



NEIGH...BORHOOD NEWS

SUMMER/FALL 2020

WORDS MATTER

Real Estate Descriptions 2020

The real estate industry has led the way in the enforcement of unbiased business practices since the Fair Housing Act of 1968. Housing providers who refuse to rent or sell homes to people based on race,



color, national origin, religion, sex, familial status, or disability violate federal law, and enforcement actions are vigorously pursued. Yet, the rules for Sellers and their Realtor representatives are hardly black and white.

Which of these phrases is a violation of the law? Take a guess and check your answers at the end of this article.

- 1.) Family Friendly
- 2.) Walking Distance
- 3.) View Property
- 4.) Plantation Shutters
- 5.) Butler's Pantry
- 6.) Master Bedroom
- 7.) No Section 8 Allowed
- 8.) Seniors Only
- 9.) Desirable Neighborhood
- 10.) No Smokers

When determining whether a phrase is legally acceptable, the US Department of Housing and Urban Development (HUD) uses a rule of thumb that says you can describe the property, (continued on page 3)

RURAL TOWNS OR BUST

Even before Covid-19, before social distancing was a thing, America's workforce had been telecommuting, home-schooling, and getting everything they need delivered to their doorsteps.



(continued on page 3)

NEIGH...BORHOOD NEWS

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CIRCULATION: Directly sent to approximately 2800 property owners, agents, and practitioners. Available at finer feed and tack stores in Los Angeles and Ventura Counties. Let NEIGH...BORHOOD NEWS help market your horse or custom property in the next issue.

(818) 292-8860

info@agourahorseproperty.com

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The listings & sales referenced on this flyer represent a compilation of market activity derived from the FLEX MLS and Matrix MLS as of August 13th, 2020.
We believe this information to be reliable, yet it is not guaranteed.

ACTIVE

Tract	Br/Ba	Pool	SqFt.	Price	Comments
Indian Hill	3/3	N	1374	869,000	Diamond in the rough, south of the freeway, great views
Malibou Lakeside	3/3	N	2005	989,000	Mountain views, travertine floors, French doors, two decks
Indian Hill	3/3	N	2635	1,045,000	South of freeway, recent remodel, smart home with views
Old Agoura	4/3	N	2125	1,099,000	Flag lot, office with fireplace, balcony with views
Old Agoura	4/2	N	2164	1,185,000	Immaculate Classic California ranch on ½ acre w/detached garage
Monte Nido	3/2	N	1996	1,250,000	Fixer-upper, sloped lot with great mountain views
Cornell	5/3	N	2978	1,589,000	Private drive, single story, additional studio & a 450 sqft yurt
Monte Nido	3/3	N	1977	1,599,999	Peaceful retreat, spa built into deck, mountain backdrop
Old Agoura	3/3	N	3288	1,699,000	Kitchen w/vintage stove, DG bridle path leads to horse facility
Old Agoura	4/3	N	3697	1,848,000	Architectural stunner on private road, floating staircase
Lobo Canyon	4/3	N	2930	1,850,000	Privately gated, 2+ acres, fenced for horses, dazzling vistas
Old Agoura	5/4	Y	3885	1,925,000	Recently renovated, privately gated, fire pit & palapas
Mulholland	6/6	N	5000	1,999,000	Private drive, panoramic views, private terrace and spa
Malibou Lake	4/4	N	3818	2,050,000	Mediterranean w/open floor plan, private dock, lake views
Old Agoura	4/4	Y	3294	2,149,000	Two legal ½ acre lots, maple & slate floors, spa bathroom
Medea Valley	5/4	N	4956	2,249,000	1-acre lot in gated community, wrap around porch, 3 car garage
Medea Valley	4/4	N	3342	2,199,000	Remodeled ranch on 2 acres, backs to Paramount Ranch
Mulholland	4/5	Y	3452	2,250,000	Great room w/stone fireplace, library tiered yard, 2 acres
Mulholland	4/6	N	4845	2,295,000	Grand home on 1.5 acres, privately gated, mountain views
Mulholland	4/5	Y	3969	2,300,000	Gated community, 3-acre lot, panoramic views, 4 car garage
Mulholland	6/6	Y	6550	3,450,000	Privately gated single story on 2 acres, wood beamed entry
Old Agoura	4/6	Y	6033	3,450,000	Single story Tuscan smart home, 1,000 sqft barn, dog run
Cornell	5/7	Y	5523	3,695,000	Double gated Spanish estate, attached guest house, views
Monte Nido	5/5	Y	9659	10,750,000	5 acres, home theater, recording studio, guest house

SOLD

Tract	Br/Ba	Pool	SqFt.	Price	Comments
Malibou Lakeside	2/1	N	574	527,991	Sold before hitting MLS, classic charmer on a bluff
Malibou Lakeside	3/3	N	1895	843,500	Cedar ceilings, open kitchen, bonus room, yoga pavilion
Malibou Lakeside	2/2	N	1322	850,000	A-Frame cedar cabin, walls of glass, 2 viewing decks
Monte Nido	3/2	N	1474	925,000	Sold before hitting MLS, Additional parcel included
Mal.Lake Mtn.Cl	1/2	Y	1500	975,000	1925 cabin w/original features preserved, MLMC privileges
Old Agoura	4/3	Y	2960	1,128,000	Custom hacienda, built in BBQ, 3 car garage, views
Monte Nido	4/3	N	2350	1,149,000	Updated w/designer finishes, yard with waterfall spa, views
Old Agoura	4/4	N	2820	1,225,000	Tri-level home with horse facilities, in-ground spa, fruit trees
Malibou Lakeside	3/2	N	2420	1,255,000	Sold over asking, lake or mountain views from every room
Medea Valley	5/7	N	5707	1,301,000	Fixer, cash only due to condition of home, sloped lot
Monte Nido	5/5	N	2438	1,350,000	Privately gated, remodeled single story, metal roof
Monte Nido	3/3	N	2300	1,429,000	Mountain lodge circa 1927, hardwood floors, rock fireplace
Old Agoura	5/6	Y	3713	1,606,000	Top to bottom remodel, spiral staircase, 4 car garage
Old Agoura	3/4	Y	3188	1,740,000	Open floor plan, 3 stall barn, large turn-out, 5 car garage
Monte Nido	5/3	Y	2912	1,805,000	Cul-de-sac location, oak blonde flooring, detached studio
Monte Nido	4/4	N	2979	1,925,000	Remodeled farmhouse on 1.5 acres, steps to trails
Monte Nido	3/3	N	3430	2,250,000	California Spanish ranch, solar power, walls of glass
Mulholland	4/7	Y	6039	2,340,000	Private Mediterranean estate w/casita, 4 car garage
Old Agoura	4/5	Y	3406	2,610,000	Nona Green & Associates brought Seller multiple offers
Old Agoura	5/6	Y	5772	2,700,000	Privately gated 2-acre country home, expansive front porch

Listings shown here are not all of the properties available for sale. Several properties on the market have been on and off the market more than once and may have appeared in a previous issue of NEIGH...BORHOOD NEWS. If you would like to receive updated new listing and sale information sent to your e-mail please contact: Nona Green & Associates | (818) 292-8860 | e: info@agourahorseproperty.com | www.agourahorseproperty.com

STAY WELL, STAY SAFE, RIDE THE TRAILS

The Great American Outdoors Act of 2020

One of the many reasons why custom homes in Agoura, Calabasas, Cornell, and the Conejo Valley are desirable are that they border parkland and trails.

In a rare bipartisan development, on July 22, Congress approved the "Great American Outdoors (GAO) Act of 2020" (H.R. 1957). The "GAO Act," referred to as a "recreation package," combines key elements of legislation long supported by the horse industry. The bill funds the backlog maintenance of public trails, and the Land and Water Conservation Fund (LWCF), supporting conservation easements that promote riding. The bill also incorporates provisions of the "Restore Our Parks Act" (ROPA). It creates a revenue stream to dedicate funds from energy development projects to support the maintenance of trails.

Kudos to the [American Horse Council](#), which has worked steadily to pass legislation that will make the nation's public trails more accessible to horse people.



RURAL TOWNS OR BUST (continued from page 1)

Whether the migration to rural America will continue might depend on the survival of small businesses that service these areas. Most of us fall in the middle between those wanting to be completely off-the-grid, and those who want to pop into a local restaurant the moment a craving strikes.

Nona Green & Associates has been helping buyers and sellers of rural Los Angeles and Ventura Counties for decades. Our neighborhoods of Malibu, Agoura, Cornell, Calabasas, Monte Nido, Thousand Oaks, Newbury Park, Moorpark, and Somis strike the perfect balance of being reasonably close to services while maintaining that small-town feel.

WORDS MATTER – Real Estate Descriptions 2020 (continued from page 1)

but not the people who may want to live there. HUD publishes a list of words and phrases that are categorized by ACCEPTABLE, USE WITH CAUTION, and AVOID AVOID AVOID. Of course, context is important.

1.) Although the term "family-friendly" is used when trying to attract people of a certain familial status, it describes the property, and HUD says it's acceptable. Meanwhile, it is an unexpressive word to describe a home with a lot of bedrooms, and not everyone who wants a home with a lot of bedrooms has a family. It may be acceptable, but not always effective.

2.) In our property descriptions, we like to emphasize when a home is within walking distance to a park, a riding trail, or a school. This is a selling point, so why not? HUD says to use with caution, as some folks are unable to walk. Rather, say that a home is "close to"...

3.) If a home has a view and described as such, does this discriminate against blind people? HUD says no, and it's OK to say, "Home has a view." The home has a view whether one can see it or not.

4., 5. & 6.) We may see less of these commonly used phrases. Borrowed from the Antebellum era, they refer to features and fixtures in a home that can be otherwise described respectively as "wide plank shutters, pass-through cupboard or larder, and primary bedroom". HUD isn't calling out these terms as discriminatory, and although the intent is to describe something, these terms are not necessary and should be avoided.

7.) As of January 2020, it is illegal to discriminate against tenants who have Section 8 or other government housing subsidies.

8.) It may seem like reverse discrimination, yet HUD says it's fine to reject young persons from living in designated senior housing.

9.) Saying an area is "desirable" is acceptable per HUD. Context is important here, however, and a seller cannot say an area is desirable because it is near a church, has only Jewish residents, or has no LGBTQ residents, for example.

10.) Believe it or not, HUD says to avoid this. Remember to describe the property, not the people. Better to say, "no smoking allowed."

Finally, we can agree that while perfection is ideal, we can at least hope for progress in the real estate industry and beyond when it comes to eliminating bias.



FEATURED LISTINGS



The Ultimate Paparazzi Poof Equestrian Estate

Hawk-eye 360 degree mountain views. European style mansion. 86 acres with a fully equipped equestrian complex for every discipline, even eventing. Lot split in progress for additional development opportunity.

Unrivaled in LA or Ventura County, this location is close to shopping, schools, and transportation (easy access to 101, 118, and 23 fwys). Borders public land, ride out to miles of trails. Call for marketing package with all the details. Proudly offered at \$7.8M

Immaculate 1-story on private Old Agoura Cul-De-Sac

1/2 acre lot with 2nd detached garage. If you've been waiting for that low maintenance, energy-efficient cream-puff that is animal friendly... you'll be amazed it's just \$1,185,000



Sophisticated Ranchette in Old Agoura

Gorgeous! Views! Single story excepting a perfect studio/guest suite on a separate wing. Expansive outdoor living with pool, gardens. Dreamy barn and turnouts. Walk to public parks and acclaimed Las Virgenes Schools. \$1,549,000