

# Client Detail Report

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

<b>Sold 05/21/09</b>	<b>Listing # 80020185</b> <b>County: Ventura</b>	<b>6454 Hummingbird St Ventura, CA 93003-6907</b>	<b>Listing Price: \$314,999</b> <b>Map: 492, D6</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Detached
<b>Area</b>	26	<b>Tract Code</b>	Strathmore
<b>Beds</b>	4	<b>Approx Square Feet</b>	1636 Assessor
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$183.37
<b>Year Built</b>	1978	<b>Pool</b>	None
<b>APN</b>	1350338015	<b>Lot Sq Ft (approx)</b>	8691
		<b>Lot Acres (approx)</b>	0.200

[See Additional Pictures](#)

**Directions** Bristol Rd to Sunridge Drive to Hummingbird.

**Marketing Remark** Large classic Ranch style home! Fireplace in living room. Tile floors, spacious rooms, and a big backyard.

<b>Selling Price</b> \$300,000	<b>Selling Date</b> 05/21/09	<b>Pending Date</b> 02/11/09
<b>Original Price</b> 374,000	<b>SP % LP</b> 95.24	

<b>School District</b>	Other	<b>Zoning</b>	R1-6
<b>Lot Size Range</b>	8 - 9.99K	<b>REO/Bank Owned</b>	Yes
<b>Agreement Type 2</b>	No	<b>Possession</b>	COE +1
<b>Fractional Ownership</b>		<b>Contingencies</b>	None
<b>Terms of Sale</b>		<b>Entry Level</b>	1st Floor
<b>Deposit</b>	3%	<b>Fencing</b>	Wood
<b>City Inspection</b>	Not Applicable	<b>Parking</b>	2 Car
<b>Terms</b>	FHA/Cal Vet/VA, Cash, Conventional	<b>Housing Type</b>	Single Family Dwell
<b>Property Features</b>		<b>Patio</b>	None
<b>Construction Type</b>	Stucco	<b>Roof</b>	Composition Shingle
<b>Features</b>	None	<b>Spa</b>	None
<b>Foundation</b>	Concrete Slab	<b>Streets</b>	Public, Paved
<b>Horse Property</b>	No, None	<b>Climate Control</b>	Central Air, Central Heat
<b>Property Site</b>	Irregular	<b>Fireplace(s)</b>	Living Room
<b>Pool</b>	None	<b>Laundry</b>	Laundry Room
<b>RV Access</b>	No	<b>Mello Roos</b>	Unknown
<b>Stories/Living Space</b>	1 Story	<b>Utilities</b>	None
<b>View</b>	None		
<b>Interior Features</b>			
<b>Appliances</b>	None		
<b>Dining</b>	Breakfast Bar, Formal, Dining Area		
<b>Flooring</b>	Vinyl/Linoleum, 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: <a href="http://www.DonNelsonTeam.com">http://www.DonNelsonTeam.com</a>	<b>Don Nelson Team</b>  674 County Sq Dr #203 Ventura, CA 93003 805-659-2000 Fax : 805-659-5850
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August 2009

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