

# Client Detail Report

Listings as of 08/28/09 at 4:49pm

**Sold 03/06/09**      **Listing # 80022293**      **3248 Channel Dr Ventura, CA 93003-4962**      **Listing Price: \$308,750**  
**BOM**      **County: Ventura**      **Map: 491, H5**



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Detached
<b>Area</b>	24	<b>Tract Code</b>	Ventura Mutual
<b>Beds</b>	4	<b>Approx Square Feet</b>	1204 Assessor
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$249.17
<b>Year Built</b>	1955	<b>Pool</b>	None
<b>APN</b>	0750360115	<b>Lot Sq Ft (approx)</b>	6720
		<b>Lot Acres (approx)</b>	0.154

[See Additional Pictures](#)

**Directions** South on Lemon Grove, West on Channel

**Marketing Remark** This 4 + 2 mid-town home offers wooden floors, living room, dining room and laundry room. With its permitted addition this home could accommodate two families or make a 3+1 main house and a 1+1 rental unit, which has its own bedroom, bathroom, family room, laundryroom and kitchen. (Buyer to verify if kitchen is legal.) Subject to cancellation of existing escrow!!!!

**Selling Price** \$300,000      **Selling Date** 03/06/09      **Pending Date** 01/30/09  
**Original Price** 308,750      **SP % LP** 97.17

<b>School District</b>	Other	<b>Zoning</b>	R2
<b>Lot Size Range</b>	6 - 7.99K		
<b>Agreement Type 2</b>		<b>REO/Bank Owned</b>	Yes
<b>Fractional Ownership</b>	No		
<b>Terms of Sale</b>		<b>Possession</b>	COE
<b>Deposit</b>	3%	<b>Contingencies</b>	None
<b>City Inspection</b>	Not Applicable		
<b>Terms</b>	FHA/Cal Vet/VA, Cash, Conventional	<b>Entry Level</b>	1st Floor
<b>Property Features</b>		<b>Fencing</b>	Block
<b>Construction Type</b>	Stucco	<b>Parking</b>	2 Car, Detached
<b>Features</b>	Guest/Maids Quarters, Family Room	<b>Housing Type</b>	Single Family Dwell
<b>Foundation</b>	Raised	<b>Patio</b>	None
<b>Horse Property</b>	No	<b>Roof</b>	Composition Shingle
<b>Property Site</b>	Rectangular	<b>Spa</b>	None
<b>Pool</b>	None	<b>Streets</b>	Public, Paved
<b>RV Access</b>	No		
<b>Stories/Living Space</b>	1 Story	<b>Climate Control</b>	Central Heat
<b>View</b>	None	<b>Fireplace(s)</b>	None
<b>Interior Features</b>		<b>Laundry</b>	Laundry Room, Laundry Area in Unit
<b>Appliances</b>	Oven Gas		
<b>Dining</b>	Dining Area	<b>Mello Roos</b>	No
<b>Flooring</b>	Carpet, Wood/Wood Like, Vinyl/Linoleum	<b>Utilities</b>	Natural Gas
<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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