



*2569 Thunderbird Drive (Space 112)
Thousand Oaks*

Welcome to this most charming and completely custom renovated "forever" home, which is quietly located near the highly desirable, centrally located, Thousand Oaks Blvd. revitalized downtown district.

The Golden Rule in real estate is location.



This property is the Triple-Threat regarding Location! Location! Location!

Location, Location, Location! The City.

- *The City of Thousand Oaks, only 12 miles from the Pacific Ocean, is a premiere community recognized for being one of the most desirable places in all of California to live, work, and recreate.*
- *First, T.O. (as the locals like to refer to it) has been designated as one of the "safest cities in the US".*
- *Secondly, residents need not venture out on to the freeways or out of the city limits to experience great restaurants, shopping, and world-class art and live entertainment. Residents enjoy the low 7.25% Ventura County Sales Tax while only minutes away from all that LA County also offers in Shopping and Dining (ex. Westlake Village, Agoura Hills, Calabasas). Lots of options.*
- *T.O. is nestled against the Santa Monica Mountains and with over 15,000 acres of natural publicly owned open space, the city prides itself on its 150 miles of trails, for hiking, biking, or just leisurely walking. Thousand Oaks is also designated as a Tree City USA and has been named one of the country's greenest cities.*



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Very Walkable

Most errands can be accomplished on foot.

Location, Location, Location! The Neighborhood.

- *This beautiful home is within walking distance to...*
 - ***The Lakes** of Thousand Oaks features shopping and dining including Lassen's Natural Foods and Deli, California Pizza Kitchen, Fogo de Chao Brazilian Steak House to name a few.*
 - ***Civic Arts Plaza** – the jewel of cultural arts featuring world-class entertainment, musicals, concerts, children's shows, ballets, and much more.*
 - ***Gardens of the World** used for walking and picnicking features five botanical gardens and an amphitheater where musical performances take place.*
 - *The **Peace Park**, El Parque de le Paz, features 4.8 acres of pathways, grassy areas, majestic oaks, picnic structure and tables.*
 - ***Select Plaza**, the corner strip center, featuring donuts, sandwiches, services, and more!*
- *And only a short distance to...*
 - ***The Oaks Mall** offers an array of shopping, dining, entertainment, and events within an inviting environment. With stores like Apple, H&M, J. Crew, Pottery Barn, Williams Sonoma, Nordstrom and dining options like Cheesecake Factory, Lazy Dog Restaurant and Bar, and Wood Ranch, plus AMC Theatres and more. The Oaks has something for everyone.*
 - ***Thousand Oaks Certified Farmer's Market** held at The Oaks Shopping Center; Since 1991, California farmers bring the freshest, vine and tree ripened fruits and vegetables; and other California agricultural items including fresh meat products, herbs, honey, eggs, whole and shelled nuts, fruit juices, jams, jellies, cut flowers, potted plants, and wine.*

- **Goebel Adult Community Center** is a full-service 21,000-square foot facility. offering classes, bingo, discussion groups, special events, excursions, drop-in programs, billiards room, computer lab, putting green, horseshoe pits, café, and much more. Come make new friends and stay active.
 - **Conejo Valley Botanic Gardens** features 33-acres of natural terrain with sweeping vistas, fifteen unique, hillside specialty gardens, and hiking trail along the riparian stream.
 - **Los Robles Regional Medical Center, UCLA Health T.O. Immediate Care, T. O. and Westlake Village Surgical Hospitals** and several other medical centers and Urgent Care locations to meet all your health care needs including pharmacies.
 - **T.O. Library** – City-owned library system comprised of one main facility, The Grant R. Brimhall Library, located at 1401 E. Janss Rd. The library collection includes over 390,000 items and features a 3,600-gallon salt-water aquarium home to a variety of different species of fish from all over the world. The reef is man-made and painted to represent coral from various oceans.
 - **Grocery Stores** – Vons, Ralphs, Gelsons, Trader Joes, Whole Foods, Costco.
 - **Shopping** – Target, Best Buy, DIY, Armstrong, Home Dept, Lowes.
 - **Auto** – Gas and service stations, Car Wash, T.O. Auto Mall.
 - **Golf** – Los Robles Greens Public Course.
 - **Pets!** – Healthy Pet, Theresa’s, Petco, PetSmart, Groomers, Veterinarians.
- **T.O.’s Convenient Transit Systems** for those wanting to sit back and enjoy the ride.
 - Thousand Oaks Transit (TOT) provides safe, quality, and cost-effective service to major shopping centers, hospitals, parks, and public facilities.
 - Local Dial-A-Ride door to door
 - Connect InterCity Dial-A-Ride
 - **Convenient Freeway Accessible for work or play from T.O. Blvd.**
 - **U.S. Route 101** – ramps at either Rancho Rd. or Hampshire Rd.
 - **CA 23** – ramps at Hillcrest Dr.



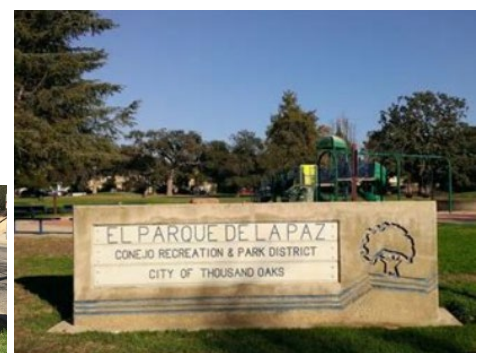
The Lakes



Civics Arts Plaza



Gardens of the World



Peace Park



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Location, Location, Location! The Community.

- *Thunderbird Oaks Mobile Home Club (TMC) is truly one of a kind. A quiet little hidden Adult 55+ pet friendly community of 161 home sites located just south of Thousand Oaks Blvd. and Conejo School Rd.*
- *The Thunderbird Oaks Mobile Home Club offers its residents (no-fee) use of all the amenities including the Clubhouse which includes a large multipurpose room and kitchen, reading/sitting room, billiards room, exercise room, outdoor patios, heated pool, year around heated spa, outdoor patios, and convenient covered guest parking.*



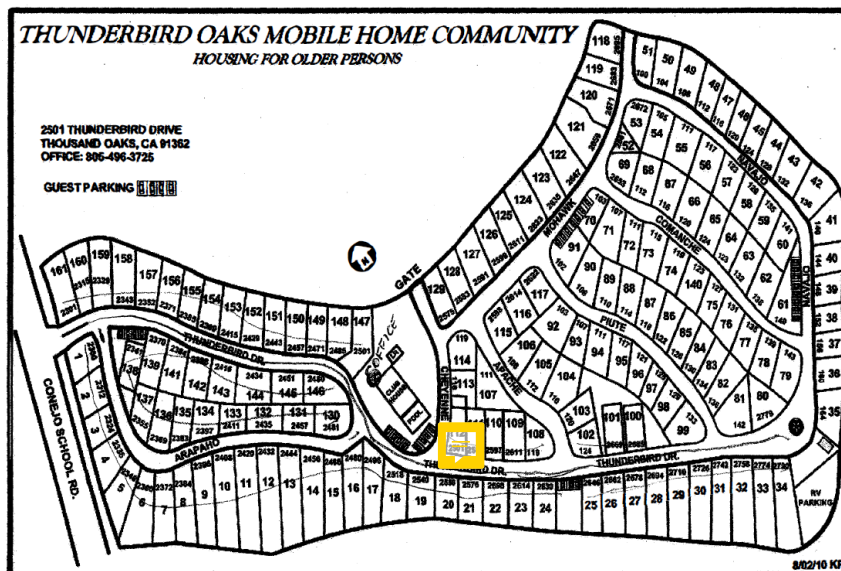
- *The Thunderbird Oaks Mobile Home Club also features an RV parking lot.*
- *Live worry and stress free as this manufactured/mobile home park is not located in or near a fire hazard severity zone.*



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Location, Location, Location! The Home.

- *Space 112, described as simply "THE Best Location", in the Adult 55+, owner-occupied, Thunderbird Oaks Mobile Home Club (TMC).*
- *The home is very conveniently, centrally, located within the park.*
 - *No need to drive to the amenities! Only steps away from the Thunderbird Oaks Mobile Home Club Offices, Clubhouse, Heated Pool/Spa, Amenities, and the park hosted events such as Donut Fridays and the Monthly Happy Birthday Cake Celebration for all to enjoy.*
- *Great curb appeal! Lovingly maintained both outside and inside.*
- *Large, (3,353 sq. ft.) open, "Corner" sky and mountain view lot offering private covered front sitting porch, private covered back deck, and a patio.*
 - *Very desirable, corner lot provides openness that inside lots do not.*
- *All at very low monthly \$815.11 space rent to new owner. No additional HOA fees or property taxes.*



2569 Thunderbird Drive, Thousand Oaks



home
ISN'T A PLACE,
it's a feeling

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As quoted, "It's truly exceptional and finely tuned to perfection!"

Description

- *Completely "custom" renovated (not a flip) 1626 interior and 208 exterior square footage for a total of 1834 sq' of living space. Light and bright spacious age-friendly forever home surrounded by sky and mountain views, flowers, trees, and nature's sounds. Beautifully appointed even for the most discriminating buyer.*

Entries – easy and accessible.

- *Front entrance – enter through the covered, gated, carpeted, front sitting porch through the ADA compliant triple -pane decorative glass, front entry door and into the entrance foyer area.*
- *Also features a separate, direct access door to the den/office for work-from-home privacy.*
- *Additionally, both front and den doors have Larson "Tradewinds Premium" Full-View, Low E, white aluminum, locking storm doors with retractable screens.*
- *Back entrance – enter under the awning covered carport with privacy aluminum carport screening to either the ADA compliant stairs or the Vertical Platform Lift and through the ADA compliant back door located on private carpeted rear deck.*

Floor Plan – perfectly meeting your expectations and needs today and in the future.

- *Living Room oasis for entertaining quests with two large picture windows with exterior awnings.*
- *Dining Room perfect for special meals adjoins living room also with a large picture window with exterior awning and a hanging frosted glass brushed nickel light fixture.*

Floor Plan cont.

- *Kitchen is a light, bright, accessible, cooks "eat-in" kitchen with "Bosch" Stainless Steel appliances including built-in Bosch 30" gas cook-top, Bosch retractable upper exhaust fan/lights, Bosch electric wall oven, Bosch dishwasher, and microwave built-in shelf. Features "Pental" -Quartz Akoya countertops, tabletop, and backsplash. Recessed LED lighting provides ambient, task, and decorative lighting. and a Garden Window providing natural light over the Kohler "Riverby" undermount sinks with separate "Everpure" Filtered Water System and faucet. Custom soft-closed cabinets to the ceiling some featuring glass fronts, soft-close drawers with pull-out shelves, under sink tilt-out trash/recycle bins, and broom closet; separate 6-shelf Pantry with frosted glass door, and a personal desk area are all located in the heart of the home.*
- *Family/Media Room off kitchen with large wall space & plenty of built-in storage cabinets.*
- *Den/Office – off family room, double windows, and direct outside door entrance.*
- *Large Primary Bedroom Suite and En-Suite Bathroom.*
 - *The very spacious Primary Retreat features both sitting room and bedroom areas. Three windows, Multiple wall-to-wall closets and additional built-in storage cabinetry and soft-close drawers.*
- *Large Primary Bath is well lighted featuring double bowl sinks, Quartz countertops, and center vanity area; matte/non-slip Italian Norge stone porcelain tile floor, large ADA compliant walk-in/roll-in shower with matte/non-slip Italian Norge Stone porcelain tile floor and walls, multiple shower heads including hand-held wand, wrap-around ADA grab bars, linear drain, and water repellant treated glass; Kohler Cimarron "Comfort" Height one-piece elongated toilet; Broan-NuTone Ultra-Quiet ducted exhaust fan with LED light, built-in medicine cabinets behind mirrors (you won't even know they are there), plenty of storage cabinets with custom pull-out storage drawers; and custom recessed toilet paper holder and shelf. Everyday is a spa day!*
- *Second /Guest Bedroom, spacious and conveniently located steps away from the guest bath, also features a large wall-to-wall closet and large window.*
- *Guest Bathroom includes shower, large well lighted decorative wall mirror over Quartz countertop, undermount sink, and storage cabinets, Broan-NuTone Ultra-Quiet ducted exhaust fan with LED light, built-in medicine cabinet, and decorative wall niche.*
- *Laundry Room/Mud Room with ADA compliant exterior door with window and an additional interior ADA compliant door for quieter enjoyment of your living space.*
 - *Plenty of storage, full size laundry hookups, extra deep laundry room sink with gooseneck pull-down sprayer faucet, and access to the covered carport deck. Front-load Maytag Washer and Electrolux Perfect Steam/Gas Dryer included.*



Systems, etc.

- *Generac 16kw Guardian Whole-House Generator with Automatic Transfer Switch*
 - *Transferable Extended Warranty to 7/13/2028 and Gold Package Service Agreement.*
- *ADA compliant Vertical Platform Lift from carport up-to back deck's ADA compliant entrance.*
- *Double-pane energy-efficient casement windows with screens.*
- *ADA Compliant interior and exterior doorways.*
- *Larson "Tradewinds Premium" Full-View, Low E, white aluminum, locking storm doors with retractable screens.*
- *New Landmark CertainTeed Solaris energy efficient composite UL Class-A Roof with Cooling Technology, wind, and algae resistant. (Nov 2021).*
- *Newly Insulated roof and undercarriage.*
- *New re-piped plumbing.*
- *Central Heating and Air Conditioning. Programmable thermostat.*
- *Automatic photocell outdoor LED light fixtures.*
- *Hunter Hydrowise Wi-Fi Multi-Zone Controller and Drip Irrigation.*
- *Covered carport with Privacy aluminum carport screening.*
- *Gutters and downspouts.*
- *Custom crown moldings and 4" baseboards throughout.*
- *Six-panel interior ADA compliant doors.*
- *Luxury Vinyl Plank flooring – Foyer, kitchen, laundry/mudroom, guest bathroom, and all closet floors.*
- *Upgraded carpet and padding – Living, Dining, Family, Den, and Bedrooms.*
- *Norge Stone Italian Matte/Non-slip Porcelain Tile – Primary bath and shower*
- *Brushed nickel hardware, fixtures, and lever-style handles throughout.*
- *LED lights, Rocker Decora outlets, and Lighted Dimmer switches throughout.*
- *Soft-close cabinetry and pull-out drawers.*
- *Kohler enameled cast iron undermount sinks and toilets.*
- *Quartz slab counter and tabletops, backsplash, and vanities.*
- *Bosch kitchen appliances. Maytag front-loading Washer and Electrolux Dryer.*
- *Custom window coverings and shades throughout.*
- *Cable ready.*
- *Earthquake seismic bracing and EQ gas shut-off safety valve.*
- *Screened foundation vents with ¼" hardware cloth.*
- *Public sewer and water.*
- *Termite inspected and fumigated tented (Jan 2024).*
- *Non-smoking and no pet home.*
- *Large (3,353 sq. ft.) Lot and Living Space total of 1834 sq' (1626 interior and 208 exterior porches/decks, and patio sq. ft.)*

Premium, turnkey, custom, home.



Move-in ready for you to immediately enjoy!

Landscape

Fully soft and hard landscaped property with Automatic Drip Irrigation.

- *Roses and Perennial flowers – Wisteria, Lilac, Bougainville, Bulbs and Succulents*
- *Hummingbird and Butterfly Sage bushes*
- *Flowering Crape Myrtle Tree, Orange Tree mature and delicious, Plum Tree*
- *Hunter Hydrowise Wi-Fi Multi-Zone Controller and Drip Irrigation.*

