


Client Detail Report

Listings as of 10/11/07 at 6:51pm

Active 09/22/07	Listing # 70016234 County: Santa Barbara	1001 W Hickory Ave Other, CA 93436	Listing Price: \$360,000 Map: , J7 See Map	
	Prop Type	Residential	Prop Subtype(s)	Detached
	Area	81	Tract Code	Santa Barbara: Other
	Beds	3	Approx Square Feet	1300 Owner
	Baths	1.50	Price/Sq Ft	276.92
	Year Built	Unknown	Lot Sq Ft (approx)	6000
	APN		Lot Acres (approx)	0.138
	DOM	19		

[See Additional Pictures](#)**Directions** LOMPOC HOME- Take 101 Freeway, exit Vandenberg/Lompoc. Left on Ocean Ave., Left on S R Street, left on W. Hickory Ave.**Marketing Remark** Short Sale, Offers and Commission subject to lender approval. Home is in good neighborhood, close to elementary and jr. high schools, ball field, park. Living room is currently being used as master (4th) bedroom. Dining area is off kitchen.


Zoning	r-1	Lot Size Range	6 - 7.99K
Terms of Sale		Possession	coe+2
Deposit	3000	Contingencies	Lender Approval
City Inspection	Record Search Only		
Terms	Conventional		
Property Features		Entry Level	1st Floor
Construction Type	Stucco, Wood	Fencing	Wood
Features	None	Parking	2 Car, Direct Access, Garage
Foundation	Concrete Slab	Housing Type	Single Family Dwell
Horse Property	No	Patio	Slab
Property Site	None	Roof	Composition Shingle
Pool	None	Spa	None
RV Access	No	Streets	Public
Stories/Living Space	1 Story		
View	None	Climate Control	Central Heat
Interior Features		Fireplace(s)	Living Room, Other/See Remarks
Appliances	Range Gas	Laundry	Laundry Room
Dining	Dining Area		
Flooring	Carpet, Vinyl/Linoleum, Tile	Mello Roos	No
Other Information		Utilities	Natural Gas
HOA	No		
Sewer	Sewer		
Water	Public Utility		

Presented By:	Tina Esparza	Forsyth & Rizzie REALTORS
	Primary: 805-890-6470	750 W Gonzales Rd Ste 100
	Secondary:	Oxnard, CA 93036
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October 2007	Web Page:	

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Active 09/18/07	Listing # 70015930 County: Ventura	105 W Harrison Ave Ventura, CA 93001-1821	Listing Price: \$535,000 Map: 491, B1 See Map	
	Prop Type	Residential	Prop Subtype(s)	Detached
	Area	21	Tract Code	Ventura Ave
	Beds	8	Approx Square Feet	1589 Assessor
	Baths	4	Price/Sq Ft	336.69
	Year Built	Unknown	Lot Sq Ft (approx)	9750
	APN	0710102320	Lot Acres (approx)	0.224
	DOM	23		
	See Additional Pictures			

Directions 101 freeway-north exit California St.; left onto Thompson Blvd., Right onto Ventura Ave., cross Main St. left on Harrison Ave.

Marketing Remark Great opportunity for 2 families; Lots of room. Property sale subject to lender approval. Buyers may verify with City of Ventura the potential to add additional units on this deep lot. Sale and Commission subject to lender approval.

School District	Other	Zoning	R-3-5
Lot Size Range	0 - 3.99K		
Terms of Sale		Possession	coe+3
Deposit	\$3000	Contingencies	Short Pay
City Inspection	Not Applicable		
Terms	Conventional		
Property Features		Entry Level	1st Floor
Construction Type	Stucco, Wood	Fencing	Wood
Features	Accessory Bldgs	Parking	3 Car
Foundation	Raised, Concrete Slab	Housing Type	Single Family Dwell
Horse Property	No	Patio	None
Property Site	None	Roof	Composition Shingle
Pool	None	Spa	None
RV Access	Yes	Streets	Public
Stories/Living Space	1 Story		
View	None	Climate Control	Wall Furnace
Interior Features		Fireplace(s)	None
Appliances	None	Laundry	Laundry Room
Dining	Dining Area		
Flooring	Carpet, Tile	Mello Roos	Unknown
Other Information		Utilities	Natural Gas
HOA	No		
Sewer	Sewer		
Water	Public Utility		

Presented By:**Tina Esparza**

Primary:

805-890-6470

Secondary:

Other:

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