

# Client Detail Report

Listings as of 08/29/09 at 7:44am

<b>Sold 03/24/09</b>	<b>Listing # 90001567</b> <b>County: Ventura</b>	<b>2606 Bolker Dr Port Hueneme, CA 93041-1729</b>	<b>Listing Price: \$239,235</b> <b>Map: 552, D2</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Attached
<b>Area</b>	33	<b>Tract Code</b>	Driftwood Hueneme/Hueneme Park
<b>Beds</b>	3	<b>Approx Square Feet</b>	1260 Title Co.
<b>Baths</b>	1.75	<b>Price/Sq Ft</b>	\$174.60
<b>Year Built</b>	1969	<b>Pool</b>	Private In-Ground
<b>APN</b>	1890233025	<b>Lot Sq Ft (approx)</b>	4138
		<b>Lot Acres (approx)</b>	0.095

[See Additional Pictures](#)

**Directions** Channel Islands and Bolker. North on Bolker. Right on Bolker to property on right.

**Marketing Remark** WOW!!!! REO at a great price. Lovely courtyard with a private pool. Front facing living room with fireplace, carpet floors and vaulted ceilings. Sliding door opens to pool area. Kitchen features tile floors, double sinks, dishwasher, and much more. Adjoining dining area with ceiling fan, tile floors, sliding door to exterior rear yard. Bedroom with carpet floors and slider to exterior rear yard.

<b>Selling Price</b> \$220,000	<b>Selling Date</b> 03/24/09	<b>Pending Date</b> 02/17/09
<b>Original Price</b> 239,235	<b>SP % LP</b> 91.96	

<b>Model Name</b>	Pool Home	<b>School District</b>	Other
<b>Zoning</b>	R1pd	<b>Lot Size Range</b>	4 - 5.99K
<b>Agreement Type 2</b>		<b>REO/Bank Owned</b>	Yes
<b>Fractional Ownership</b>	No	<b>Possession</b>	COE
<b>Terms of Sale</b>		<b>Contingencies</b>	None
<b>Deposit</b>	3000	<b>Entry Level</b>	1st Floor
<b>City Inspection Terms</b>	Record Search Only Cash, Conventional	<b>Fencing</b>	Iron/Wrought Iron, Wood
<b>Property Features</b>		<b>Parking</b>	2 Car, Attached, Garage
<b>Construction Type</b>	Stucco, Wood	<b>Housing Type</b>	Single Family Dwell
<b>Features</b>	Lawn	<b>Patio</b>	Slab
<b>Foundation</b>	Concrete Slab	<b>Roof</b>	Composition Shingle
<b>Horse Property</b>	No	<b>Spa</b>	None
<b>Property Site</b>	Rectangular	<b>Streets</b>	Public, Paved
<b>Pool</b>	Private In-Ground	<b>Climate Control</b>	Central Heat
<b>RV Access</b>	No	<b>Fireplace(s)</b>	Living Room
<b>Stories/Living Space</b>	1 Story	<b>Laundry</b>	Laundry in Garage
<b>View</b>	Pool	<b>Mello Roos</b>	No
<b>Interior Features</b>		<b>Utilities</b>	Natural Gas
<b>Appliances</b>	Dishwasher, Disposal		
<b>Dining</b>	Dining Area		
<b>Flooring</b>	Carpet, Tile		
<b>Other Information</b>			
<b>HOA</b>	No		
<b>Sewer</b>	Sewer		
<b>Water</b>	Public Utility		

<b>Presented By:</b>	<b>Don Nelson</b> Lic: 01191815 Primary: 805-659-2000 Secondary: 805-302-5060 Other:  E-mail: DonNelson@DonNelsonTeam.com Web Page: http://www.DonNelsonTeam.com	<b>Don Nelson Team</b>  674 County Sq Dr #203 Ventura, CA 93003 805-659-2000 Fax : 805-659-5850
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