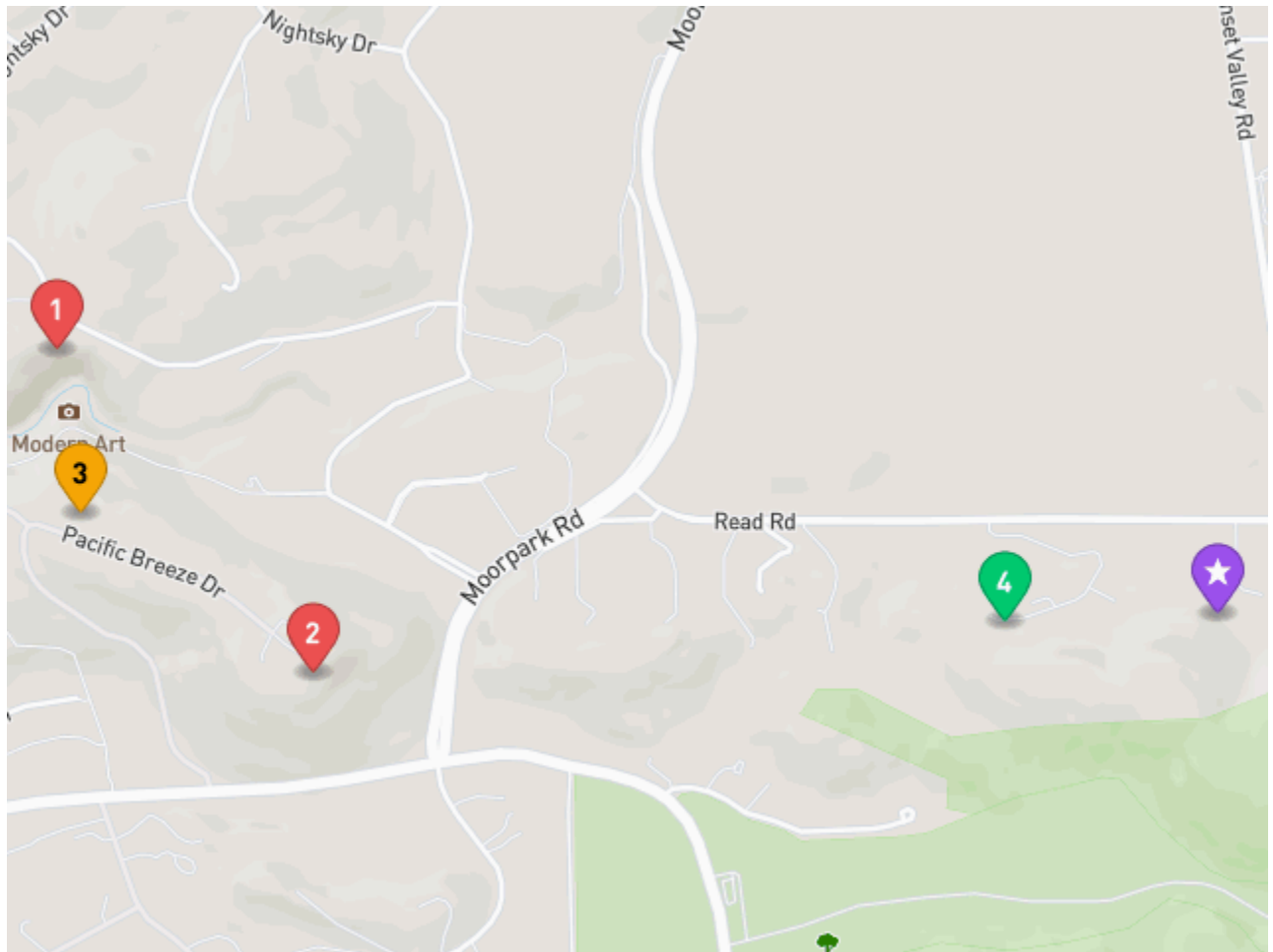


# MAP OF ALL LISTINGS



	MLS #	Status	Address	Price
0	Subject		4946 Read Road, Moorpark, California 93021	
1	20608744	S	13248 NIGHTSKY Drive	\$5,000,000
2	220010709	S	13792 Pacific Breeze Drive	\$4,995,000
3	221002933	P	13405 Pacific Breeze Drive	\$3,695,000
4	221001850	A	4926 Read Road	\$4,390,000

Status: S = Closed, P = Active Under Contract, A = Active

# SUMMARY OF COMPARABLE PROPERTIES

## Sold Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
13248 NIGHTSKY Drive	8	10.00	1998	11,293	871,200	\$5,000,000	12/18/20
13792 Pacific Breeze Drive	5	8.00	2006	11,321	115,662	\$4,995,000	4/20/21
Averages				11,307	493,431	\$4,997,500	

## Active Under Contract Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
13405 Pacific Breeze Drive	5	6.00	2007	6,409	3.49	\$3,695,000	
Averages				6,409	152,038	\$3,695,000	

## Active Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
4926 Read Road	6	8.00	2020	7,424	213,880	\$4,390,000	
Averages				7,424	213,880	\$4,390,000	

# PROPERTY DETAILS

**S** 13248 NIGHTSKY Drive, Camarillo

**\$5,000,000**

Listing information			Courtesy of Bader Realty, Inc.
MLS#: 20608744	Beds: 8	SqFt: 11,293	Sold Date: 12/18/20
Status: Closed	Baths: 10.00	YrBlt: 1998	DOM: 87

Features
Lot Size: 871200.0 Association Y N: Yes Attached Garage Y N: true Buyer Agency Compensation: 2.500 Cooling: Central Air Direction Faces: West Flooring: Carpet, Laminate, Tile Heating: Central Interior Features: 2 Staircases Lot Size Area: 871200 Parking Total: 5 Pool Features: In Ground, Waterfall, Fenced, Private Pool Private Y N: Yes Roof: Concrete, Tile Bathroom Features: Vanity area Kitchen Features: Kitchen Island, Walk-In Pantry

**Remarks**

accpt bckups. on a hill with 360 views incl ocean, this estate is in the breathtaking Santa Rosa Valley with awrd-win school district. The Lexington Hills gated community welcomes you with a private drive to your quiet estate. It was just thoroughly remodeled awaiting its new owners. Beautiful landscaping greets you as you arrive and admire your 20-acre lot (1 flat extra acre). House is over 11K SQF, two-level, 8 ensuite bedrooms and 10 bathrooms. Custom built, attention to detail seen throughout, expansive foyer, soaring ceilings, crema marfil marble floor at entry, grand staircase and wrought iron banister. Formal living room/fireplace. Entertainer's home with oversize island kitchen, custom wood cabinets, Thermador kitchen appliances, and walk in pantry breakfast nook, open family room/fireplace, formal dining room, luxury primary Suite w/ walk-in closet & 2 balconies. Pool area co...

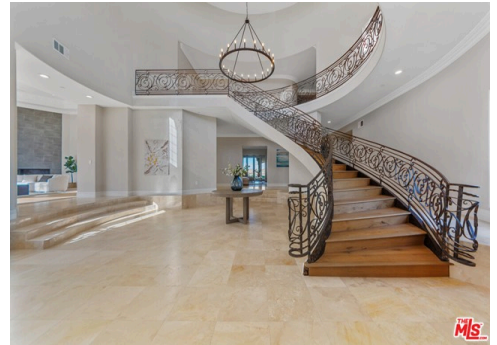




# LISTING PHOTOS

S 13248 NIGHTSKY Drive, Camarillo

\$5,000,000

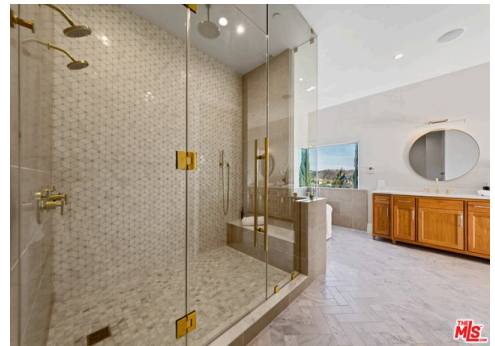
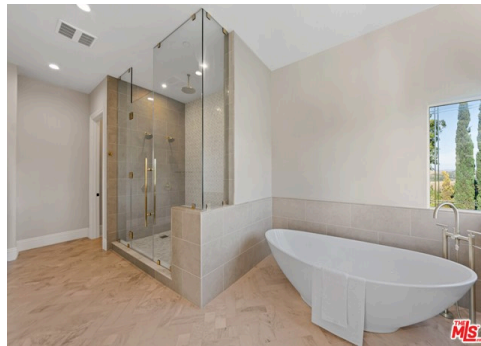
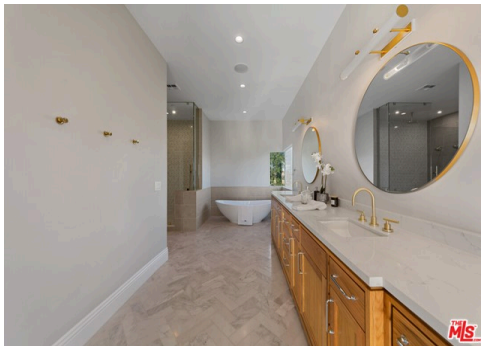
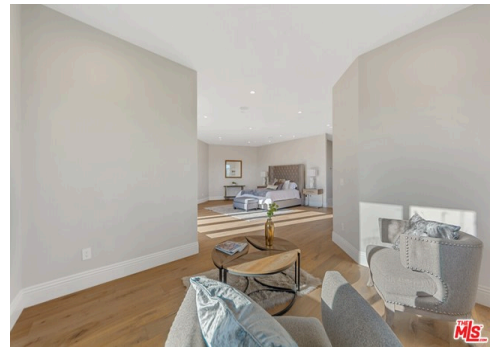




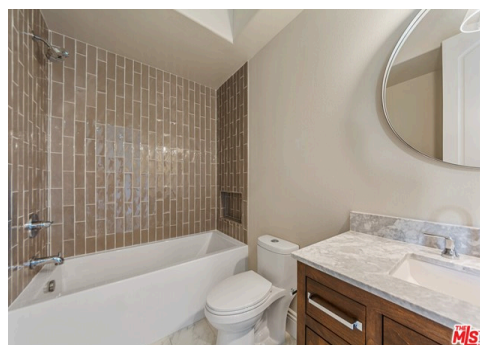
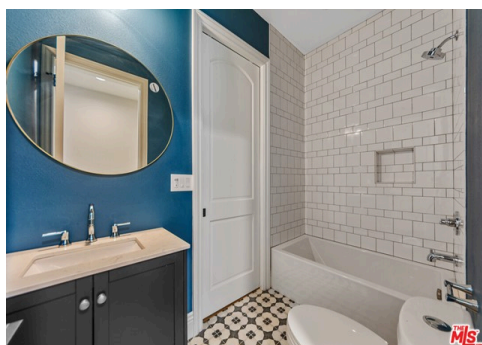
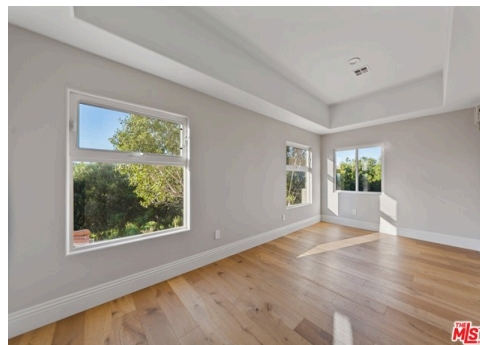
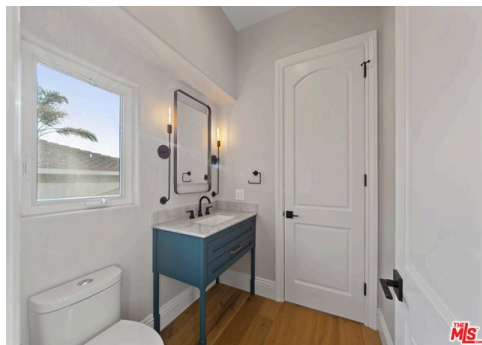
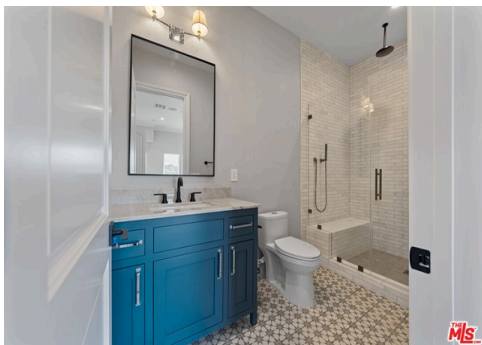
# MORE LISTING PHOTOS

**S** 13248 NIGHTSKY Drive, Camarillo

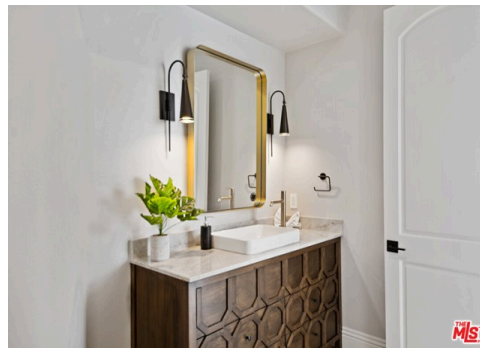
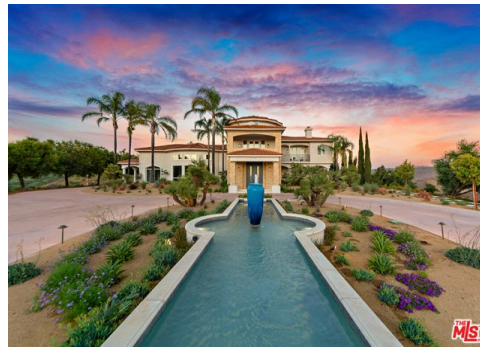
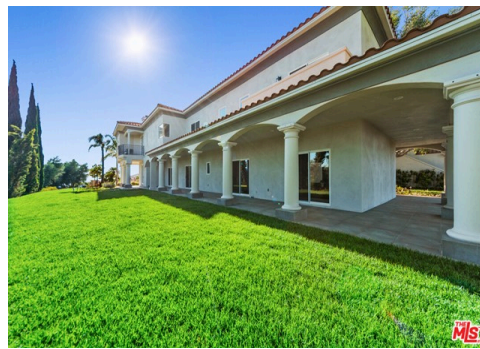
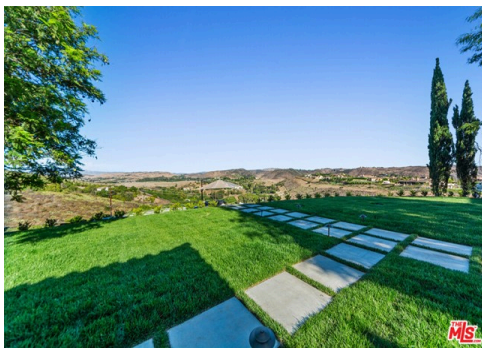
**\$5,000,000**













# PROPERTY DETAILS

**S** 13792 Pacific Breeze Drive, Santa Rosa

**\$4,995,000**

Listing information				Courtesy of Compass
MLS#: 220010709	Beds: 5	SqFt: 11,321	Sold Date: 4/20/21	
Status: Closed	Baths: 8.00	YrBlt: 2006	DOM: 127	

**Features**  
Lot Size: 115662.0 Association Y N: Yes Buyer Agency Compensation: 3.000 Carport Spaces: 4 Exterior Features: Barbecue Private Flooring: Carpet Heating: Radiant, Central Interior Features: Bar, Pantry, Balcony Land Fee/Land Lease: Fee Levels: Three Or More Listing Terms: Cash, Cash To New Loan Lot Features: Greenbelt, Sprinkler System Lot Size Area: 115662 Parking Total: 9 Patio And Porch Features: Patio Open Pool Features: Waterfall, Private, In Ground Pool Private Y N: Yes Property Attached Yes/No: No Roof: Tile

**Remarks**  
Beautifully designed and constructed, this expansive estate is located at the end of a cul-de-sac in an exclusive gated community. The location was chosen for its beautiful views of the Santa Rosa Valley. With privacy and comfort in mind, this expansive home offers everything you can imagine - a grand entrance, beautiful views, high ceilings, and an open floor plan. The home has a five star resort feel with two acres, manicured grounds and one entire level dedicated to entertaining - complete with theater, wine cellar, gym, bar and lounge with fireplace. The ground floor master suite is a complete retreat with a luxurious bathroom leading to a private garden. Upstairs are four additional bedrooms all ensuite. Additional features include two indoor kitchens, and outdoor kitchen/BBQ area, two laundry rooms, an elevator, dog wash, heated floors, water purification system and parking for ...

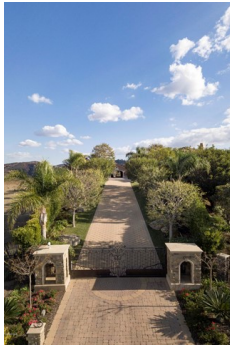




# LISTING PHOTOS

**S** 13792 Pacific Breeze Drive, Santa Rosa

**\$4,995,000**

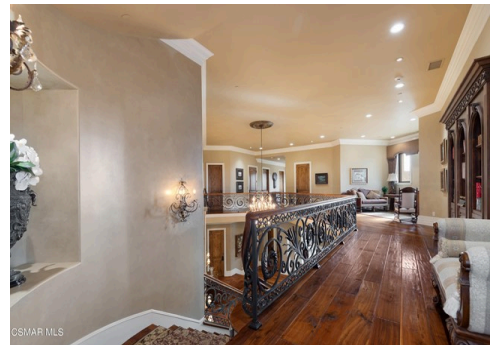
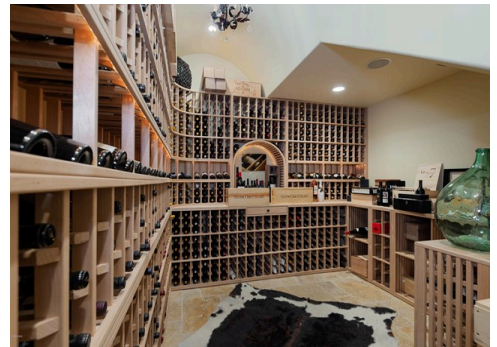




# MORE LISTING PHOTOS

**S** 13792 Pacific Breeze Drive, Santa Rosa

**\$4,995,000**







# PROPERTY DETAILS

**P** 13405 Pacific Breeze Drive, Santa Rosa

**\$3,695,000**

Listing information			Courtesy of RE/MAX ONE
MLS#: 221002933	Beds: 5	SqFt: 6,409	List Date: 6/1/21
Status: Active Under Contract	Baths: 6.00	YrBlt: 2007	DOM: 4

**Features**  
Acres: 3.49 Lot Size: 152038.0 Association Y N: Yes Attached Garage Y N: true Buyer Agency Compensation: 2.500  
Construction Materials: Brick, Stone, Stucco Cooling: Central Air, Zoned Flooring: Stone, Wood Heating: Natural Gas, Central, Zoned Interior Features: Bar, Beamed Ceilings, Built-in Features, High Ceilings, Recessed Lighting, Pantry Land Fee/Land Lease: Fee Levels: One Listing Terms: Cash, Conventional Lot Features: Lawn, Cul-De-Sac, Sprinkler System Lot Size Area: 152038 Parking Total: 5 Patio And Porch Features: Stone

**Remarks**  
Absolutely stunning Single Story Tuscan in the exclusive gated enclave, Santa Rosa Highlands. Extensively remodeled beauty on approximately 3.5 acres with explosive panoramic unobstructed views! Extraordinary details and finishes throughout! Interior features include new hardwood floors, soaring custom beamed ceilings, striking stone accented walls and much more. The open concept kitchen provides state of the art appliances, double islands and a large breakfast room with fireplace. The master suite is graced with a separate gym, 3 closets, floor to ceiling stone fireplace and much more. There is a bonus/game room with a dry bar with two wine refrigerators and lit onyx bar top. The resort quality grounds are absolutely epic! There is a spectacular infinity pool and spa with water features, 2000 square foot covered lanai patio, three sections of mature grape vines, three raised plannin...



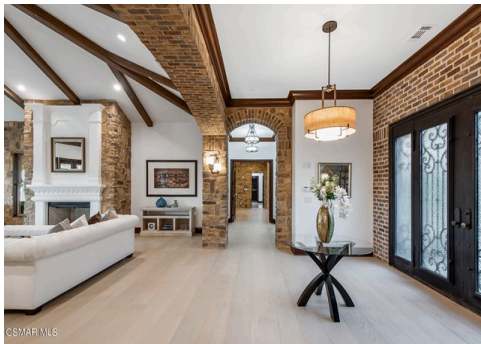


# LISTING PHOTOS

P

13405 Pacific Breeze Drive, Santa Rosa

\$3,695,000



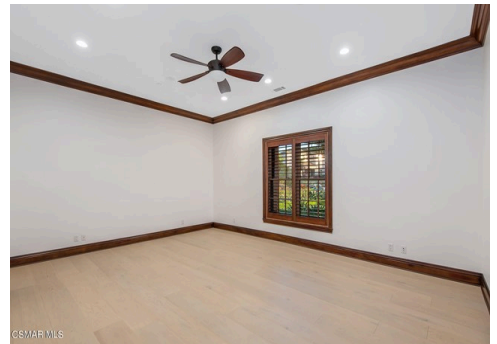


# MORE LISTING PHOTOS

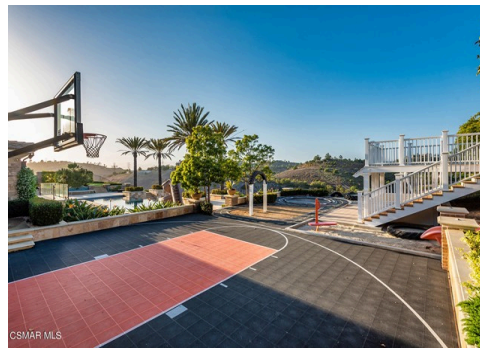
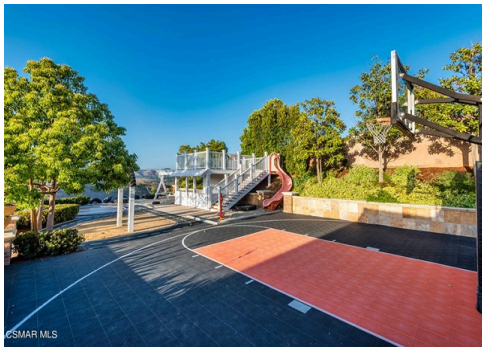
P

13405 Pacific Breeze Drive, Santa Rosa

\$3,695,000













# PROPERTY DETAILS

**A** 4926 Read Road, Moorpark

**\$4,390,000**

Listing information			Courtesy of RE/MAX ONE
MLS#: 221001850	Beds: 6	SqFt: 7,424	List Date: 4/9/21
Status: Active	Baths: 8.00	YrBlt: 2020	DOM: 12

Features
Lot Size: 213880.0 Buyer Agency Compensation: 2.500 Flooring: Wood Land Fee/Land Lease: Fee Levels: Two Listing Terms: Cash, Conventional, VA Loan Lot Size Area: 213880 Parking Total: 4 Pool Features: Private, In Ground Pool Private Y N: Yes Property Attached Yes/No: No Senior Community Yes/No: No Spa Features: In Ground Special Listing Conditions: Standard Year Built Source: Assessor Zoning: RE5AC

**Remarks**

Private gated estate located in Thousand Oaks with incredible views. This gorgeous new construction masterpiece has everything you could ask for when searching for an amazing property. The sprawling 7,434 Square foot, 6 bedroom sits on 5 acres at the end a private road. As you enter this home you find yourself mesmerized by the gorgeous high ceiling, finished with lit molding trim and breathtaking lighting fixtures. From there your eyes gravitate to the views out the back through the bi-folding glass doors that open to nearly the entire back of the house. The back yard has a ton of patio space, infinity pool and built in BBQ. If 6 bedrooms wasn't enough, how about a home office and home theater?? All with state of the art smart home technology allowing you to control from your smart phone. If you're a garage fan, you are going to love this 4 car over 1,000 square foot garage wit...

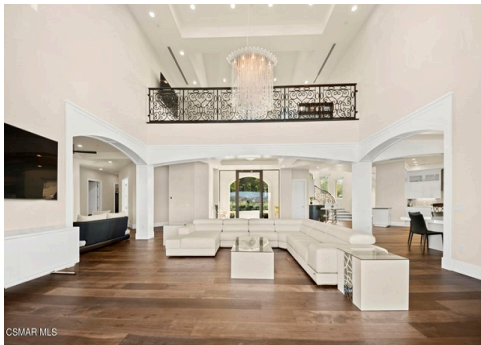
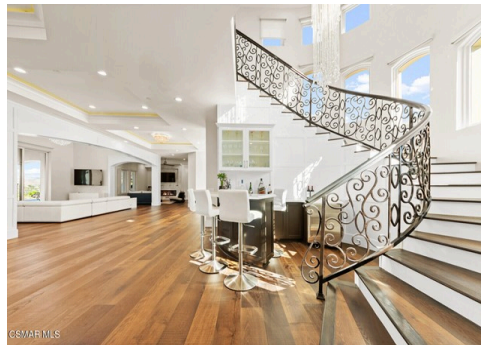




# LISTING PHOTOS

**A** 4926 Read Road, Moorpark

**\$4,390,000**





# MORE LISTING PHOTOS

**A** 4926 Read Road, Moorpark

**\$4,390,000**





