



**Spectacular Views and Year-Round Sunsets  
From Every Living Room**

**Channel Islands Waterfront Homeowners Enjoy:**

- Exclusive membership in the "Marina Club"
- 3 Swimming Pools \* 2 Tennis Courts
- Poolside Lounge & Picnic Area with gas BBQ's
- Waterside Spa \* Complete Fitness Center
- Men and Women's Saunas
- Private Meeting/Party Room with Kitchen
- Full kitchen and Bar area in Clubhouse
- Locker Room and Showers
- Active Calendar of Events

**Within Walking Distance:**

- The Beach
- Sunday Farmer and Fisherman's Market
- Many Fine restaurants and casual dining
- Park w/ summer Concert Series
- 7 Marinas \* 3 Yacht Clubs
- Maritime Museum and Boating Center
- Sports fishing Charters & Island Excursions
- Bike, Kayak, SUP and Boat Rentals
- Community dock and Boat Launch
- Fish markets and Seafood Grottos
- Special Events, Festivals and More
- Local Live Theater

**Nearby**

- Channel Islands National Park
- Local Airport & Transportation
- 2 more Boat Harbors and 2 Piers
- Several Public Golf Courses
- Santa Barbara, Malibu and Ojai
- Mountains and Wilderness
- Outlet Malls, Shopping, Cinemas

**Susan O'Brien is  
Your Waterfront Homes Expert**



Susan O'Brien was the Sales Manager for the original sales at the Channel Islands Waterfront Homes. Successfully completing the project in early 2003, Susan was involved in every one of the 120 homes sold. Her experience and knowledge of the complex is unmatched. Susan has been dedicated to this unique waterfront condominium community for over 19 years and continues to represent the majority of sellers and buyers here.

**Susan Sells the Seashore**

Susan O'Brien, a native of Ventura County and second-generation Realtor, uses her local knowledge to bring buyers and sellers together with honesty, integrity and personal attention. She is invested in the community and has been instrumental in establishing many of the area's favorite events such as the Farmer's Market, Celebration of the Whales, 4th of July Parade, Concerts by the Sea and most recently the annual Holiday Lighting of the TallShip Mast at the Maritime Museum. She has closed over 300 homes here and knows and cares about the local market.

**For current inventory and prices:**

Visit my website dedicated exclusively to the Channel Islands Waterfront Homes

**[www.ItstheView.com](http://www.ItstheView.com)**

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**Sotheby's**

INTERNATIONAL REALTY

3600 S. Harbor Blvd. 112B, Hollywood Beach, Oxnard

*My waterside office is located in the Marine*

*Emporium Landing, the "Hub of the Harbor"*

***"It's the View"***

**Live the Resort Lifestyle at the  
Channel Islands Waterfront Homes**



**The only residential community on  
the water in the Channel Islands  
Harbor**



2901-3101 Peninsula Road, Channel Islands Harbor,  
Oxnard, California 93035

**[www.ItstheView.com](http://www.ItstheView.com)**

Channel Islands Harbor in Ventura County is known as "The Gateway to the Channel Islands National Park" with Anacapa Island and its famous Arch Rock just 13 miles off our shores. We are located on the Southern California Coast halfway between Malibu and Santa Barbara



## From Your Living Room Enjoy:

- Views of hundreds of Boats in the Harbor
- Spectacular Sunsets year-round
- Views of the Islands (from South-facing homes)
- Views of the mountains (North-facing homes)
- Boat Parade of Lights
- 4<sup>th</sup> July fireworks (from some homes)

## Two Sixty-unit Residences Feature:

- View, Views, Views!
- Elevators to every Floor
- Private Lobbies and Intercom
- Full-time Maintenance Staff
- Indoor Laundry on every floor
- Secured Lobby and Garage
- Indoor Parking with deeded spaces
- Ample Visitor Parking



**This Property is on public land owned by the County of Ventura and is a Land Lease purchase.**

## Commonly Asked Questions:

**Q:** How long is the Land Lease?

**A:** 99 years (2000-2099)

**Q:** What happens in 2099?

**A:** In 2099, the County has the option to renew the lease or regain the property for other use.

**Q:** If I don't own the land do I pay property taxes?

**A:** Per Prop. 13 you pay taxes on the purchase price for a total of approximately 1.25%

**Q:** How much is the monthly land lease?

**A:** In 2018 it is approximately \$135.00 a month and is included in the HOA dues.

**Q:** Will the monthly rent increase?

**A:** It adjusts up or down according to the CPI (Cost of Living index). The lease is specific in the cap limits. Since 2000, the lease has increased less than \$35.

**Q:** What happens when I sell?

**A:** The sale of your condominium is handled in the same way as any real property except the County maintains title to the land.

**Q:** Are there any other fees when I sell?

**A:** A transfer fee equal to 2.8% of the sales price is due to the County upon sale. This resale fee is negotiable between the seller and the buyer and handled in Escrow.

**Q:** Why this fee?

**A:** Our 99 year lease is the longest lease in Harbor history and was negotiated to keep the monthly lease payment low. The County agreed to this plan if they could recoup a portion of the rent upon sale.

**Q:** Why should I purchase a Channel Islands Waterfront Home instead of a fee simple property nearby?

**A:** It's simple. They offer the best views for the lowest price in the County. Homeowners will tell you emphatically; "It's the View!"

**Q:** How much is the monthly HOA fees and what do they cover?

**A:** In 2019 the dues are \$630 a month and include the land lease. They pay for water, trash, sewer, gas/hot water, Full-time maintenance staff, Professional Management Company, Fire and Hazard Insurance, Earthquake Insurance, Private Parking, Elevator, Eight indoor Laundry facilities, Membership in the Private Marina Club; 3 pools, 2 tennis courts, fully-equipped gym, spa, saunas, private meeting room, clubhouse lounge, Gas BBQ's, Landscape and Maintenance of 1/4 mile of waterfront property and a monthly contribution to the Reserves.

**Q:** Can I rent my home? **A:** Yes. The minimum rental term is one month.

