

Eric Paine

SFR

RES

Active

6538 CLEAR SPRINGS Rd

Residential

Tue, Nov 2, 2010 07:13 PM

Ref: 1

Simi Valley (SIM)

Price \$319,950

East Simi (SVE)
Ventura County (VE)Zip 93063-4803
XSTSTGNO 499C4
Aerial MapVCR-10017864
Bed 3
Builder Tract Dutch Haven-109 ()
Model 1 ()Baths 2
Style Contemporary
Stories One Level
Floor 0 of 0View Canyon View, City View, Valley View, City Lights View,
Mountain View, Creek/Stream View
HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$ 0ASqFt 1,500 Landlord/Tenant/Seller YrBlt 1951 Assessor
ALotSize 110,642 Dim Land Acres 2.54

Prkng Garage - Two Door

Garage, # cars 0 Rem 0 # Uncovered Spaces 0 Cprt 0 # Garages RV Acc Range \$:
No

Don't miss this rare opportunity to own over 2.5 acres in the Knolls in a private setting with a 3 bedroom 2 bath courtyard home and a detached garage. Sloping lot provides great views over Simi Valley and beautiful landscape of native oaks, palms, and massive rock formations. Incredible value and potential! Not a short sale. FHA ELIGIBLE

Directions Katherine, Santa Susana Pass, Clear Springs

Rooms

Bedrooms All Bedrooms Down

Kitchen

Living Rm

Total Baths 2

Full Baths 2

3/4 Baths 0

1/2 Baths 0

1/4 Baths 0

Baths Desc

Other Other Laundry

Dining In Kitchen

Amenities

Pool No Pool

Spa

TV Cable TV

Water Heater Gas

Firepl

Appliances

Other

High or Mid-Rise Amenities

Security

Interior/Exterior/Structural

Heating No Heating

Cooling No Air Conditioning

Floors Carpet - Partial, Sheet Vinyl, Other

Disability Access

Entry Location Ground Level w/steps

Common Walls

Plumbing

Roof Composition/Shingle, Other

Exterior Construction Block

Patio Patio

Sprinklers

Cond

Doors/Windows

Lot/Community/Association

APNO 6470042080 Zoning RE Lot/Block/Tract // City Inspection Required, Mello Roos No Sewer Septic Tank

Lot Horse Property, Slope - Gentle, Slope - Steep

Legal

Water District/Public, Other

Water District

Yard Other Fencing

High Sch

Units 0

HS Dist

Elemen

Junior

Amenities

Builder's Name

HOA-1 \$ 0

HOA1 Fees Frequency

HOA-2 \$ 0

HOA2 Fees Frequency

Other Association Fees

HOA Phone

Total HOA DuesLand

Land Lse/Yr \$0

Distance to Beach

Total HOA Dues Frequency

(miles)

Financial Information

Terms

Private Transfer Taxes No

Tax Year

Total Property Tax \$

Total Assessed Value \$

Special Conditions REO/Lender-Owned

Showing Instructions



Instr Sign on Property, Vacant, See Remarks

Comp 2.5%

Addl Comp

List Type Exclusive Right To Sell or Lease/Full Service

Occupant Vacant / Vacant

Consider Lease No

LockBox Front Door, Supra iBox

Misc Sign on Property

Phone to Show

Possession Close of Escrow

List Office/Agent Info

List Office Troop Real Estate, Inc. ()

Office 805-581-3200 OfcFax 805-582-1597 AgtFax

Res 805-579-7348 LA Direct 805-5797348

List Agent Allan Mann (VCR-48622) DRE# 00866344

Pager Cell

Primary 805-579-7348 LA Toll Free

Agt E-Mail Yes

Agt WSite

Co List Office Co/LA OfcFax

Priv Rmks Equity sale won't last long. The granny flat above the garage is not permitted. Property is occupied until 11/15/2010, afterwards go direct, on Supra. Please email Eric Paine with questions and to request offer guidelines at epaine@volantREO.com.

Price Excl

Price Includes

Phone To Show Type Vacant

Phone To Show Name Vacant

Show Phone

List Agent Contact Priority: Direct, , , ,

Recip Listing

Listing Activity

List Date 10/29/2010

Date Added 10/29/2010

Tran Date 11/1/2010

DOM 4

LP/SqFt \$213.30

Org Price \$ 319,950

Prev Price \$

Cur List Prc \$319,950

CDOM 407

Off Market

Comp 2.5%

MLS#: VCR-10017864 - 6538 CLEAR SPRINGS



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