

# The Mary & Ryan Report

Your Shadow Oaks Real Estate Connection  
May/June 2019



See reverse side  
for more information!

## Just Listed in North Ranch!



***If you are enjoying The Mary & Ryan Report you can thank us by referring us to your family and friends who might be considering making a move. A referral is the best compliment we could receive.***

MARY AND RYAN | YOUR NEIGHBORHOOD REALTORS



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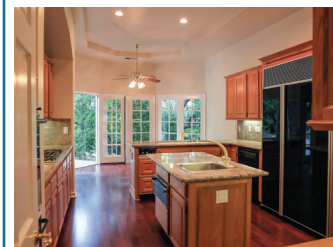
# OUR RECENT ACTIVITY

1580 Aldercreek Place, North Ranch	\$1,979,000 - JUST LISTED
15135 Marquette St, Moorpark	\$414,777 - JUST LISTED
874 Deer Willow Ct. Newbury Park	\$850,000 - POCKET LISTING
17444 Covello Street, Van Nuys	\$475,000 POCKET LISTING
32 Westbury Street, Shadow Oaks	POCKET LISTING
2213 Camilar St. Camarillo	\$389,777 - SALE PENDING
1490 Morrow Circle, Thousand Oaks	Sold
410 Calle Jazmin, Thousand Oaks	Sold with Multiple Offers
9 E. Gainsborough Road, Shadow Oaks	Sold with Multiple Offers
511 Meadowrun Street, Thousand Oaks	Sold
637 Clearwater Creek, Newbury Park	Sold with Multiple Offers
4422 Oak Place, North Ranch listed at \$2,074,000	Sold in 7 days

## RECENT SHADOW OAKS SALES

Address	Sold Price	Sq. Ft.	Sold Date	\$ Per SqFt
191 E Gainsborough Rd	\$625,000	2,085	11/23/2018	\$299.76
1549 Rugby Cir	\$735,000	2,341	12/13/2018	\$313.97
1321 Hendrix Ave	\$800,000	2,085	03/28/2019	\$383.69
1575 Norwich Ave	\$830,000	1,961	12/01/2018	\$423.25
1107 Greenfield St	\$900,000	2,383	10/15/2018	\$377.68
<b>Averages</b>	<b>\$778,000</b>	<b>2,171</b>		<b>\$359.67</b>

Based on information from the association of Realtors/multiple listing as of 4/26/2019. All data including all measurements and calculations of area have been obtained from various sources and has not been verified by broker or MLS. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed or sold by the agent or broker providing this information.



### 1580 Aldercreek Place, Westlake Village

5 Bedrooms | 5 Baths | 3,940 Sq Ft | 0.47 Acre Lot

Welcome home to this much sought after home in prestigious North Ranch. Formal entry leads to a step-down library with fireplace. Spacious eat-in island kitchen with access to formal dining room and family room that features a cozy fireplace. French doors open to the back yard patio area. Lovely landscaped private backyard with pool, spa and built-in BBQ.



### Congratulations to Cam Hartswick

Cam answered our last Thousand Oaks Riddle Challenge. New place in town for family fun.

The correct answer was Dave and Busters

### Thousand Oaks Riddle Challenge

Not officially "Dover and Hendrix"

C \_ \_ \_ \_ C \_ \_ \_ \_ \_ P \_ \_ \_

\*\* First person to send us the correct answer wins a coffee gift card!

### Quote Of The Month

" Life is like riding a bicycle. To keep your balance you must keep moving."

- Albert Einstein



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