



# Vinny Jain

Ingenious Asset Group, Inc.

Direct: 310-997-2552

Email: [vjain@iagpm.com](mailto:vjain@iagpm.com)

**671 SANDY AVE**  
SIMI VALLEY, CA 93065

4  
Beds

Baths 2.00  
(2F 0T 0H 0Q)

1,954/VN  
Sqft

Single Family  
**LP \$579,000**



Area	1113 Central Simi
Subdivision	
List Price Per Sqft	\$296.32
Lot Size	7,600/VN
HOA 1&2	
MLS#	17-209440
APN	634-0-123-165

**Directions:** From CA 118 take Erringer Rd. Exit 24 Head S. on Erringer Rd Turn L onto Royal Ave and R on to Sandy Ave House is on the R.

**Remarks:** Probate Sale Subject to court approval and overbidding in court. Single story home 4 Bedrooms and 2 bathroom. Laminate flooring throughout, large living room with Fireplace. All stainless steel appliances, dishwasher, and stove with gas range, granite counter top in kitchen. 2 car attached garage. Property is sold "AS IS" and "where is". House is tenant occupied, on a month-to-month lease at \$2,569.85 per month. Tenant responsible for all utilities. Landlord only pays for weekly landscaping service.

**Agent Remarks:** This is a probate sale. REQUIRING COURT CONFIRMATION. Please use the probate purchase form (PPA) when submitting your offer. Please submit offers with a Pre-Approval letter from a direct lender, POF. House is tenant occupied, on a month-to-month lease at \$2,569.85 per month. Tenant responsible for all utilities. Landlord only pays for weekly landscaping service.

**Showing Remarks:** DRIVE BY ONLY, DO NOT DISTURB OCCUPANTS. Showings during scheduled open houses ONLY.

Community/Development		Structure Info		Contract Info		DOM 5
Tax Mello Roos		Year Built/Source	1964	List Date	03-15-2017	
Complex/Assoc Name		Stories	1	List Price	\$579,000	
Complex/Assoc Phone		Attached/Detached	Detached/No Common Walls	Orig List Price	\$579,000	
Assoc Amenities		Guest House	N/A	Status Date	03-15-2017	
Assoc Fees Include		PUD		Change Date/Type	03-15-2017/New Listing	
Assoc Pet Rules		Sewer		Sale Type	Probate	
Community Features		Style	Other	Probate Y/N	Yes	
Builders Tract Code		View	No	Court Approval	Yes	
Builders Model Code		Security		CSO	2.5%	
Builders Model Name		Dir Faces		Listing Type	Probate	
Builders Name		Prop Condition		Disclosure	As Is, Court Approval Required, Probate	
Mgmt. Co. Name		Entry Floor #		Scope Of Service	Full Service	
Mgmt. Co. Phone		Maid's	No	Buyer's Agent Comm	Yes	
Oth. Mgmt. Co. Name		Prop Subtype				
Oth. Mgmt. Co. Phone						

Land/Lot Info		Parking Details		Sale/Sold Info	
Zoning	RM-4.15	Parking Type	Garage - 2 Car, Garage Is Attached	Contract Date	
Land Type		Total Spaces		Sold Date	
Land Lease		Covered Spaces		Sold Price	
Horse Property		Uncovered Spaces		Sold Price/SqFt	
Lot Acreage		Garage Spaces		Sale Terms	
Special Zone		Carpport Spaces		SP/LP	
Addl Parcel		Remote Controls			
Lot Dimen					
Lot Descr.					
Lot Location					

Interior Features		Exterior Features	
# Fireplaces/Details	Living Room	Pool	No
Furnished	No	Spa	In Ground
AC/Cooling	Central	Tennis/Courts	
Heating	Forced Air	Roofing	
Flooring	Laminate, Tile	Fence	
Equip/Apppl	Dishwasher, Range/Oven	Sprinklers	
Rooms	Dining Area, Living, Master Bedroom, Walk-In Closet	Patio Features	
Interior Features		Entry Location	
Kitchen Features	Granite Counters	Exterior Constr	
Bathroom Features		Foundation Details	
Bedroom Features	Master Bedroom	Other Struc Feat	
Common Walls	Detached/No Common Walls	Other Structures	
Cooking Appliances		RV Access Dimen	
Disability Access		Windows	
Eating Areas		Water Heater Feat	
220-Volt Location		Laundry	Garage
TV Services			

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Location	
Cross Streets	
Alt St. Name	
County	Ventura
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	Do Not Contact Occupant, Drive By, Subject To Inspection, Tenant
Sign on Property	

Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

 <b>Vineendra Jain</b> Ingenious Asset Group, Inc. LA1 CalBRE#: 01413466	
Phone / Cell	p: 310-433-6214 / c: 310-433-6214
Email	vjain@iagpm.com
Fax	310-776-6451
Office Phone / Fax	p: 310-331-8552 Ext.101 / f: 310-776-6451

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. MLSPLUS™ Copyright © 2017 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Vineendra Jain CalBRE# 01413466

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Home icon  
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