


Client Detail Report

Listings as of 10/11/07 at 2:52pm

Active 09/01/07	Listing # 70014650 County: Ventura	720 Holly Ave Oxnard, CA 93036-1907	Listing Price: \$399,900 Map: 522, F2 See Map	
	Prop Type	Residential	Prop Subtype(s)	Attached
	Area	31	Tract Code	Orchard Lane Terrace
	Beds	3	Approx Square Feet	1277 Assessor
	Baths	2	Price/Sq Ft	313.16
	Year Built	1975	Lot Sq Ft (approx)	5227
	APN	1390310105	Lot Acres (approx)	0.120
	DOM	40		

[See Additional Pictures](#)

Directions CROSS STREET IS NORTH H STREET, LOCATED NEAR VINEYARD AVENUE IN NORTH OXNARD. UNIT IS FACING THE GREENBELT NOT THE STREET.

Marketing Remark This Unit Has An ATTACHED Two Car Garage!!! Great Quiet Home Facing The Greenbelt NOT The Street! Kitchen Has New Stove,Dishwasher,Faucet, Lighting!Master Bathroom Has New Shower Door, Tile Flooring,Faucet.Master Bedroom Hasa New Blinds.New Dual Pane Sliding Glass Door In Living Room. New Paint Throughout! Please Call Owner To Show, If No Answer Use Kaysafe Located On Front Door. Please DO NOT Let Cat Out!!!! Thank You!!!!

Model Name	END UNIT	School District	Other
Zoning	R2pd	Lot Size Range	0 - 3.99K
Terms of Sale		Possession	M/A
Deposit	\$5,000	Contingencies	None
City Inspection	Not Applicable		
Terms	FHA/Cal Vet/VA, Cash, Conventional		
Property Features		Entry Level	1st Floor
Construction Type	Stucco, Wood	Fencing	Other/See Remarks
Features	None	Parking	2 Car, Attached, Garage
Foundation	Concrete Slab	Housing Type	PUD
Horse Property	No	Patio	Covered
Property Site	End Unit	Roof	Composition Shingle
Pool	Community	Spa	Community
RV Access	Common	Streets	Paved
Stories/Living Space	1 Story		
View	None		
Interior Features		Climate Control	Central Heat
Appliances	Dishwasher, Oven Gas, Disposal, Range Gas	Fireplace(s)	None
Dining	Breakfast Bar, Formal	Laundry	Laundry Area in Unit
Flooring	Carpet, Tile		
Other Information		HOA Per	Month
HOA	\$345	Mello Roos	No
HOA Includes	Community Pool, Community Spa, Greenbelt/Park, Trash Removal, Sewer/Water, Cable TV	Utilities	Cable TV
Sewer	Sewer		
Water	Public Utility		

Presented By: **Bob Rizzie**

Forsyth & Rizzie REALTORS



October 2007

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