



# NEIGH...BORHOOD NEWS

WINTER 2021

## MAKING THE MOST OF OLD AGOURA PARK

The raw acreage on the corner of Chesebro Rd. and Driver Ave. was known as "the field." It was just a bare plot of dusty clay soil, yet it was the favored venue for the Old Agoura Annual Potluck and BBQ. The present-day Old Agoura Park was a twinkle in the eye of a dedicated group of Old Agourians back in the early 1990s. Some of those folks are still in the hood. Gary and Marci Peters, Nona Green, and Ron Troncatty comprised about half of the Old Agoura Park Development Committee, who worked closely with the City of Agoura Hills, and the Santa Monica Mountains Conservancy. Gary Peters, an appellate trial lawyer, brought to the table insight as an Equine



Liability Specialist. The rest of us had plenty of horse-headed opinions being typical equestrians.

Old Agoura Park consists of a 100 x 400-foot arena, a 60-meter round pen, and a 50 x 50 square turn-out (estimated dimensions). There are bleachers, a water fountain, a few pickle barrels (donated by Nona Green), and now mature Sycamores and coastal Oaks.

Fast forward to 2021, and the park seems underused. Granted, there are restrictions and protocols in place due to Covid. (continued on page 3)

## SPOTLIGHT ON NANCY

Nancy Boer has been a Realtor® for the last 19 years specializing in custom and equestrian properties in Ventura County. Nancy's experience and contacts in Ventura County, merged with decades of service Nona and Lisa bring to the table, make Nona Green & Associates THE go-to team for these unique properties.

Nancy Manning Boer grew up in the Conejo Valley. From a young age, Nancy's love of horses meant she would walk from her family's Oak Park home to her horses boarded in Old Agoura.

(continued on page 3)



## NEIGH...BORHOOD NEWS

[www.AGOURAHORSEPROPERTY.com](http://www.AGOURAHORSEPROPERTY.com)



Join our social media campaign!

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](mailto:info@agourahorseproperty.com)

CalRE#00692351

NONA GREEN & ASSOCIATES



The listings & sales referenced on this flyer represent a compilation of market activity derived from the FLEX MLS and Matrix MLS as of February 11<sup>th</sup>, 2021.  
We believe this information to be reliable, yet it is not guaranteed.

## ACTIVE

Tract	Br/Ba	Pool	SqFt.	Price	Comments
Old Agoura	5/4	N	3168	1,600,000	Majestic colonial home on ½ acre, private, room for pool and horses
Lobo Canyon	4/4	N	2000	1,800,000	Mini hacienda "Reserve of Lobo Canyon" approved plans for 5592 sqft home
Old Agoura	4/3	N	3640	2,049,000	Private w/architectural details, 360 degree views, in-ground jacuzzi
Malibu Canyon	7/7	N	4649	2,199,000	Dramatic home nestled in mountains, gazebo, spa, detached guest house
Mulholland	4/4	Y	3147	2,300,000	Multi-level Spanish hacienda, plaster walls, Spanish tile, pebble tech pool
Cornell	4/4	N	3926	2,250,000	New construction to be completed April 2021, Tuscan farmhouse, views
Monte Nido	4/5	N	4455	2,349,000	Gated w/top of the mountain views, 1.3 acres, lap pool, 3 car garage
Old Agoura	4/4	Y	4069	2,599,999	Privately gated, possible 5 <sup>th</sup> bedroom, 352 sqft 1bed/1bath casita
Medea Valley	6/7	Y	6103	2,649,000	Gated neighborhood, 1+ acre lot, high tech home theater, resort-like yard
Old Agoura	5/6	Y	4501	2,999,950	French Country chateau, 30 foot ceilings, vintage & custom materials, 1+ acre
Medea Valley	5/5	N	5670	3,395,000	Double gated cul-de-sac, single story, lighted tennis court, open floor plan
Cornell	5/6	N	5402	4,250,000	Double gated, 3 acres, panoramic views, horse facilities, 3 car garage, solar
Monte Nido	5/5	Y	6082	4,895,000	5 acre luxury estate w/ 7 stall barn, 2 arenas, pasture, caretaker's apartment
Lobo Canyon	4/4	N	3719	5,400,000	18 acre equestrian estate, Spanish Mission revival, approved for vineyard

## SOLD

Tract	Br/Ba	Pool	SqFt.	Price	Comments
Old Agoura	3/2	Y	1841	981,000	Single story, flat lot, French doors, Spanish pavers, wood burning pizza oven
Malibou Lake	2/2	N	1680	1,000,000	2010 re-build, smart home technology, panoramic lake & mountain views
Old Agoura	4/2	N	2164	1,150,000	Classic ranch on cul-de-sac, owned solar, add'l over-sized detached garage
Old Agoura	4/4	Y	3017	1,325,000	Single story & granny flat below, 2 storage structures easily convert to barns
Malibou Lake	3/4	N	2600	1,365,000	1920's Craftsman charmer, knotty pine ceilings & walls, clawfoot tub, ½ acre
Old Agoura	5/5	Y	3901	1,460,000	Immaculate designer's own home, single story, brick driveway, canyon views
Malibou Lake	4/3	N	2441	1,465,000	Gated 1930's vintage home, 100' lake frontage, on sewer, 1 br. guest house
Old Agoura	4/3	Y	2670	1,549,000	Rustic charmer, beamed ceilings, barn w/3 12' x 12' stalls, fenced turn-out
Malibu Canyon	5/5	N	3696	1,595,000	French Normandy style, custom cabinetry, walnut floors, 3 fireplaces, views
Old Agoura	2/1	N	1344	1,599,000	Privately gated, 2+ acres, 2 stall barn, backs to conservancy land, views
Monte Nido	4/3	Y	3969	1,610,000	2.5 acres, top of the mountain views, 600' private road, diamond in the rough
Monte Nido	3/4	N	1784	1,619,000	Country contemporary, walls of glass, open concept, walk out to trails
Old Agoura	4/4	N	3879	1,650,000	Peaked wood ceilings, 2 grassy yards w/animal pens, sweeping views
Monte Nido	3/3	N	3200	1,685,000	Spanish mountain compound, 1 br guest house, recent remodel, ½ acre
Old Agoura	3/2	Y	2708	1,725,000	Sold before hitting MLS, stellar location, peaceful & serene setting
Mulholland	4/4	Y	3010	1,740,000	Modern smart home near Peter Strauss Ranch, 10' ceilings, viewing decks
Malibu Canyon	5/3	Y	3599	1,800,000	Serene mountain retreat, views from every room, owned solar system
Old Agoura	5/4	Y	3885	1,847,000	Privately gated, recently renovated, low maintenance yard, 1/2 acre
Malibou Lake	4/4	N	3818	1,825,000	Mediterranean with open floor plan, grand master w/fireplace & balcony
Mulholland	4/5	Y	3452	2,075,000	Decks on every level which capture views, tiered usable yard w/fruit trees
Cornell	4/4	Y	3908	2,075,000	25 foot ceilings to take in views of Lady Face Mountain, dramatic staircase
Malibu Canyon	4/5	Y	5097	2,395,000	4 acres overlooking vineyards, oversized 3 car garage, detached guest house
Old Agoura	4/4	Y	3294	2,000,000	2 legal parcels w/option of building on second parcel, connected to sewer
Mulholland	5/5	Y	4723	2,130,000	Architectural single story on 1.4 acres, sports court, arena for horses
Medea Valley	4/5	Y	3568	2,400,000	Gated neighborhood, dark wood floors, winding staircase, golfer's delight!
Monte Nido	5/4	Y	3850	2,480,000	Creekside home with koi pond, open courtyard, vegetable garden, 2.8 acres
Hunt Club Estates	5/6	Y	6513	2,699,000	Gated enclave of 10 homes, private back yard with 180 degree views
Old Agoura	5/4	Y	5442	2,725,000	Remodeled w/wide plank hardwood floors, beamed ceilings, horse pasture
Medea Valley	6/7	Y	7754	3,150,000	Circular motor court, glass wine closet, dual staircases, gym, koi pond
Monte Nido	4/5	N	4519	3,200,000	Long private country lane, ultimate privacy, grand & elegant architectural
Monte Nido	5/8	Y	9659	10,161,150	5 acre compound over private bridge, 2 story library, guest house, gym

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](mailto:info@agourahorseproperty.com) | [www.agourahorseproperty.com](http://www.agourahorseproperty.com)



## NEW DISCLOSURE ALERT

If you have received this newsletter in the mail, chances are your home is located in a High Fire Severity Zone as mapped by the Federal Emergency Management Agency (FEMA). Faced with the reality of a non-stop fire season for California, the State Assembly passed AB 38, effective January 1, 2021.

Home sellers have a new disclosure requirement. To comply with the new law, sellers should order a *Natural Hazards Disclosure Report* from a reputable company. A Realtor® knowledgeable about the area can further shield a seller from liability.

For properties located in high or very high fire hazard severity zones and built before 2010, a notice to the buyer needs to include the following 3 items:

- 1) A statutory disclosure that includes information on how to fire harden homes as follows: "This home is located in a high or very high fire hazard severity zone, and this home was built before the implementation of the Wildfire Urban Interface building codes which help to fire harden a home. To better protect your home from wildfire, you might need to consider improvements. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires can be obtained on the internet website <http://www.readyforwildfire.org>."
- 2) Disclosure of a list of features that may make the home vulnerable to wildfire and flying embers. The list includes, among other things, untreated wood shingles, combustible landscaping within five feet of the home, and single pane glass windows.
- 3) On or after July 1, 2025, a list of low-cost retrofits (listed under Section 51189 of the Government Code). The notice shall disclose which listed retrofits, if any, have been completed during the time that the seller has owned the property.

How can we know if our home has the best chance to survive a wildfire? Take the self-assessment test offered by CalFire: <https://www.fire.ca.gov/DSPace>. Whether selling our homes or not, we can all do our part to make our community safer from fires.

Please reach out to us at 818-292-8860 if we can answer any questions.



---

### MAKING THE MOST OF OLD AGOURA PARK (continued from page 1)

There were not many users before lock-downs, even since 2015 when sand replaced the dragged and groomed bare clay and rocks. Resources, including water and taxpayer-funded maintenance, keep the arena rider ready. So... is there a problem? Even though horse owners are only a small fraction of residents in the immediate neighborhood of Old Agoura, one would think that a stellar facility would attract folks from other areas who would haul their horses to the park. The facility could even attract clubs and event organizers, bringing in revenue to offset arena maintenance costs.

Do you use the arena? Let us know your opinions about it by completing this short survey:

<https://tinyurl.com/oldagourapark>

---

### SPOTLIGHT ON NANCY (continued from page 1)

Nancy graduated from Agoura High School in 1982. She is a second-generation Realtor®. Her father, Stan Manning, was a prominent Real Estate Broker in the Conejo Valley for 40 years. Her mother, Pat Manning, was a founder of the Oak Park Unified School District. Pat worked at the City of Agoura Hills for 15 years, first as the City Manager's Secretary, then serving as the City Clerk until 1997. Nancy's Agoura roots go back decades. Nancy naturally jumped into her father's Realtor® footsteps. Consistently a top producer, Nancy always has her clients' best interests at heart. Nancy enjoys working with buyers and sellers of all types of real estate; farm and ranch properties are her greatest joy and passion. She enjoys the farm life on her mini-ranch in Moorpark, where you are bound to find her gardening, cooking, or jogging. Nancy's perfect getaway is to go fishing and hiking in Mammoth. She loves hanging out with her blue heeler Bogey, and visits with her sons Clay and Cooper.



## FEATURED LISTINGS

### CORNELL



**COMING SOON**

This gated equestrian estate has spectacular views in the scenic Santa Monica Mountains. Featuring a saltwater pool, guest cottages, horse facilities.

28438 DRIVER AVENUE, OLD AGOURA



**\$1,600,000**

This American classic is true to its vintage bones with symmetry and elegance. The home is on a half-acre lot of flat land with room for horses/livestock, pool, and all your toys! Enjoy being close to community parks and blue-ribbon Las Virgenes schools.