly
HOA Fee 2 Frequency	None (N)	Assoc Amenities	Common RV Parking, Fitness Center, Gated Community, Golf - Par 3, Maintains Landscape, Private/AssocPool(N), Private/Assoc Spa(N)
Assoc Pet Rules	Assoc Pet Rules, Permitted Types	Association Name	Leisure Village Association
Assoc Phone Number	(805) 484-2861	Mgmt Company Name	Leisure Village Association
Mgmt Company Phone	(805) 484-2861		

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Client Detail Report

Property Type Residential **Subdiv/Tract Code** exact: 226501,248707,248708,248709,248710,226502,226503,248701,248702,248703,248704,248705,248706 **City** Camarillo **Statuses** Back Up Offer, Pending

Listings as of 10/28/13 at 4:14pm

Pending 08/23/13 **Listing # 13011353** **20194 Village 20 Camarillo, CA 93012-7531** **Map: 525, B3** **Listing Price: \$459,000**
County: Ventura **Original Price: \$459,000**



Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Cam - Mission Oaks	Subdiv/Tract	Leisure Village 6
Beds	2	Approx Square Feet	1667 Public Records
Baths(FTHQ)	2 (1 1 0 0)	Price/Sq Ft	\$275.34
Year Built	1978	Lot Sq Ft (approx)	2178 ((Public Records))
APN/Tax ID	1690060145	Lot Acres (approx)	0.0500
DOM/CDOM	35/35		

[See 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 left into Village 20.

Marketing Remark Sold before processing. This 2 bedroom, 2 bath home is approx. 1667 sq. ft. Valencia model on the perimeter with a beautiful valley view and Conejo Grade, as well. The kitchen has newer hickory cabinets, Silverstone countertops, tile backsplash, full-extension drawers, built-in oven, recessed lighting under cabinets, wine rack, skylight and crown molding. There is a ceramic tile in the entry, living and dining room and bath. Upgrades in the all bath include, vanity, countertop, low flow toilet, lighting and tile shower. Bedroom closets have organizers. Many other improvements have also been made to this great floor plan.

State	CA	Year Built Source	Assessor
Service Level	Full Service	Special Conditions	Standard Sale
Terms	Cal Vet Loan, Cash, Conventional	Possession	Negotiable
Will Consider Lease	No	Zoning	R1
Showing Access	Call Occupant	Sign On Property	Yes
Tax Mello Roos	No	Lot Description	Street Asphalt, Street Lighting, Street Paved, Street Private (N), Sidewalks
Lot Location	Backs to Parkland(N), Private Road	View	Yes
View Type	Mountain View, Valley View	Fencing	None
Common Walls	1 Common Wall (N)	Stories/Levels	One Level
Entry Location	Main Level	Cooking Appliances	Electric
Eating Areas	BreakfastCounter/Bar, Breakfast Nook, Formal Dining Rm	Foundation	Concrete Slab
Flooring	Carpet - Partial (N), Tile (N)	Cooling Type	Air Conditioning, Central A/C
Pool Y/N	No	Spa Y/N	No
Heating Type	Forced Air	Fireplace Y/N	No
Laundry Locations	Individual Room	Volt 220 Location	In Garage, In Kitchen, In Laundry
Roofing	Composition Shingle	Patio Features	Covered
Sewer	Public Sewer (N)	Water	Public
Number of Remotes	0	Parking Type	Garage, Garage - 2 Door (N)
Parking Features	Direct Garage Access	HOA	Yes
HOA Fee 1	\$492.00	HOA 1 Fee Frequency	Monthly
HOA Fee 2 Frequency	None (N)	Assoc Amenities	Billiard Room, Club House, Fitness Center, Golf - Par 3, Guard Gated Comm, Private/AssocPool(N), Private/Assoc Spa(N), Tennis Courts
Assoc Fees Include	Clubhouse	Assoc Pet Rules	Pets Permitted
Association Name	Leisure Village Assn.	Assoc Phone Number	(805) 484-2861
Mgmt Company Name	Leisure Village Assn.	Mgmt Company Phone	(805) 484-2861

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