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# HOMES & LAND

OF WEST VENTURA COUNTY <sup>®</sup>

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REPRESENTED BY ARIEL PALMIERI & KAREN STEIN, COLDWELL BANKER - SEE PAGE 15  
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# Ariel & Karen, REALTORS®

805-746-2070 805-824-2004

Exceptional Real Estate from the Beaches to the Hillside

ARIEL BRE#01501968 KAREN BRE#01505059



### CHANNEL ISLANDS HARBOR

4338 Tradewinds, White Sails - 2BR+2BA condo with large patio & view of the lush gardens. Beautifully upgraded single-story living. Walk to the beach, Seabridge & along the waterways of the harbor.

Offered at \$419,000



### STONEGATE VENTURA

1025 Cachuma Ave #72 - 2BR + 2BA, 1,140 sq.ft. home. Common areas include pool, spa, clubhouse & green-belts. Open floor plan, large side yard patio, spacious front yard.

Offered at \$310,000



### CHANNEL ISLANDS WATERFRONT HOMES

3101 Peninsula, #205 - 1BR + 1BA pristine condo w/superb views of the Channel Islands Harbor! Enjoy sunsets from the water view deck. Amenities include pools, spas, tennis, fitness center & more!

Offered at \$259,900



### IN ESCROW WITH MULTIPLE OFFERS

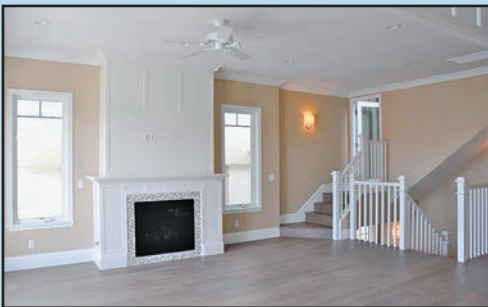
3121 Harbor Blvd - Single-story 2BR + 1BA condo with stunning flooring, remodeled kitchen, and upgrades galore. Walk to Big Beach and the Pierpont community. Single car garage plus one dedicated parking space. Ventura Keys Harbor HOA. Fee is \$256 per month.

Offered at \$320,000

[www.SearchVCHomes.com](http://www.SearchVCHomes.com)  
for listing videos, virtual tours and more photos



Cover Property



## HOLLYWOOD BEACH

*3625 Sunset Lane*

Fabulous new construction nestled between the Channel Islands Harbor and the Pacific Ocean! Timeless Cape Cod-inspired with more than 2,000 sq. ft. 3BR + 2.5BA and a den. High 10 ft. ceilings, current ocean view from the master bedroom, permanent harbor views from the dining area and second floor deck, and a large third-floor viewing deck with permanent whitewater and harbor views. Fabulous custom built-ins, wainscoting, fireplace in the great room, an entry level sitting room/den/game room and a 1st flr laundry room round out the features. Cersed Oak wide plank engineered wood flooring in driftwood color; African Tapestry granite for kitchen island and counters; kitchen w/custom tile and glass backsplash; Carrera marble counters in master BA and downstairs guest bath; designer-selected lighting throughout home, including industrial-style overhead pendant lighting above kitchen island.

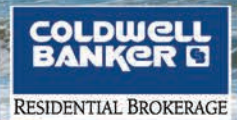
*Offered at \$1,250,000*

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