

NEW SINCE THE LAST NEWSLETTER ...

NEW LISTINGS

Address	List Price	List Date	Bedrooms/Baths
2940 Triunfo Cyn	598,000	8/3/98	3/3
5354 Lewis Ln	529,000	6/2/98	5/3.5
28403 Driver Ave	275,000	6/22/98	3/2
28355 Foothill	379,950	8/25/98	3/1.75
30360 S. Mulholland	498,000	9/2/98	5/3.5
28346 Driver	369,000	8/20/98	3/2

NEW ESCROWS PENDING

Address	Final List Price	Comme
30516 MULHOLLAND	299,000	Lovely restored/expanded 1940's cottage on 2/3 acre private lot.
6145 FAIRVIEW	579,000	Everything for the equestrian. Updated family home with 3072 sqft in great location.
6223 FAIRVIEW	519,000	Total privacy on two lots - over 2.5 acres. Tremendous potential for large family.
29431 LAKE VIS	619,	Newer mediterranean home with gouv kitchen, marble, granite, etc. etc. 1+ ε
28221 W. BALKI	649,	English tudor surrounded by beau landscapes, black bottom p
5705 FAIRVII	719,	Impressive victorian on approx half acre. On couple weeks on the mai

NEW CLOSED ESCROWS

Address			Final List Price	Sale Price	Sale Date	Comments
28415	WARING	PL	not available	312,000	7/24/98	Natural stone pool highlights this home on peaceful cul-de-sac.
5316	LEWIS	RD	299,000	280,000	7/14/98	Bidding was fierce on this twice foreclosed home on private flag lot.
5713	COLODNY	DR	475,000	465,000	7/1/98	Tri-level home on 3/4 acre. Took best advantage of views.
5515	FAIRVIEW	PL	647,000	620,000	6/17/98	Light and bright contemporary off a long drive. All flat lot with room for horses.
5415	FAIRVIEW	PL	537,900	510,000	8/5/98	This home probably went up in value for these buyers while in a long escrow.
28333	FOOTHILL	DR	429,900	430,000	8/13/98	Brand new 3000 sqft home on sloping half acre. Nice views but needed landscaping.
28005	BALKINS	DR	429,000	394,000	7/31/98	A touch of Tahoe on an 1.5 acres of prime oak sanctuary.
5821	CHESEBRO	RD	none	370,000	7/29/98	Foreclosed home needed much work inside and out. Near park entrance.
6085	CHESEBRO	RD	349,000	345,000	7/16/98	Custom home site - cross a bridge to a 1920's cottage with pot belly stove heat.
6007	COLODNY	DR	895,000	850,000	8/4/98	We sold this 5442 square foot home to a connoisseur of quality. Excellent location.
6230	CHESEBRO	RD	695,000	675,000	6/1/98	Secluded pool home with guest house on full acre.
1827	OLIVERA	DR	469,000	469,000	6/30/98	The last mohican. Stunning views from newer cabin on 3+ acres. Private gate.
29170	WAGON	RD	529,900	500,000	7/31/98	Behind the gates at Medea Valley. 2760 sqft on view lot.
5519	LEWIS	RD	469,000	450,000	9/18/98	Two story traditional home on flat half acre.

Data obtained from DataQuick information reporting services and C.R.I.S. multiple listing service - it is not guaranteed.

HESCHEL...[cont. from page 1]

Heschel's current site at Liberty Canyon is leased. That facility is too small to accommodate their expansion goals - from 140 K-5 graders to 300-500 including middle schoolers. Their permit application states a maximum of 749 students.

A vocal constituency is protesting the school. One of the many important issues is the additional impact on the already congested Driver and nearby intersections. Residents of Oak Park, Morrison Ranch, etc. use Driver and Canwood as a shortcut to avoid the congestion at Kanan and the 101. In order to add an access lane to the school, Heschel's plans are to widen and re-stripe Palo Comado Canyon Rd. According to school principal Shirley Levine, attendance is to be staggered. Levine states that younger students arrive after the older student. These older students leave before Agoura High is dismissed. The school is waiting for the county to approve a traffic report for distribution to the public and various agencies. The report projects about 1622 daily trips to and from the school when operating at full capacity. This number is supported in the

report by studies of traffic generated by schools nationwide. The estimate conflicts with the Homeowner Association's arithmetic of over 3000 trips daily.

Other concerns involve esthetics and environmental impacts. There are thirteen homes which abut the proposed development. Currently, these homeowners along Chesebro view native open space. The designers of the school say that the structures will not deter from the natural landscape. "The plans reserve 3/4 of the total land as untouched. No oak trees are to be removed and new trees will be planted," explained Roger Van Wert, government specialist and consultant.

Heschel is promoting the transfer of one hundred feet of land to each of the thirteen Chesebro homeowners as a goodwill gesture. Some homeowners conclude this to be a negative. They fear burdens might come with this land.

Old Agoura HOA President Jess Thomas and others have proposed that the Santa Monica Mountains Conservancy purchase the Heschel land and/or swap for another acceptable site with less impact on the

community. This would get Heschel their school amicably, while maintaining native, Old Agoura open space for its residents.

Reader: Please express your opinions or suggestions for printing in a follow-up article - E-mail the editor at NG4RE@AOL.com.



Bad Sign

Featured New Listings



<<<< Have Paintbrush Will Travel (and save) !!!

Hard to find level 1/2 acre land at a rock bottom price. Artistic 3 bedroom/2 bath home tucked away in the treetops.

- Remodeled kitchen and baths.
- Family room with river rock fireplace.
- Huge sundeck and two porches with beautiful views.
- Horse lovers location close to public arena, riding trails.

>>>> \$369,000

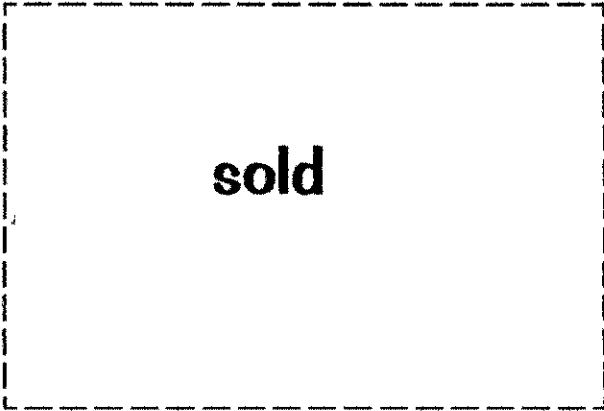
Old Agoura's Finest

>>>>

Luxurious styling, ballroom size rooms, builders own home designed with the large family in mind. Located close to Chesebro Canyon National Park, this quality home features a circular drive, car/rv barn + 3 car garage, pool and horse facilities. >>>> 895,000

Select Equestrian Properties Network is on the INTERNET. Nona and Wanda are the designated SEPN member representing Agoura, Calabasas, Westlake, Thousand Oaks.

E-mail Nona: NG4re @ AOL.com



Select Equestrian Properties

Fred Sands Realtors
5875 Kanan Rd.
Agoura Hills City Mall
Agoura, Calif. 91301
(818) 879-9100

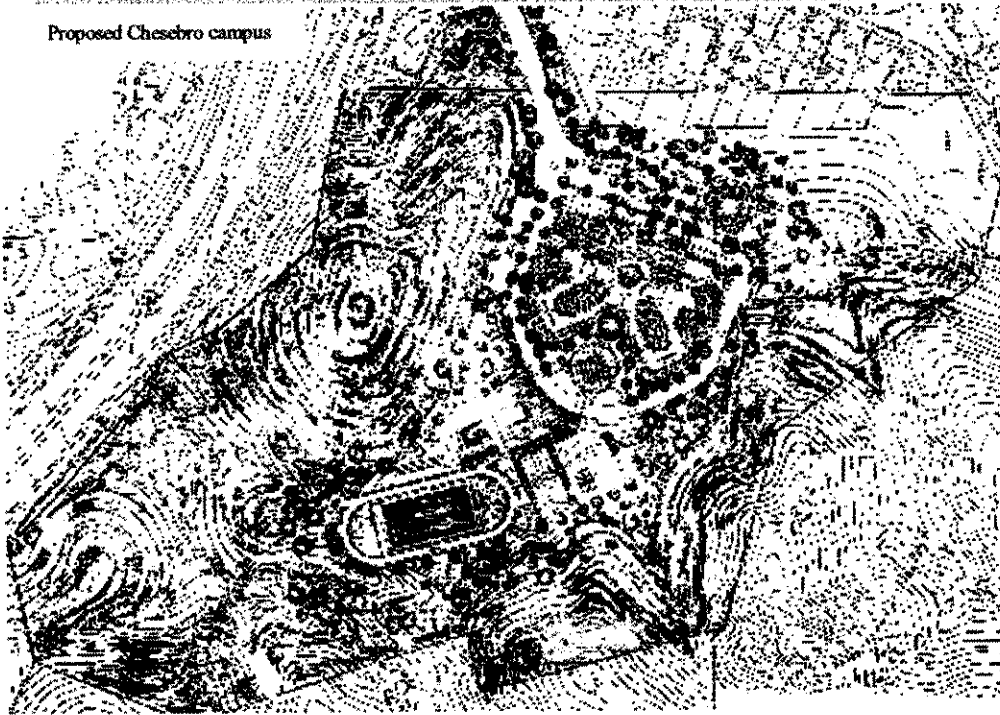
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Realtors

A Word From Nona & Wanda





Proposed Chesebro campus



Nona Green
Custom and Horse Property
Specialist
Associate Broker
(818) 879-9100 Ext: #2416
(818) 426-2292 cell
5875 Kanan Road.
Agoura, Calif. 91301

Wanda Smith
Custom and Horse Property
Specialist

Fred Sands



EQUITY EATERS

This past spring has seen the return of the "speculator-builder". Nearly extinct in the mid-nineties, this species of home buyer thrives on increasing real estate values. "Spec" builders have acquired a taste for custom neighborhoods (as opposed to newer tract developments). The resale prices of custom homes are less influenced by multiple sales nearby. Therefore, a buyer can alter, improve, or expand a home without much limitation. With input from their local Realtor, builders can enhance a home with features most in demand.

In some cases this year, a buyer merely closed escrow, asked 20% more, and reaped a quick profit.

Identifying less prepared sellers, the spec builder has a somewhat aggressive nature. A seller advised of minimum changes to his home can effectively ward off the spec builders advances, and obtain top market value for himself.

Regards, Non

SCHOOLS, SCHOOLS, SCHOOLS...

Let that be the corollary to location, location, location - the most important feature in real estate. An intense demand exists for homes in Agoura, Oak Park, and Calabasas due to their prestigious schools. Parents in the Las Virgenes Schools District can count on one thing - that their children will probably attend a top school in the state.

The school district recommends parents register kids early. Mandated class size and limited state funding require overflow students to attend a campus farther from home, and possibly away from their classmates. Summer school applicants face a real squeeze. A lottery picks only 30% of applicants to fill 900 spaces. A child unable to attend school this summer is not guaranteed a seat the following year. Fortunately, extra curricular activities are available to neighborhood kids through Parks and Recreation, 4H chapters, and sports leagues.

A new school in session?

Currently only a small percentage of local residents choose to send their kids to private schools. With 40,000 Jewish households in the West Valley (tabulated 1998 by

the Jewish Federation of Greater Los Angeles) parents may have another choice. LA County is reviewing plans submitted by the Abraham Heschel Day School to construct a permanent site on the 69.67 parcel located north of the 101 Fwy at Chesebro.

The Heschel Day School was founded in 1994 by a group of young families seeking a superior, secular education and a progressive, humanistic Judaic curriculum. The planners for the school are talking with the Old Agoura Homeowners Association, attempting to develop a campus into the community.
(See "Heschel" page 3 ...)

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