

# Client Detail Report

Listings as of 08/29/09 at 7:45am

<b>Sold 04/28/09</b>	<b>Listing # 90000603</b> <b>County: Ventura</b>	<b>534 Ebbtide Cir Port Hueneme, CA 93041 -3541</b>	<b>Listing Price: \$159,900</b> <b>Map: 552, F7</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Attached
<b>Area</b>	32	<b>Tract Code</b>	Surfside IIIA
<b>Beds</b>	2	<b>Approx Square Feet</b>	933 Assessor
<b>Baths</b>	1	<b>Price/Sq Ft</b>	\$144.69
<b>Year Built</b>	1977	<b>Pool</b>	Community
<b>APN</b>	2330050165	<b>Lot Sq Ft (approx)</b>	2613
		<b>Lot Acres (approx)</b>	0.060

[See Additional Pictures](#)

**Directions** Off Surfside Drive

**Marketing Remark** Elevator and stair access to this wonderful 2nd floor condo, just minutes from the beach and park. You can see the Pier. Condo has updated interior with a recently remodeled kitchen, bathroom and carpet. Condo has a large balcony. Community amenities include clubhouse, spa, large swimming pool, dry sauna, showers, restroom, gym, game tables. Unit has one carport spot with plenty of guest parking. Close to schools, shopping military bases, and freeways.

<b>Selling Price</b> \$135,000	<b>Selling Date</b> 04/28/09	<b>Pending Date</b> 02/17/09
<b>Original Price</b> 159,900	<b>SP % LP</b> 84.43	

<b>School District</b>	Other	<b>Zoning</b>	R3pd
<b>Lot Size Range</b>	0 - 3.99K	<b>REO/Bank Owned</b>	Yes
<b>Agreement Type 2</b>		<b>Possession</b>	COE
<b>Fractional Ownership</b>	No	<b>Contingencies</b>	None
<b>Terms of Sale</b>		<b>Entry Level</b>	2nd Floor
<b>Deposit</b>	3%	<b>Fencing</b>	None
<b>City Inspection</b>	Record Search Only	<b>Parking</b>	Carport
<b>Terms</b>	Cash, Conventional	<b>Housing Type</b>	Apt. Style/Condo
<b>Property Features</b>		<b>Patio</b>	None
<b>Construction Type</b>	Other/See Remarks	<b>Roof</b>	Other/See Remarks
<b>Features</b>	Other/See Remarks	<b>Spa</b>	Community
<b>Foundation</b>	Other/See Remarks	<b>Streets</b>	Public
<b>Horse Property</b>	No	<b>Climate Control</b>	Other/See Remarks
<b>Property Site</b>	Other/See Remarks	<b>Fireplace(s)</b>	None
<b>Pool</b>	Community	<b>Laundry</b>	Laundry Area in Unit
<b>RV Access</b>	No	<b>HOA</b>	\$390
<b>Stories/Living Space</b>	3 Story	<b>HOA Includes</b>	Other/See Remarks
<b>View</b>	Ocean View	<b>Sewer</b>	Sewer
<b>Interior Features</b>		<b>Water</b>	Public Utility
<b>Appliances</b>	Dishwasher		
<b>Dining</b>	Dining In Kitchen		
<b>Flooring</b>	Other/See Remarks		
<b>Other Information</b>			
<b>HOA</b>	Yes		
<b>HOA Per</b>	Month		
<b>Mello Roos</b>	Yes		
<b>Utilities</b>	Natural Gas		

<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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