

Residential Active  
MLS# 221000141  
DIM/CDIM: 0/0

**1863 E Avenida De Las Flores , Thousand  
Oaks, CA, 91362-1529**

County: Ventura Cross Streets: Avenida De Las Flores &  
Erbes Road

**\$499,000**  
Agent Detail Report



**Beds:** 3  
**Baths (FTHQ):** 2 (1 0 1 0)  
**Year Built:** 1972  
**Approx SqFt:** 1,152  
**SqFt Source:** Public Records  
**Common Walls:** Yes  
**Dwelling Total Floors:** 2  
**Fireplace:** No  
**Pool /Spa:** Yes/ Yes  
**View:** Yes  
**Senior Community:** Yes  
**HOA:** Yes \$250 Monthly

**Sub-Type:** Condominium  
**Lot SqFt:** 3,920  
**Lot Size Source:** Public Records  
**Zoning:** R1  
**Subdiv/Tract Co:** Oakbrook Townhomes - 518  
**Agreement Type:** Excl Rt Sell/Lease  
**APN/Tax ID:** 5700150370  
**Area:** TOE - Thousand Oaks East  
**Service Level:** Full Service  
**Total Garage Spaces:** 0

**Showing Contact Name:** Text Sean McHugh (Assistant) (Agent)

**Lock Box Type:** Supra  
**Lock Box Location:** Front Door

**Showing Contact Phone:** 6616459064

**Showing Access:** Call First

**Showing Info Remarks:** Contact Sean McHugh(Assistant) Showings begin Friday 1/15.

**Agent Remarks:** First Showing will be friday at230.

**Marketing Remarks:** Updated Townhouse in the Oakbrook Townhome Community. Remodeled kitchen with granite counters and Stainless steel appliances; range, dishwasher, microwave & refrigerator. Laundry area with full size Washer/Dryer. Remodeled Bathroom & New Windows. Walking distance to schools: Lang Ranch Elementary, Los Cerritos M.S., and Westlake H.S. Nearby are the Boys & Girls Club, dog park, restaurants and shopping.

**Entry Date:** 01/11/2021  
**Listing Date:** 01/11/2021  
**Expiration Date:** 07/01/2021

**Original List Price:** \$499,000  
Selling Office Comp: 2.5%  
**Variable Rate/SCA:** Yes

**Status Change Date:** 01/11/2021

**Name**  
**LA:** Sean Curts (C159095505 )  
CalDRE#:01496255

**Office**  
Pinnacle Estate Properties, Inc. (CB3145001)  
00905345

**Primary Office E-mail**  
818-357-8969 805-222-6000 Sean@seancurts.com

**List Price/Sqft:** \$433.16  
**Sold Price/Sqft:**

**Will Consider Lease:** No  
**Land Lease Type:**  
**Land Lease Amt/Yr:** 0

**Tax Mello Roos:** No

**Association Amenities:** Other  
**Cooling Type:** Air Conditioning  
**Disclosures:** Other  
**Flooring:** Carpet; Stone Tile; Wood/Wood Like  
**Land Lease Type:** Other  
**Levels:** Two

**Parking Features:** Covered Parking  
**Parking Spaces/Information:** Total Carport Spaces: 2; Total Garage Spaces: 0  
**Pool Construction:** In Ground  
**Pool Description:** Community Pool  
**Spa Construction:** In Ground  
**Spa Description:** Community  
**Special Conditions:** Standard  
**Terms:** Cash; Cash to New Loan; Conventional; VA Loan

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