

Robert Mickalson **Residential** Sat, Jun 20, 2009 03:37 PM Ref: 1  
**Single Family Residence Detached RES Closed Sale** [24950 Southern Oaks Dr](#) **Stevenson Ranch (SR)** Price \$835,000\*

South Stevenson Ranch (SOSR) Zip 91381-1812 TGNO [4640B2](#)  
 Los Angeles County (LA) XSTS Pico/Southern Oaks Aerial Map



F1800349 [Media: 19](#) Builder Tract **Southern Oaks Grove (SOGR)**  
 Style **Traditional** Model **plan 3 (3)**  
 Bed 5 Stories **Two Levels** Floor Floor **1 of 2**  
 Baths 5 HOA Dues \$ 170 + \$ 0  
 View **Hills View** YrBlt **2001 Assessor Land Fee**  
 ASqFt **3,552** Assessor Dim Acres **0.42**  
 ALotSize **18,277** Prkng **Direct Garage Access, Garage Attached**  
 Garage, # Remotes # Uncovered Carport # RV Range Price  
 cars **2 A** Spaces Garages Access Listing: **No**

**TRULY THE BEST MODEL SHARP SOUTHERN OAKS HOME! Large private yard with bbq & waterfall. Tons of upgrades; large kitchen with all new stainless appliances, granite, built-in fridge. Large master with retreat. Plush, upgraded carpet, shutters throughout, faux paint, custom draperies - all very neutral. Gorgeous built-ins in family room and office, TOO MUCH TO LIST!!!**

Directions **Pico Cyn to Southern Oaks Dr**  
 Special Conditions: **None**

**Contact Information**

*This Report was created by:*

Agent: **Robert Mickalson** Phone: **661-964-1760** Mobile Ph: **661-373-2374** Pager:  
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**Listing Activity**

LP/SqFt **\$242.12** Orig Price \$ **899,900** Prev Price \$ **899,900** Current Price **\$835,000**  
 Sold Price \$ **835,000** SP/SqFt \$ **235.08** COE/End Date: **6/5/2009**

Robert Mickalson **Residential** Sat, Jun 20, 2009 03:37 PM Ref: 2  
**Condominium Attached RES Closed Sale** [25524 Schubert Cir 114/E](#) **Stevenson Ranch (SR)** Price \$210,000\*

Stevenson Ranch (STEV) Zip 91381-2377 TGNO [4550C7](#)  
 Los Angeles County (LA) XSTS **Perlman PI** Aerial Map



F1795050 [Media: 1](#) Builder Tract **Marblehead (MBHD)**  
 Style **Traditional** Model **(0)**  
 Bed 2 Stories **Two Levels** Floor Floor **2 of 2**  
 Baths 2 HOA Dues \$ **322 + \$ 105**  
 View **No View** YrBlt **1990 Assessor Land Fee**  
 ASqFt **1,205** Assessor Dim Acres **0.06**  
 ALotSize **2,818** Prkng  
 Garage, # Remotes # Uncovered Carport # RV Range Price  
 cars **2** Spaces Garages Access Listing: **No**

**REO/Bank owned Beautiful Condo with 2 Car garage, must see!**

Directions **Perlman PI**  
 Special Conditions: **REO/Lender-Owned**

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**Listing Activity**


LP/SqFt \$**182.49**  
Sold Price \$ **210,000**

Orig Price \$ **229,900**  
SP/SqFt \$ **174.27**

Prev Price \$ **229,900**  
COE/End Date: **6/16/2009**

Current Price **\$210,000**

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If a listing displays "Short Sale/Subj to Lender Approval\*\*" then that listing has been identified by the seller and the listing broker as a "short sale". This means that, at the listed price, the proceeds from the sale may not be adequate to pay all liens and costs of sale. Any offer made that does not fully cover the existing amount(s) owed to the lienholder(s) plus the costs of sale could be subject to lienholder approval, which approval may be exercised at the sole and exclusive discretion of the lienholder(s). The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © [Copyright](#), SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS® 

Robert Mickalson **Residential** Sat, Jun 20, 2009 03:37 PM Ref: 3  
 Single Family Residence Attached **RES** Closed Sale [25551 Schubert Cir E](#) Stevenson Ranch (SR) Price \$265,000\*

Stevenson Ranch (STEV) Zip 91381-1254 TGNO  
 Los Angeles County (LA) XSTS **stevenson ranch parkwy** [4550C7](#)  
 Aerial Map



F1793005 [Media: 9](#) Builder Tract **Bellagio (BELA)**  
 Style **Contemporary**  
 Bed 3 Model (a)  
 Baths 3 Stories **Two Levels** Floor Floor  
 View **No View** HOA Dues \$ 275 + \$ 0  
 ASqFt **1,232** YrBlt **1998** Assessor Land Fee  
**Assessor**  
 ALotSize Assessor Dim Acres **0.06**  
**2,818**  
 Prkng **Assigned Parking, Direct Garage Access, Garage - Single Door, Garage - Two Door, Garage Attached, Garage Door Opener**  
 Garage, # Remotes # Uncovered Carport # RV Range Price  
 cars **2 A** Spaces **0** Garages Access Listing: **No**

**SHORT PAY APPROVED WITH FIRST...AS OF FEB 10TH..EXPECTING APPROVAL FROM SECOND IN TWO WEEKS OR SOONER...MUST SELL ASAP. PROPERTY IS ADORABLE WITH A GREAT LOCATION. NOT NEAR STREET, NO TRAFFIC NOISE. LARGE GRASS AREA IN FRONT OF UNIT. SPACIOUS MASTER BEDROOM AND GOOD SIZE CLOSET LIGHT AND CHEERFUL**  
 Directions **STEVENSON RANCH PARKWAY TO HEMMINGWAY. TURN AND THEN TURN INTO THE FIRST DRIVEWAY ON THE RIGHT**  
 Special Conditions: **Short Sale/Offer(s) Submitted, Short Sale/Subj to Lender Approval\*\***

**Contact Information**

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**Listing Activity**

LP/SqFt **\$215.02** Orig Price **\$ 299,900** Prev Price **\$ 269,900** Current Price **\$265,000**  
 Sold Price **\$ 265,000** SP/SqFt **\$ 215.10** COE/End Date: **6/18/2009**

Robert Mickalson **Residential** Sat, Jun 20, 2009 03:37 PM Ref: 4  
 Condominium Attached **RES** Closed Sale [25118 STEINBECK Ave A](#) Stevenson Ranch (SR) Price \$300,000\*

Stevenson Ranch (STEV) Zip 91381-1212 TGNO  
 Los Angeles County (LA) XSTS **STEVENSON RANCH PRKY & STEINBECK** [4550D7](#)  
 Aerial Map



F1763659 [Media: 10](#) Builder Tract **Diamond Head (DMHD)**  
 Style **Townhouse**  
 Bed 3 Model (A)  
 Baths 3 Stories **Two Levels** Floor Floor  
 View **No View** HOA Dues \$ 200 + \$ 0  
 ASqFt **1,459** YrBlt **1990** Assessor Land Fee  
**Assessor**  
 ALotSize 0 Builder Dim Acres  
 Prkng **Garage Detached**  
 Garage, # Remotes # Uncovered Carport # RV Range Price  
 cars **2 D** 2 Spaces **0** 0 Garages Access **0** Listing: **No**

**BOM AGAIN!!!! \*\*\*SHORT SALE HAS BEEN APPROVED, NEED SOLD NOW! RECENTLY REDUCED! GREAT PROPERTY\*\*\* DELIGHTFUL END UNIT LOCATED IN FABULOUS DIAMONDHEAD COMPLEX. THIS PROPERTY FEATURES A SPACIOUS LIVING ROOM WITH FIREPLACE; LIGHT AND OPEN DINING AREA; NICE SIZED KITCHEN WITH LOTS OF CABINETS; HALF BATH DOWNSTAIRS; THREE BEDROOMS AND TWO FULL BATHS UPSTAIRS. HARDWOOD FLOORING THROUGHOUT LIVING AREAS AND CARPETING IN BEDROOMS; GREAT FLOORPLAN. LARGE PRIVATE PATIO OVERLOOKING GREENBELTS AND PLAYGROUND. PRIVATE DETACHED TWO CAR GARAGE. CLOSE TO SHOPPING, DINING, AND SCHOOLS. 'THIS IS A SHORT SALE LISTING, ALL TERMS AND CONDITIONS ARE SUBJECT TO LENDER APPROVAL' \*\*\*AGENT IS VERY EXPERIENCED WITH SHORT SALES, APPRAISAL HAS BEEN COMPLETED ON PROPERTY, JUST WAITING FOR AN OFFER\*\*\***


Directions **STEVENSON RANCH PARKWAY TO STEINBECK MAKE A LEFT, SECOND DRIVEWAY OF DIAMONDHEAD MAKE A RIGHT, UNIT IS NEXT TO PLAYGROUND. AGENT IS VERY EXPERIENCED WITH SHORT SALES.**

Special Conditions: **Short Sale/Subj to Lender Approval\*\*****Contact Information*****This Report was created by:***

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**Listing Activity**

LP/SqFt **\$205.62**      Orig Price \$ **350,000**      Prev Price \$ **305,000**      Current Price **\$300,000**  
 Sold Price \$ **300,000**      SP/SqFt \$ **205.62**      COE/End Date: **6/5/2009**

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Robert Mickalson **Residential** Sat, Jun 20, 2009 03:37 PM Ref: 5  
 Single Family Residence Detached **RES** Closed Sale [25628 Wordsworth Ln](#) Stevenson Ranch (SR) Price \$419,000\*

Stevenson Ranch (STEV) Zip 91381-1300 TGNO  
 Los Angeles County (LA) XSTS webster [4550C6](#)  
 Aerial Map



F1792176 [Media: 8](#) Builder Tract **Greystone Collection (GREY)**  
 Style **Other**  
 Bed **3** Model **(0)**  
 Baths **3** Stories **Two Levels** Floor Floor  
 View **No View** HOA Dues \$ **84 + \$ 0**  
 ASqFt **1,803** YrBlt **1997** Assessor Land Fee  
**Assessor**  
 A Lot Size Assessor Dim Acres **0.21**  
 9,077 Prkng  
 Garage, # Remotes # Uncovered Carport # RV Range Price  
 cars **2** Spaces Garages Access Listing: **No**

**Nice home in great area. Amazing for family. Wonderful floorplan with high ceilings. Must see!**

Directions **Please see map**

Special Conditions: **Short Sale/Subj to Lender Approval\*\***

**Contact Information**

**This Report was created by:**

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**Listing Activity**

LP/SqFt **\$232.39** Orig Price \$ **499,000** Prev Price \$ **409,000** Current Price **\$419,000**  
 Sold Price \$ **419,000** SP/SqFt \$ **232.39** COE/End Date: **6/3/2009**

Robert Mickalson **Residential** Sat, Jun 20, 2009 03:37 PM Ref: 6  
 Single Family Residence Detached **RES** Closed Sale [25562 Fitzgerald Ave](#) Stevenson Ranch (SR) Price \$480,000

Stevenson Ranch (STEV) Zip 91381-1278 TGNO  
 Los Angeles County (LA) XSTS Fitzgerald & Hemingway [4550C7](#)  
 Aerial Map



F1803786 [Media: 19](#) Builder Tract **Pacific Colony (PCOL)**  
 Style **Contemporary**  
 Bed **4** Model **(0)**  
 Baths **3** Stories **Two Levels** Floor Floor  
 View **Hills View, Mountain View, View** HOA Dues \$ **75 + \$ 105**  
 ASqFt **2,144** YrBlt **1995** Assessor Land Fee  
**Assessor**  
 A Lot Size Assessor Dim Acres **0.24**  
 10,632 Prkng **Direct Garage Access, Driveway - Concrete, Garage - Front Entry, Garage Attached, Garage Door Opener**  
 Garage, # Remotes # Uncovered Carport # RV Range Price  
 cars **2 A** Spaces Garages Access Listing: **No**

**Beautiful Stevenson Ranch home with a large pool-sized backyard which includes a kid's swingset/play center and beautiful mountain views. This home features a big loft upstairs and a 4th bedroom/office with a bathroom shower downstairs. Other features include: woodfloors, crown molding, custom built-ins, family room fireplace, recessed lighting, formal dining room, double door entry to a spacious master bedroom, separate tub & shower and double vanities in masterbath and a jack & jill bathroom between the kid's rooms. \$75 HOA is monthly & the \$105 HOA is quarterly. Fantastic home, fantastic price!**

Directions **Exit 5 freeway at McBean and head West towards The Old Road, McBean will turn into Stevenson Ranch Pkwy, turn right on Hemingway Ave. and then turn right on Fitzgerald Ave. It is the 2nd house on the right.**

Special Conditions: **Short Sale/Offer(s) Submitted, Short Sale/Subj to Lender Approval\*\***

**Contact Information**

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**Listing Activity**

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LP/SqFt \$ <b>221.55</b>	Orig Price \$ <b>475,000</b>	Prev Price \$	Current Price <b>\$480,000</b>
Sold Price \$ <b>480,000</b>	SP/SqFt \$ <b>223.88</b>	COE/End Date: <b>6/9/2009</b>	

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Robert Mickalson **Residential** Sat, Jun 20, 2009 03:37 PM Ref: 7  
 Single Family Residence Detached **RES** Closed Sale [25757 Thurber Way](#) Stevenson Ranch (SR) Price \$505,000\*

Stevenson Ranch (STEV) Zip 91381-1436 TGNO  
 Los Angeles County (LA) XSTS **Faulkner / Hemingway** [4550A7](#)  
 Aerial Map



F1803932 [Media: 10](#) Builder Tract **Barrington (BARR)**  
 Style **Traditional**  
 Bed 3 Model (0)  
 Baths 3 Stories **Two Levels** Floor Floor  
 View **Mountain View** HOA Dues \$ 35 + \$ 0  
 ASqFt **2,168** YrBlt **2001** Assessor Land Fee  
**Assessor**  
 A Lot Size Assessor Dim Acres **0.29**  
**12,750**  
 Prkng **Driveway, Driveway - Concrete, Garage Attached, Garage Door Opener**  
 Garage, # Remotes # Uncovered Carport # RV Range Price  
 cars **2 A** Spaces Garages Access Listing: **No**

**Stunning Stevenson Ranch 'Barrington' home. MOVE IN READY! Immaculate! Plantation shutters, high quality carpet, decorator colors. Downstairs office is this homes 4th bedroom. Center isle kit. Family room with FP. Professionally landscaped front and back, covered patio, used brick accents. Exclnt curb appeal. Blue Ribbon Stevenson Ranch Elementary.**  
 Directions **Faulkner / Hemingway**  
 Special Conditions: **None**

**Contact Information**

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**Listing Activity**

LP/SqFt **\$230.63** Orig Price \$ **559,000** Prev Price \$ **549,000** Current Price **\$505,000**  
 Sold Price \$ **505,000** SP/SqFt \$ **232.93** COE/End Date: **6/9/2009**

Robert Mickalson **Residential** Sat, Jun 20, 2009 03:37 PM Ref: 8  
 Single Family Residence Detached **RES** Closed Sale [25639 Frost Ln](#) Stevenson Ranch (SR) Price \$525,000

Stevenson Ranch (STEV) Zip 91381-1523 TGNO  
 Los Angeles County (LA) XSTS **Stafford Canyon and McBean** [4550B7](#)  
 Aerial Map



F1807467 [Media: 10](#) Builder Tract **Serenade (SRND)**  
 Style **Traditional**  
 Bed 5 Model (.)  
 Baths 3 Stories **Two Levels** Floor Floor  
 View **No View** HOA Dues \$ 35 + \$ 0  
 ASqFt **2,225** YrBlt **1994** Assessor Land Fee  
**Assessor**  
 A Lot Size Assessor Dim Acres **0.33**  
**14,174**  
 Prkng **Garage Attached**  
 Garage, # Remotes # Uncovered Carport # RV Range Price  
 cars **3 A** 1 Spaces Garages Access Listing: **No**

**CORPORATE OWNED. No Need to Wait, Ready to Be Sold. Spectacular MOVE-IN Ready, Prestigious Stevenson Ranch Home located on a Cul-de-sac. This home boasts 5 Bedrooms and 3 Bathrooms, Gorgeous two story Living room. Wonderful Large Gourmet Kitchen features tile counters, which opens to the Large Family Room with fireplace. Tile on First Floor and Wood Floors Upstairs. Great Low Maintenance Entertainers Backyard. Downstairs bedroom and bathroom, and a 3 Car Garage.**  
 Directions **McBean to Stafford Canyon, and then Left at Frost Lane.**  
 Special Conditions: **None**

**Contact Information**

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**Listing Activity**


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LP/SqFt <b>\$229.17</b>	Orig Price \$ <b>509,900</b>	Prev Price \$	Current Price <b>\$525,000</b>
Sold Price \$ <b>525,000</b>	SP/SqFt \$ <b>235.96</b>	COE/End Date: <b>6/18/2009</b>	

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Robert Mickalson **Residential** Sat, Jun 20, 2009 03:37 PM Ref: 9  
 Single Family Residence Detached **RES** Closed Sale [25735 Lewis Way](#) Stevenson Ranch (SR) Price \$596,000

Stevenson Ranch (STEV) Zip 91381-  
 Los Angeles County (LA) XSTS **Falkner & Hemingway** TGNO [4550A7](#)  
 Aerial Map



F1804798 [Media: 8](#) Builder Tract **Barrington (BARR)**  
 Style **Traditional**  
 Bed 4 Model (0)  
 Baths 3 Stories **Two Levels** Floor Floor  
 View **Mountain View** HOA Dues \$ 107 + \$ 0  
 ASqFt **2,698** YrBlt 2000 Assessor Land Fee  
**Assessor**  
 ALotSize Assessor Dim Acres  
**11,721**  
 Prkng **Direct Garage Access**  
 Garage, # Remotes # Uncovered Carport # RV Range Price  
 cars 3 Spaces Garages Access Listing: **No**

**FANTASTIC BARRINGTON HOME THAT IS A NORMAL SALE! BUILT-OUT AS 4 BEDROOMS PLUS ADDITIONAL LOFT. ONE FULL BEDROOM AND BATH DOWNSTAIRS\* TILE FLOORS DOWNSTAIRS\* KITCHEN WITH CENTER ISLAND & VAULTED CEILINGS \* CUSTOM SHUTTERS\* FAMILY RM WITH STONE FIREPLACE\* MASTER SUITE WITH WALK-IN CLOSET\* MASTER BATH WITH DOUBLE SINKS, VANITY AREA, LARGE TUB AND SEPARATE SHOWER\* GREAT SIZE LOFT- BONUS RM, OFFICE, ETC. \* 3 CAR GARAGE\* ENTERTAINERS GRASSY BACKYARD WITH BUILT-IN BAR-B-QUE WITH SINK & OVERSIZED PATIO COVER\* EASY ACCESS TO FREEWAY, SHOPPING, RESTAURANTS\* WALK TO ELEMENTARY SCHOOL AND PARK- EXCELLENT BUY IN STEVENSON RANCH!**

Directions **Hemingway to Faulkner (R) Lewis (L).**  
 Special Conditions: **None**

**Contact Information**

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**Listing Activity**

LP/SqFt \$222.35 Orig Price \$ 599,900 Prev Price \$ Current Price \$596,000  
 Sold Price \$ 596,000 SP/SqFt \$ 220.90 COE/End Date: 6/9/2009

Robert Mickalson **Residential** Sat, Jun 20, 2009 03:37 PM Ref: 10  
 Single Family Residence Detached **RES** Closed Sale [26527 Shakespeare Ln](#) Stevenson Ranch (SR) Price \$650,000\*

Stevenson Ranch (STEV) Zip 91381-1420 TGNO [4550A7](#)  
 Los Angeles County (LA) XSTS **Poe Parkway / Thoreau** Aerial Map



F1802331 [Media: 13](#) Builder Tract **Atessa (ATES)**  
 Style **French Country**  
 Bed 4 Model (0)  
 Baths 4 Stories **Two Levels** Floor Floor  
 View **No View** HOA Dues \$ 32 + \$ 0  
 ASqFt **3,260** YrBlt 2000 Assessor Land Fee  
**Assessor**  
 ALotSize Assessor Dim Acres **0.24**  
**10,393**  
 Prkng **Direct Garage Access, Garage Attached**  
 Garage, # Remotes # Uncovered Carport # RV Range Price  
 cars 3 A Spaces Garages Access Listing: **No**

**BANK APPROVED! BANK APPROVED! BANK APPROVED! COULD CLOSE ESCORW IN 30-45 DAYS! This gorgeous Stevenson Ranch pool home is a must see. The large 4 bedroom home boasts 3260 square feet and has an amazing back yard. The pebble tech pool/spa and lush landscaping lend to the resort feel of this property. Interior features include custom tile, new paint, neutral carpet, and crown molding. The frontal view faces the mountain with no homes across the street. The home sits on a quiet street that is very private with little traffic.**

Directions **Stevenson Ranch Parkway to Poe to Thoreau to Shakespeare**  
 Special Conditions: **Short Sale/Subj to Lender Approval\*\***

**Contact Information**

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**Listing Activity**


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LP/SqFt <b>\$200.92</b>	Orig Price \$ <b>689,900</b>	Prev Price \$ <b>689,900</b>	Current Price <b>\$650,000</b>
Sold Price \$ <b>650,000</b>	SP/SqFt \$ <b>199.39</b>	COE/End Date: <b>6/5/2009</b>	

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Robert Mickalson **Residential** Sat, Jun 20, 2009 03:37 PM Ref: 11  
 Single Family Residence Detached **RES** Closed Sale [25941 Tennyson Ln](#) Stevenson Ranch (SR) Price \$717,000

Stevenson Ranch (STEV) Zip 91381-1010 TGNO  
 Los Angeles County (LA) XSTS poe [4550A6](#)  
 Aerial Map



F1805493 [Media: 5](#) Builder Tract **Twilight Vista (TWLV)**  
 Style **Contemporary**  
 Bed 5 Model (a)  
 Baths 5 Stories **Two Levels** Floor Floor  
 View **No View** HOA Dues \$ 35 + \$ 0  
 ASqFt **3,562** YrBlt **2000** Assessor Land Fee  
**Assessor**  
 ALotSize Assessor Dim Acres **0.24**  
**10,262**  
 Prkng **Garage - Two Door, Garage Attached, Garage Door Opener**  
 Garage, # Remotes # Uncovered Carport # RV Range Price  
 cars **3 A** Spaces Garages Access Listing: **No**

**Beautiful Stevenson Ranch pool home. This luxurious 5 + 4.5 features a three-car garage, fireplace in living room and family room., downstairs bedroom and private bath and 1/2 bath, upstairs loft, oversized kitchen with walk-in pantry, granite counter tops and large island, front balcony with access. Custom pool/spa with large patio, master bedroom.is oversized with his and her walk-in closets, , dual sinks and views from master bath and bedroom.**

Directions **Poe Pkwy, Right on Mallory to Chaucer, Right on Tennyson**  
 Special Conditions: **None**

**Contact Information**

**This Report was created by:**

Agent: **Robert Mickalson** Phone: **661-964-1760** Mobile Ph: **661-373-2374** Pager:  
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**Listing Activity**

LP/SqFt **\$196.49** Orig Price **\$ 699,890** Prev Price \$ Current Price **\$717,000**  
 Sold Price **\$ 717,000** SP/SqFt **\$ 201.29** COE/End Date: **6/8/2009**

Robert Mickalson **Residential** Sat, Jun 20, 2009 03:37 PM Ref: 12  
 Single Family Residence Detached **RES** Closed Sale [25973 Tennyson Ln](#) Stevenson Ranch (SR) Price \$749,000

Stevenson Ranch (STEV) Zip 91381-1010 TGNO  
 Los Angeles County (LA) XSTS **Poe Pkwy/Mallory** [4550A6](#)  
 Aerial Map



F1805379 [Media: 1](#) Builder Tract **Twilight Vista (TWLV)**  
 Style **Traditional**  
 Bed 5 Model **5 + loft (1)**  
 Baths 5 Stories **Two Levels** Floor Floor  
 View **Hills View** HOA Dues \$ 35 + \$ 0  
 ASqFt **3,474** YrBlt **2001** Assessor Land Fee  
**Assessor**  
 ALotSize Assessor Dim Acres **0.37**  
**16,099**  
 Prkng **Direct Garage Access, Garage Attached**  
 Garage, # Remotes # Uncovered Carport # RV Range Price  
 cars **2 A** Spaces Garages Access Listing: **No**

**HUGE PRIVATE VIEW LOT IN STEVENSON RANCH!! Stamped concrete hardscape, deck off master & tons of grass. Nice curb appeal, granite & backsplash in kitchen, double family room with built-in down, loft with nice built-in up. Full bed with attached bath down - tile flooring, tremendous yard with views of the hills, WOW!**

Directions **Poe Pkwy to Mallory**  
 Special Conditions: **None**

**Contact Information**

**This Report was created by:**

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**Listing Activity**

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LP/SqFt <b>\$215.60</b>	Orig Price <b>\$ 749,000</b>	Prev Price \$	Current Price <b>\$749,000</b>
Sold Price <b>\$ 749,000</b>	SP/SqFt <b>\$ 215.60</b>	COE/End Date: <b>6/15/2009</b>	

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If a listing displays "Short Sale/Subj to Lender Approval\*\*" then that listing has been identified by the seller and the listing broker as a "short sale". This means that, at the listed price, the proceeds from the sale may not be adequate to pay all liens and costs of sale. Any offer made that does not fully cover the existing amount(s) owed to the lienholder(s) plus the costs of sale could be subject to lienholder approval, which approval may be exercised at the sole and exclusive discretion of the lienholder(s). The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © [Copyright](#), SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS® 

Robert Mickalson **Residential** Sat, Jun 20, 2009 03:37 PM Ref: 13  
**Single Family Residence** Detached **RES** Closed Sale [26876 Grey Pl](#) Stevenson Ranch (SR) Price \$905,000\*



Stevenson Ranch (STEV) Zip 91381-1016 TGNO  
 Los Angeles County (LA) XSTS Poe pkwy to Mallory 4550A6  
 Aerial Map

F1796840 [Media: 19](#) Builder Tract **Torcello (TORC)**  
 Style **Traditional**  
 Bed 5 Model (1)  
 Baths 5 Stories **Two Levels** Floor Floor 1 of 2  
 View **View** HOA Dues \$ 35 + \$ 0  
 ASqFt **3,773** YrBlt **2000** Assessor Land Fee  
**Assessor**  
 ALotSize 12,022 Assessor Dim Acres 0.28  
 Prkng **Direct Garage Access, Garage Attached**  
 Garage, # Remotes # Uncovered Carport # RV Range Price  
 cars 3 A 2 Spaces Garages Access Listing: **No**

**ONE OF A KIND STEVENSON RANCH TORCELLO POOL HOME!!! Durango travertine/incredible upgrades throughout, gorgeous private yard with large pool, spa, bbq, extensive Walker Zaenger tile, gorgeous views - what a showplace!!! Large kitchen with granite countertops & stainless appliances, baths w/ new toilets, Walker Zaenger countertops, Venetian plaster, built-ins throughout, full bed/bath down, four beds up, MASTERFUL!**

Directions **Mallory to Poe pkwy**  
 Special Conditions: **None**

**Contact Information**

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**Listing Activity**

LP/SqFt \$246.49 Orig Price \$ 965,000 Prev Price \$ 965,000 Current Price \$905,000  
 Sold Price \$ 905,000 SP/SqFt \$ 239.86 COE/End Date: 6/17/2009

Robert Mickalson **Residential** Sat, Jun 20, 2009 03:37 PM Ref: 14  
**Single Family Residence** Detached **RES** Closed Sale [26890 Grey Pl](#) Stevenson Ranch (SR) Price \$920,000\*



Stevenson Ranch (STEV) Zip 91381-1016 TGNO  
 Los Angeles County (LA) XSTS Poe / mallory / flemming 4550A6  
 Aerial Map

F1795187 [Media: 20](#) Builder Tract **Torcello (TORC)**  
 Style **Tuscan**  
 Bed 5 Model **Mstr bdrm down (1)**  
 Baths 4 Stories **Two Levels** Floor Floor  
 View **City Lights View, City View, Hills View, Mountain View, Valley View** HOA Dues \$ 48 + \$ 0  
 ASqFt **3,689** YrBlt **2000** Assessor Land Fee  
**Assessor**  
 ALotSize 13,002 Assessor Dim Acres 0.3  
 Prkng **Direct Garage Access, Garage - Single Door, Garage - Two Door, Garage Attached**  
 Garage, # Remotes # Uncovered Carport # RV Range Price  
 cars 3 A 2 Spaces Garages Access Listing: **No**

**NORMAL sale, Mediterranean Estate 'VIEW' Mountain & city lights, 3,689 sq ft of upgraded living, Custom tile, some wood, granite counters, Shutters and custom window treatments, Master Bedroom + 2-other bedrooms down stairs, 2-bedrooms + Bonus room (large)+ double computer niche upstairs. 5-bedrooms 3.5 baths, HUGE family room, No expense spared in this back yard oasis=salt water pool/spa, OVER size spa with double motors for extra jets. Outdoor fire place, Sunken BBQ area. 13-mature palm trees+soooo much more. 5+3.5+bonus room w/closet that could be 6th bedroom.**

Directions **poe to mallory to flemming to Grey.**  
 Special Conditions: **None**

**Contact Information**

**This Report was created by:**

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**Listing Activity**


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LP/SqFt **\$254.54**      Orig Price \$ **999,999**      Prev Price \$ **959,000**      Current Price **\$920,000**  
 Sold Price \$ **920,000**      SP/SqFt \$ **249.39**      COE/End Date: **6/12/2009**

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