


## Client Detail Report

Listings as of 10/17/07 at 3:40pm

<b>Active 10/05/07</b>	<b>Listing # 70017264</b> County: Ventura	<b>3613 Belmont Ln Oxnard, CA 93036-6340</b>	<b>Listing Price: \$850,000</b> Map: 522, B3 <a href="#">See Map</a>	
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Detached
	<b>Area</b>	31	<b>Tract Code</b>	River Glen 1
	<b>Beds</b>	4	<b>Approx Square Feet</b>	2882 Assessor
	<b>Baths</b>	3	<b>Price/Sq Ft</b>	294.93
	<b>Year Built</b>	2003	<b>Lot Sq Ft (approx)</b>	11825
	<b>APN</b>	1790223035	<b>Lot Acres (approx)</b>	0.271
	<b>DOM</b>	12		

[See Additional Pictures](#)

**Directions** Victoria Estates Located Across From Oxnard High School. Access Through Main Guard Gate On Merion Way.

**Marketing Remark** Gorgeous Victoria Estates Home With A Single Story Casita! This Home Has It All, With One Of The Largest Lots In The Development! Granite Kitchen, Stainless Steel Appliances, Intercom System And More! The Huge Back Yard Has Beautiful Stamped Concrete W/ Built-in BBQ, Refrigerator! Guard Gated Community With Pool, Spa, Gym, Clubhouse, Parks!

<b>Model Name</b>	Plan 3	<b>School District</b>	Other
<b>Zoning</b>	P.U.D.	<b>Lot Size Range</b>	10 - 13.99K
<b>Terms of Sale</b>		<b>Possession</b>	M/A
<b>Deposit</b>	5,000	<b>Contingencies</b>	Short Pay
<b>City Inspection</b>	Not Applicable		
<b>Terms</b>	Cash, Conventional		
<b>Property Features</b>		<b>Entry Level</b>	1st Floor
<b>Construction Type</b>	Stucco, Wood	<b>Fencing</b>	Block
<b>Features</b>	Gated Community, Barbeque, Guest/Maids Quarters, Loft, Downstairs Bedroom, Security System, Family Room	<b>Parking</b>	3 Car, Attached, Direct Access, Garage
<b>Foundation</b>	Concrete Slab	<b>Housing Type</b>	PUD
<b>Horse Property</b>	No	<b>Patio</b>	Slab
<b>Property Site</b>	Rectangular	<b>Roof</b>	Tile
<b>Pool</b>	Community	<b>Spa</b>	Community
<b>RV Access</b>	No	<b>Streets</b>	Private, Paved
<b>Stories/Living Space</b>	2 Story		
<b>View</b>	None		
<b>Interior Features</b>		<b>Climate Control</b>	Central Heat
<b>Appliances</b>	Convection Oven, Dishwasher, Oven Gas, Disposal, Range Gas, Microwave, Trash Compactor	<b>Fireplace(s)</b>	Family Room
<b>Dining</b>	Breakfast Bar, Formal, Dining Area	<b>Laundry</b>	Laundry Room
<b>Flooring</b>	Carpet, Tile		
<b>Other Information</b>		<b>HOA</b>	\$120
<b>HOA</b>	Yes	<b>HOA Includes</b>	Community Pool, Playground, Community Spa, Recreation Building, Guard/Security
<b>HOA Per</b>	Month	<b>Sewer</b>	Sewer
<b>Mello Roos</b>	No	<b>Water</b>	Public Utility
<b>Utilities</b>	None		

Presented By:

Bob Rizzie

Forsyth &amp; Rizzie REALTORS



October 2007

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Web Page:

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