



Welcome to Ventura's
Newest Elevated Community

The Pearl embodies 31 modern coastal style two to opt four bedroom townhomes with an arrangement of nine flexible floor plans up to 1791 SF



Fresh Design Details for Tech Areas,
Flex Space and Private Level Suites

Select from feature and amenity
choices such as private courtyards,
lofts, bonus, office space, expansive
rooftop decks, and ocean views

DISCOVER CONNECTED & CONVENIENT LIVING

Living Street

Access the community through a uniquely designed “living street” emphasized for the peaceful coexistence between vehicles, bicycles, and pedestrians. The circular entrance connects landscaped paseos to reach aesthetic Central and Overlook Courtyard Areas along with a unique Public Art Corner Plaza and an Activity rich Garden space incorporating reclaimed buoy sculptures highlighted by an ocean friendly garden in coordination with the Surfrider Foundation.



ADD A *Splash*
OF SEASIDE LIFE TO YOUR
EVERYDAY ROUTINE



Discover connected and convenient living at The Pearl. Whether it's cozying up with family around the outdoor fire feature, meeting up with friends at the rockwall or casual conversation with neighbors in the plaza, you will never be short on spaces to come together.

Daily life is enriched by easy proximity to the best of Downtown Ventura's historical, cultural and resort style amenities plus The Pearl's coveted half mile location to Ventura's landmark wooden pier makes it a real gem to walkable waterfront activities and local fulfilled destinations. The ultimate combination of location, luxury and livelihood is right here within an impressive coastal backdrop. You'll love coming home to The Pearl.

HIGHLIGHTS

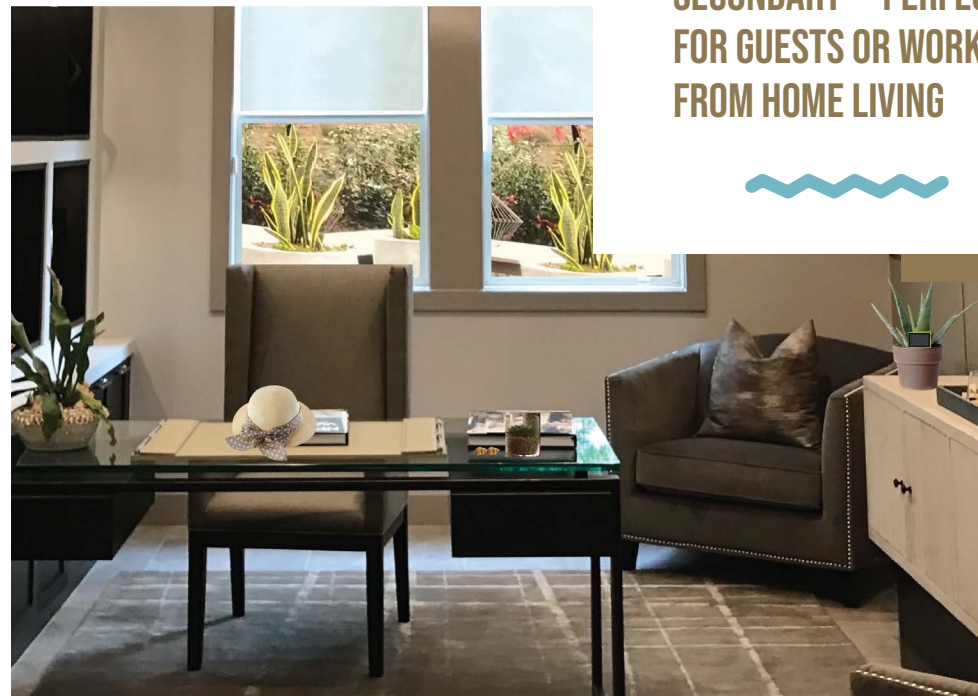
- Private Level Three Master Suite & Rooftop Deck
- Secluded En Suite Secondary
- Open Living Area
- Breakfast Bar
- Level Two Deck

Residence One



PLAN 1 & 1X
2 AVAILABLE | BUILDING C

SECLUDED EN SUITE
SECONDARY · PERFECT
FOR GUESTS OR WORK
FROM HOME LIVING



Enjoy this **separate level, two bedroom** town-home with one bay garage. Upon entry, the living room, kitchen and dining room introduce an open floor plan to provide a spacious feeling with convenient deck access for increased natural lighting.

Continue past the laundry room and staircase to the secondary bedroom with full bath en suite. **Perfect for out of town guests, multigenerational living, or work from home flexibility.**

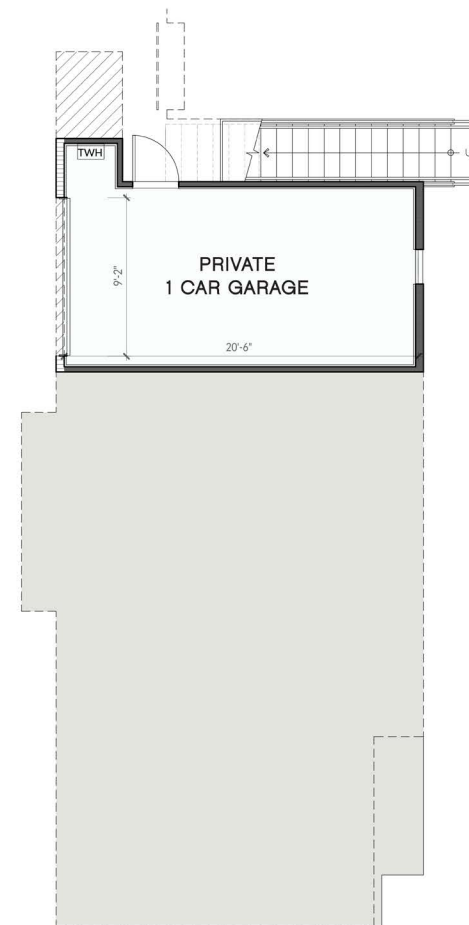
Moving on up, level three offers the joy of a dedicated private master suite with **rooftop deck** opposite the bedroom. No better way to start the day than with a fresh air sunrise experience.

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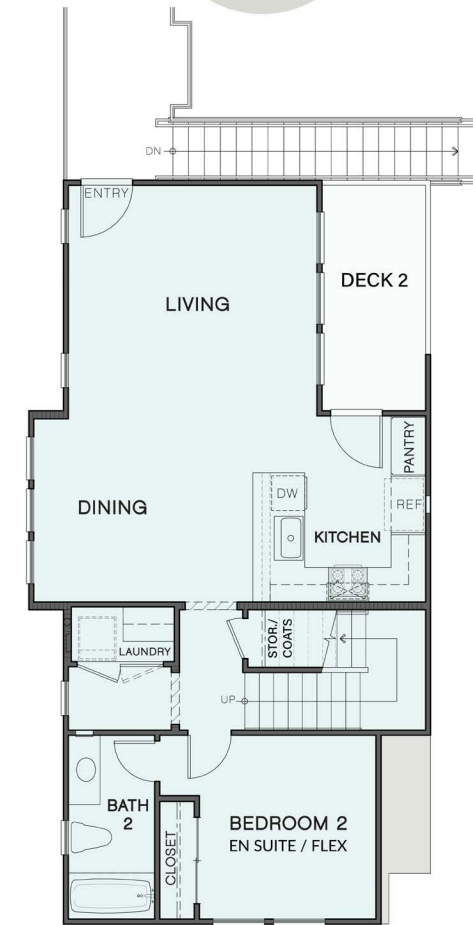
1230 E THOMPSON BLVD & SANJON RD • VENTURA CA 93001



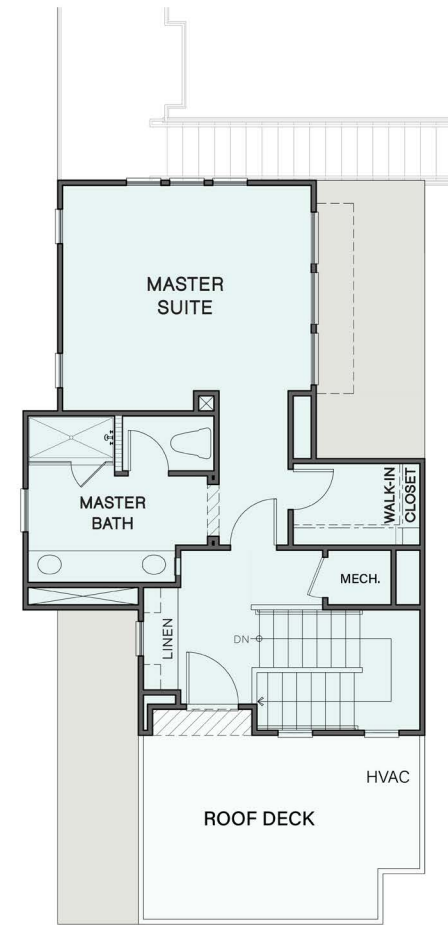
FLOOR PLAN 1X • 1232 SF



LEVEL ONE • PRIVATE 1 CAR GARAGE



LEVEL TWO • 782 SF



LEVEL THREE • 450 SF

MASTER SUITE • SECONDARY BEDROOM • TWO BATH • LAUNDRY • WALK-IN CLOSET • ROOF DECK • DECK • PRIVATE GARAGE

TWO TO THREE BED | TWO TO THREE BATH AND POWDER | UP TO TWO CAR PRIVATE GARAGE | LAUNDRY | MASTER & BEDROOM SUITE, GREAT ROOM, BONUS, LOFT, TECH, OFFICE, DEN, ADA, COURTYARD, COVERED & TRELLIS ROOF DECK OPTIONS | UP TO 1797 SF
OCEAN VIEWS AND CONVENIENT BEACHFRONT, PIER/PROMENADE WALKABILITY. BE THE FIRST TO KNOW! GAIN EASY ACCESS TO EVERYTHING ABOUT THE PEARL AND SEASIDE LIVING IN VENTURA - JOIN OUR EMAIL NOTIFICATION PROGRAM TODAY.
IN OUR CONTINUING EFFORT TO MEET CUSTOMER EXPECTATIONS, WE RESERVE THE RIGHT TO MODIFY FEATURES, SPECIFICATIONS AND/OR PRICES WITHOUT NOTICE OR OBLIGATION. DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ALL SF IS APPROXIMATE.

HIGHLIGHTS

- Private Level Three Master Suite, with Laundry & Two Rooftop Decks
- Transform Bed 2 to Office or Hobby Rm
- Main Floor Full Bath
- Level Two Deck



LIFE'S BETTER TOGETHER
AND THIS OPEN FLOOR
PLAN MEANS THERE'S
ROOM FOR EVERYONE



A Master Suite oasis awaits. All the privacy you desire in this separate level, two bedroom town-home with attached one bay garage.

The adjoining living, dining, kitchen and deck areas provide **open and ample space with quick outdoor access for taking in the salty air.**

Additionally, level two offers a secondary bedroom with adjacent full bath and can transform into your home office or hobby room.

Rise to level three and experience the peaceful seclusion of a private master suite along with **two large rooftop decks.** Enjoy picturesque sunsets and al fresco dining in either direction • Cheers!

Residence Two

PLAN 2 & 2B
5 AVAILABLE | BUILDINGS: A B D

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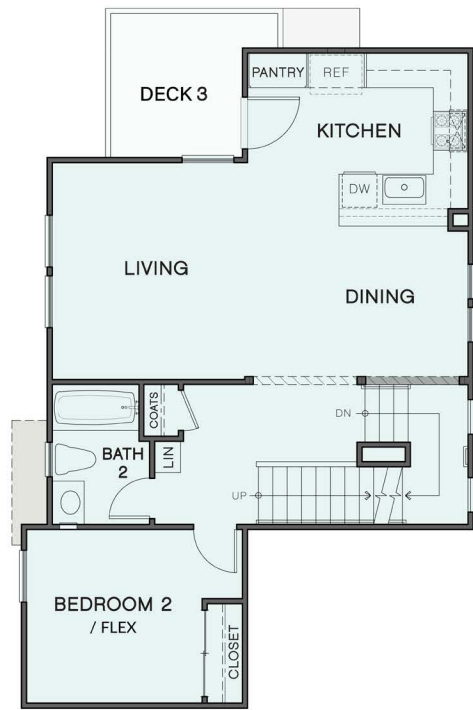
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FLOOR PLAN 2B • 1186 SF
BUILDING B 1276 #101



LEVEL ONE • GARAGE | ENTRY 67 SF



LEVEL TWO • 712 SF



LEVEL THREE • 407 SF

MASTER SUITE • SECONDARY BEDROOM • TWO BATH • LAUNDRY • WALK-IN CLOSET • DECK • TWO ROOF DECKS • 1C GARAGE

TWO TO THREE BED | TWO TO THREE BATH AND POWDER | UP TO TWO CAR PRIVATE GARAGE | LAUNDRY | MASTER & BEDROOM SUITE, GREAT ROOM, BONUS, LOFT, TECH, OFFICE, DEN, ADA, COURTYARD, COVERED & TRELLIS ROOF DECK OPTIONS | UP TO 1797 SF
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HIGHLIGHTS

- Bed 3 / Flex Level 1
- En Suite Bed 2 / Flex Level 2
- Open Living Area
- Tech Area w/Desk
- Three Full Baths
- Opt ADA Level 1
- The Only Two Level

PLAN 3 & 3X
2 AVAILABLE | BUILDING C

FLEX SPACE FOR ROOM
TO GROW OR TO MEET
CHANGING WORK &
FAMILY DYNAMICS



Residence Three



Flex space with meaning. **Plenty of options in this three bedroom bilevel townhome** w/attached two bay tandem garage and an additional side entry at P3.

The kitchen island with **breakfast bar** offers a **central point for the living and dining rooms with a tech area tucked nearby**. Optional flex in lieu of bedroom 3 with adjacent full bath extends the opportunity for level one to meet your needs.

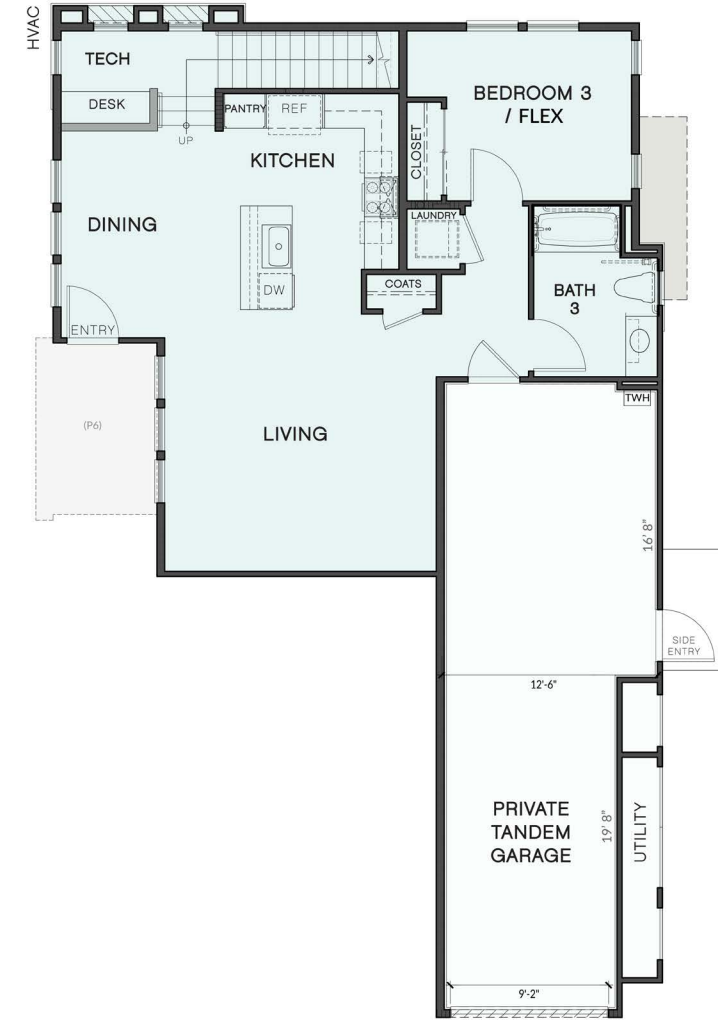
Level two provides a private master suite with an option for flex in lieu of the en suite secondary bedroom. Space for your morning yoga routine or daily reading. **Either way, enjoy today and feel good planning for the future.**

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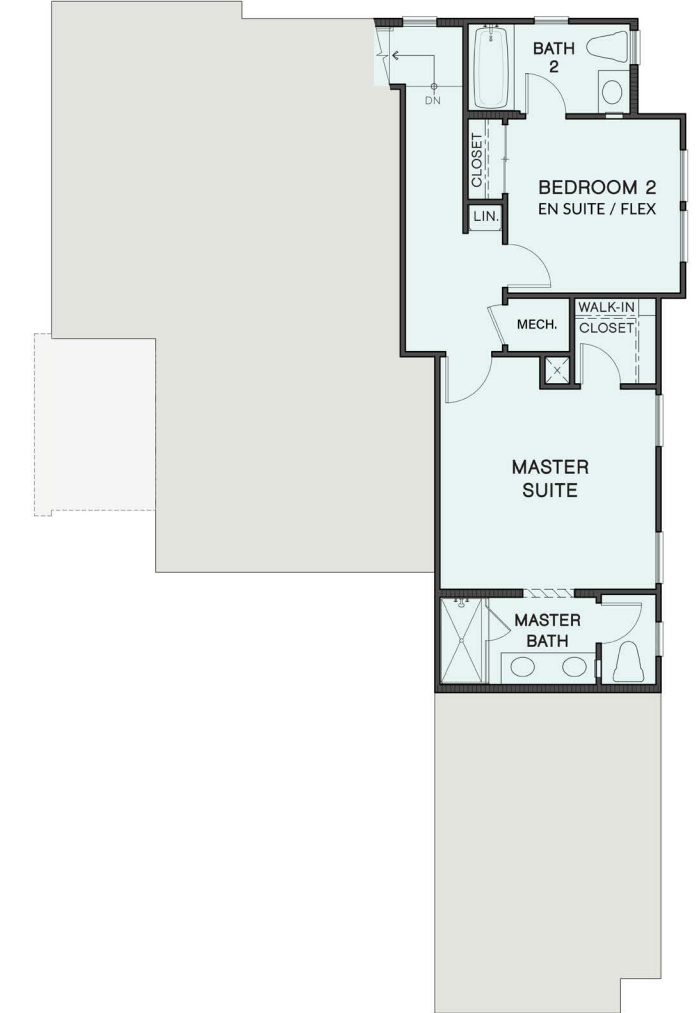
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FLOOR PLAN 3 • 1366 SF
BUILDING C 1244 #103



LEVEL ONE • 853 SF • ADA OPTION



LEVEL TWO • 513 SF

MASTER SUITE • BEDROOM TWO / FLEX • BEDROOM THREE / FLEX • THREE BATH • TECH AREA • LAUNDRY • PRIVATE GARAGE

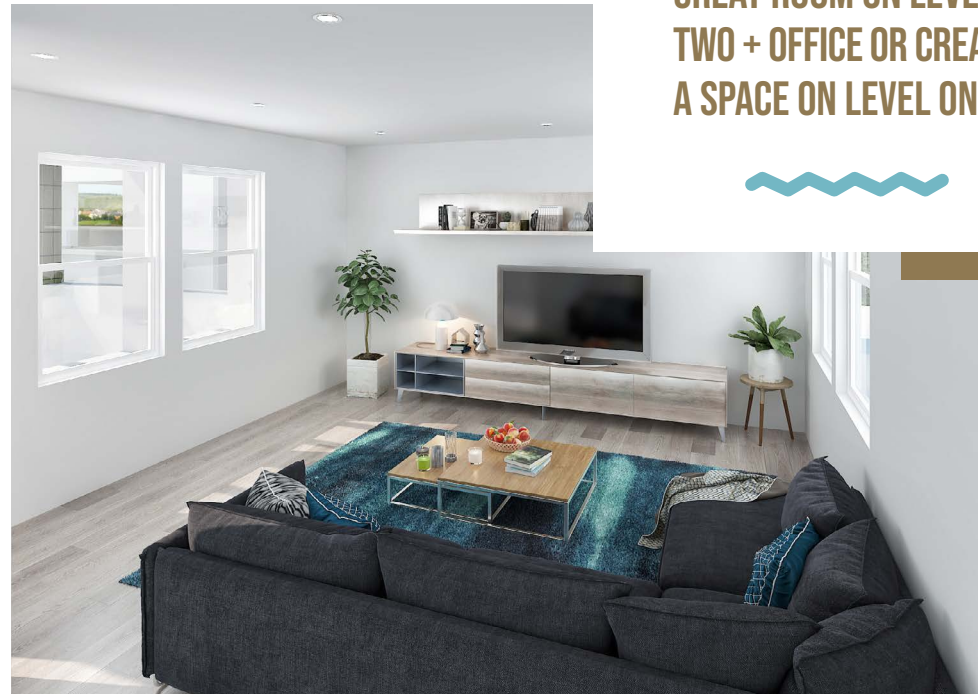
TWO TO THREE BED | TWO TO THREE BATH AND POWDER | UP TO TWO CAR PRIVATE GARAGE | LAUNDRY | MASTER & BEDROOM SUITE, GREAT ROOM, BONUS, LOFT, TECH, OFFICE, DEN, ADA, COURTYARD, COVERED & TRELLIS ROOF DECK OPTIONS | UP TO 1797 SF
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HIGHLIGHTS

- Great Room with Spacious Deck on Level Two
- Office or create a space on Level One for 4A & 4B
- Opt Kitchen Island & Breakfast Bar

PLAN 4, 4A & 4B
4 AVAILABLE | BUILDING E

SPACIOUS DECK AND
GREAT ROOM ON LEVEL
TWO + OFFICE OR CREATE
A SPACE ON LEVEL ONE



Residence Four



An invitation to gather. Level two provides the perfect space for an array of activities with a great room and spacious deck adjacent to the kitchen with a convenient powder room tucked nearby.

Upon entry, plan 4A & 4B offer a flex room. **An added feature with the opportunity to make it your own.** Create a space for a home office, hobby or greeting room, drop zone, or retreat spot.

Level three provides the seclusion of the sleeping quarters with full baths and laundry location.

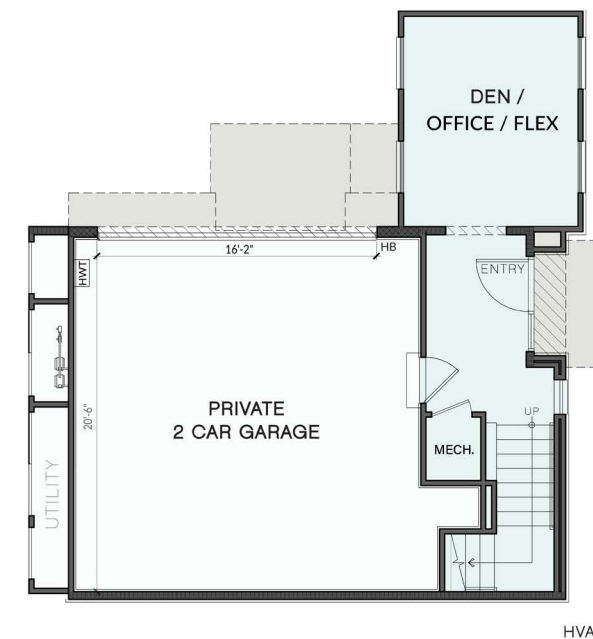
Gather to enjoy great times with family and friends, take in the fresh air, and toast to living in a cherished community • the invitation is yours.

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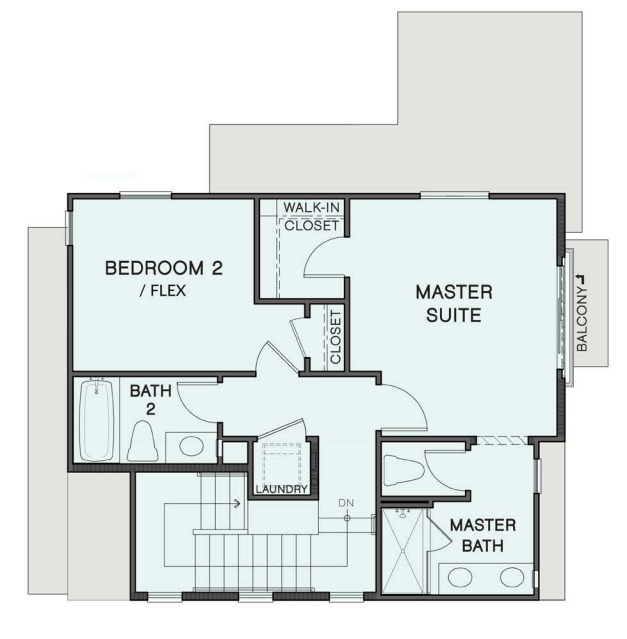
FLOOR PLAN 4BR • 1355 SF
BUILDING E 1290 #104



LEVEL ONE • 264 SF



LEVEL TWO • 561 SF



LEVEL THREE • 530 SF

MASTER SUITE • SECONDARY BEDROOM • TWO BATH • POWDER • GREAT ROOM • DEN • LAUNDRY • DECK • PRIVATE GARAGE

TWO TO THREE BED | TWO TO THREE BATH AND POWDER | UP TO TWO CAR PRIVATE GARAGE | LAUNDRY | MASTER & BEDROOM SUITE, GREAT ROOM, BONUS, LOFT, TECH, OFFICE, DEN, ADA, COURTYARD, COVERED & TRELLIS ROOF DECK OPTIONS | UP TO 1797 SF
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HIGHLIGHTS

- Every Level Private Bedroom Option
- Unique Expansive Level One Windows
- Loft & Tech Area
- Two Massive Roof-top Decks
- XL Kitchen Island

PLAN 5 & 5X
3 AVAILABLE | BUILDING E



PRIVATE BED & BATH ON EACH LEVEL OR KEEP LOFT & TECH AREA ON THIRD LEVEL W/ DECKS



Private bedrooms at each level with full baths as an option makes this plan **perfect for multigenerational living** when a bit more privacy is desired.

Or perhaps choose a home office at entry level and keep the third level with the loft and tech area when a sole master suite meets your needs.

Level three provides a **huge entertaining location** with two adjacent massive rooftop decks to the loft and tech area. The sunrise and sunsets are calling.

A large kitchen island is positioned at the center of the dining and living rooms **for engaging dynamic guest flow** with a convenient powder room next to the second deck. True treasures at each level.

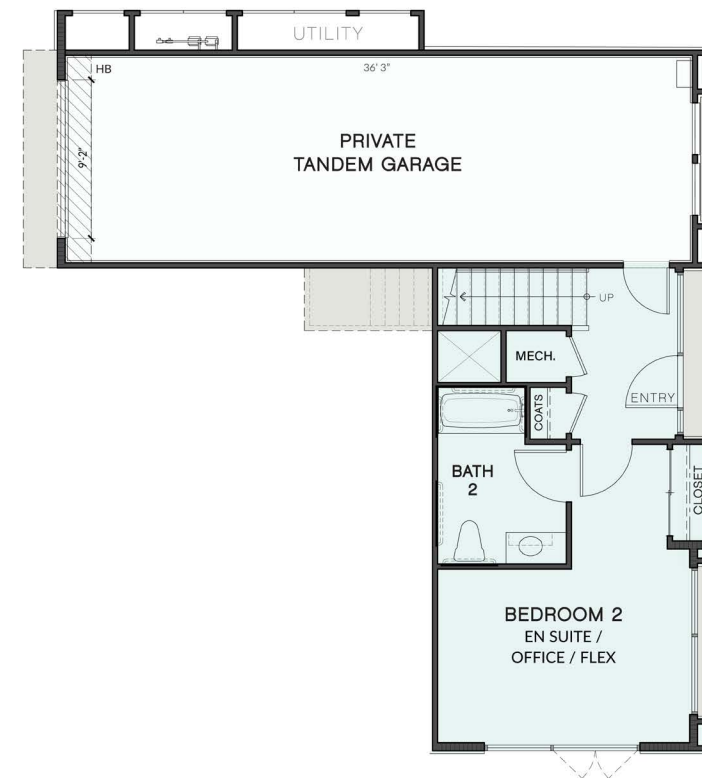
Residence Five

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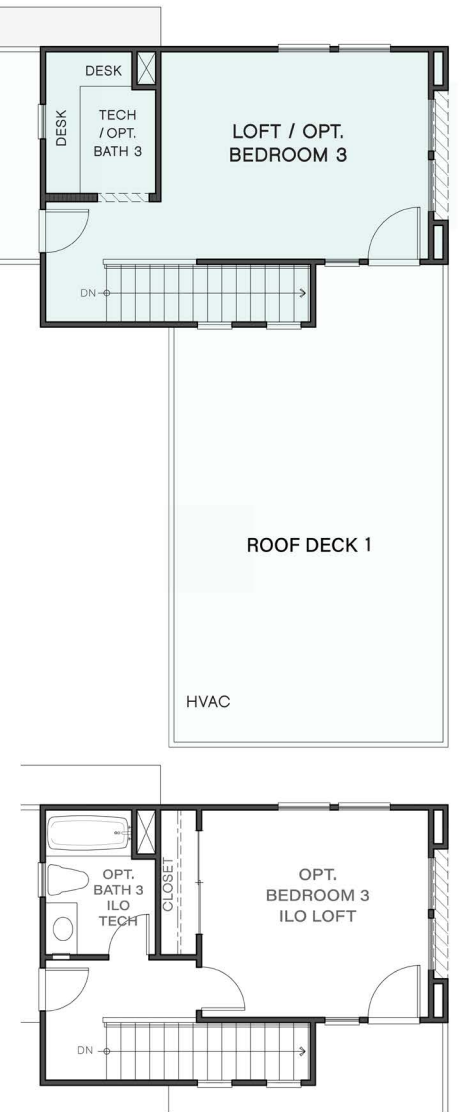
FLOOR PLAN 5X • 1494 SF BUILDING E 1290 #105



LEVEL ONE • 391 SF • ADA OPTION



LEVEL TWO • 852 SF



LEVEL THREE • 251 SF

MASTER SUITE • BEDROOM TWO / OFFICE • LOFT / BEDROOM THREE • TWO & HALF BATH • TECH / BATH THREE • LAUNDRY • DECKS

TWO TO THREE BED | TWO TO THREE BATH AND POWDER | UP TO TWO CAR PRIVATE GARAGE | LAUNDRY | MASTER & BEDROOM SUITE, GREAT ROOM, BONUS, LOFT, TECH, OFFICE, DEN, ADA, COURTYARD, COVERED & TRELLIS ROOF DECK OPTIONS | UP TO 1797 SF
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HIGHLIGHTS

- Dual Access to the Rooftop Deck
- Open Main Floor
- Optional Bedroom 3 ILO Loft
- Bed Level Laundry
- Powder and Deck 2 at Level Two



PLAN 6
2 AVAILABLE | BUILDING C

TAKE IN A BIT OF SEASIDE
LIVING AT THE ROOFTOP
DECK OFF THE MASTER
SUITE W/ LOFT ACCESS



Strategically positioned between the master suite and loft is a rooftop deck that overlooks the Center Plaza. Or choose bedroom 3 in lieu of the loft for an additional secondary. **Level three invites maximum family gathering time** • let the games begin!

Level two reveals an open staircase and low walls for the living, dining and kitchen arrangement including a center kitchen island with breakfast bar, second deck and convenient powder room tucked near the split staircase.

A dual access bedroom level laundry room and attached private two car garage round out this floor plan for a little bit of everything near the oceanside.

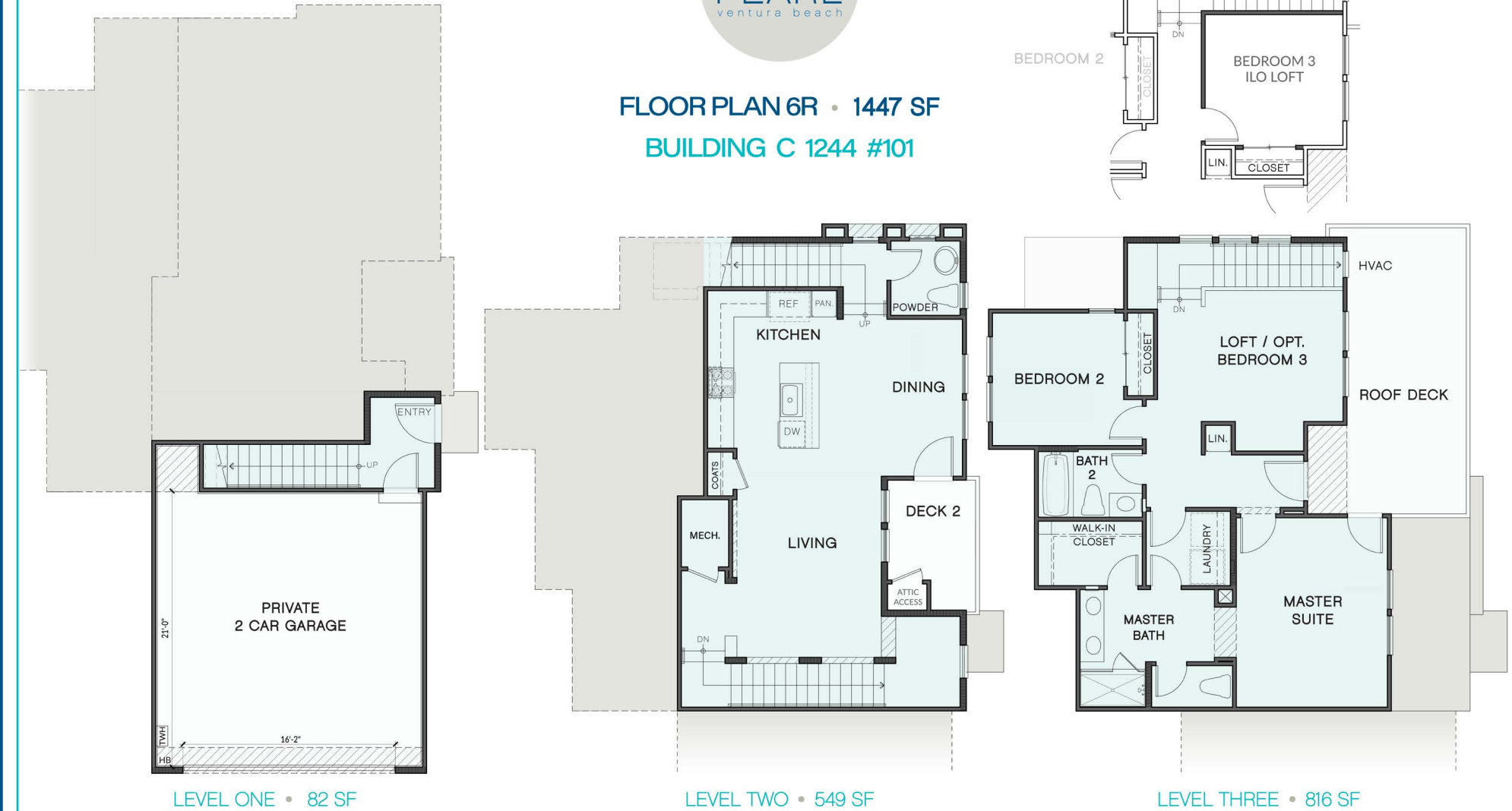
Residence Six

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FLOOR PLAN 6R • 1447 SF BUILDING C 1244 #101



MASTER SUITE • SECONDARY BEDROOM • LOFT / BEDROOM THREE • TWO BATH • POWDER • LAUNDRY • DECK • ROOF DECK

TWO TO THREE BED | TWO TO THREE BATH AND POWDER | UP TO TWO CAR PRIVATE GARAGE | LAUNDRY | MASTER & BEDROOM SUITE, GREAT ROOM, BONUS, LOFT, TECH, OFFICE, DEN, ADA, COURTYARD, COVERED & TRELLIS ROOF DECK OPTIONS | UP TO 1797 SF
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HIGHLIGHTS

- Private Courtyard
- Large Rooftop Deck off the Bonus Room & Tech Nook with Desk Area 2
- ILO Choose Bedroom 4 & Bath 3
- Opt ADA Level 1

PLAN 7, 7_{alt}, 7B, 7B_{alt} & 7X
5 AVAILABLE | BUILDINGS: A B D

MAXIMUM OUTDOOR SPACE WITH PRIVATE COURTYARD & LARGE ROOFTOP DECK



Enjoy **maximum private outdoor space** with a generous courtyard and large rooftop deck adjacent to a bonus room and the second tech nook area for ultimate entertaining **and endless activity space**.

Plenty of flexibility with an **optional bedroom 4 and bath 3** at level three with this attached tandem garage parking plan. Additionally, **7X offers optional ADA modification at level one**.

Three bedrooms, central laundry, linen, and a quaint tech deck overlooking courtyard comprise level two.

A level one powder room and **side entry to the private courtyard** provide convenience to host friends and family get-togethers.

Residence Seven

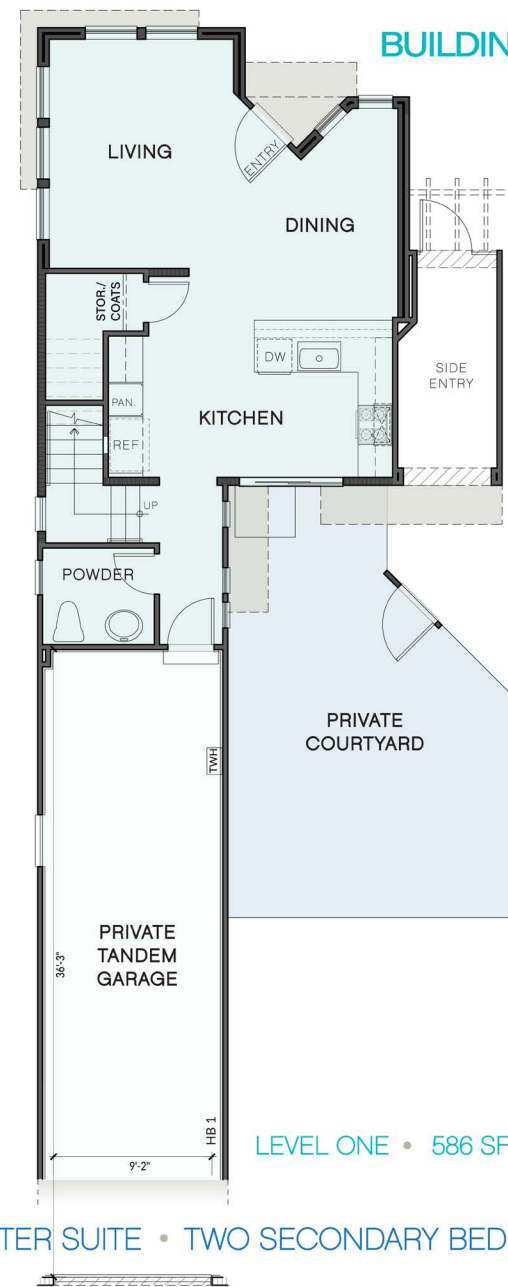
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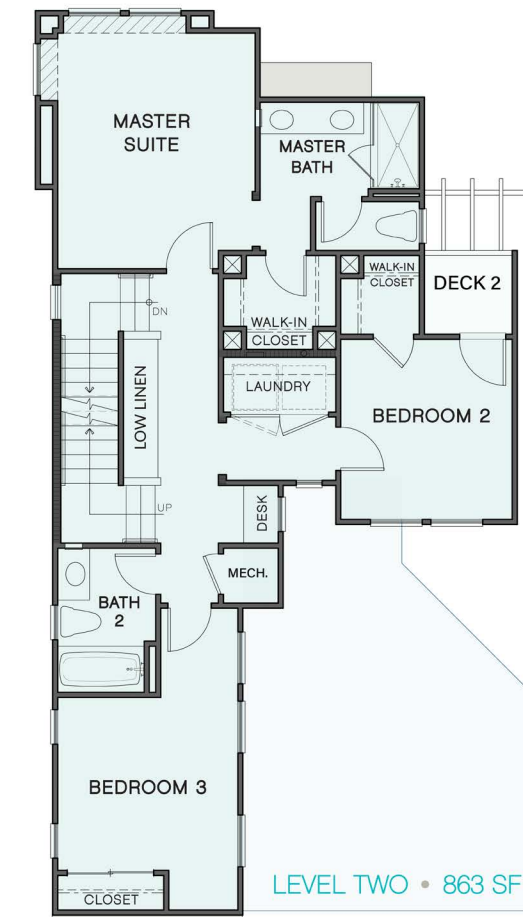


BUILDING A 1230 #101

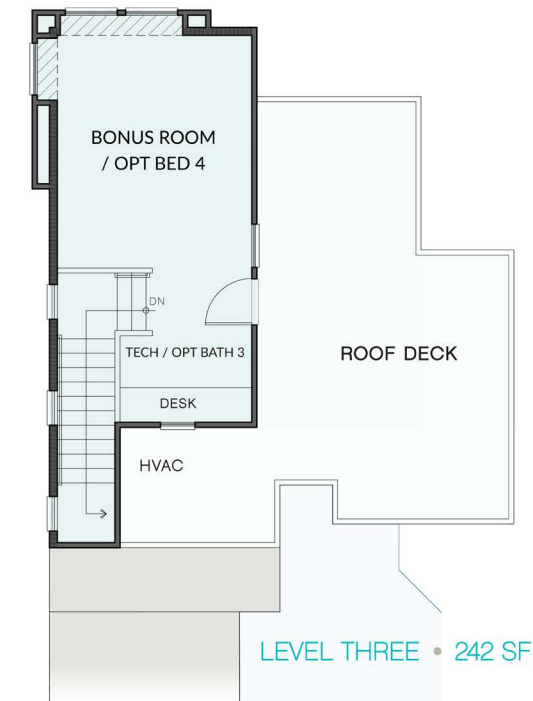
FLOOR PLAN 7_{alt} • 1691 SF



LEVEL ONE • 586 SF



LEVEL TWO • 863 SF



LEVEL THREE • 242 SF

MASTER SUITE • TWO SECONDARY BEDROOMS • BONUS / BEDROOM FOUR • TWO BATH • POWDER • TECH / BATH THREE • DECKS

TWO TO THREE BED | TWO TO THREE BATH AND POWDER | UP TO TWO CAR PRIVATE GARAGE | LAUNDRY | MASTER & BEDROOM SUITE, GREAT ROOM, BONUS, LOFT, TECH, OFFICE, DEN, ADA, COURTYARD, COVERED & TRELLIS ROOF DECK OPTIONS | UP TO 1797 SF
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HIGHLIGHTS

- Unique Level One Separate Entry Bedroom, Bath, Office & Opt Bar
- Two Vast Rooftop Decks & En Suite Bedroom 3
- Lg Laundry & Linen

PLAN 8, 8 alt & 8B

3 AVAILABLE | BUILDINGS: A B D

UNIQUE SPACIOUS PRIVACY WITH LEVEL ONE SEPARATE ENTRANCE & VAST ROOFTOP DECKS



Residence Eight



Level one offers a **unique separate entrance** to comfortable living quarters with a bedroom, full bath, and large office/flex room. Optional wet bar and interior door to main entry for dual access.

Spacious privacy with **master on main floor** and additional secondary with full bath en suite on level three. The kitchen, living, dining, large laundry, extra linen, powder and third deck off of the kitchen complete the remainder of level two.

Level three boasts two expansive rooftop decks for optimal outdoor experiences. Take in the **vast degrees of viewing from each deck** and enjoy the best of Southern California weather.

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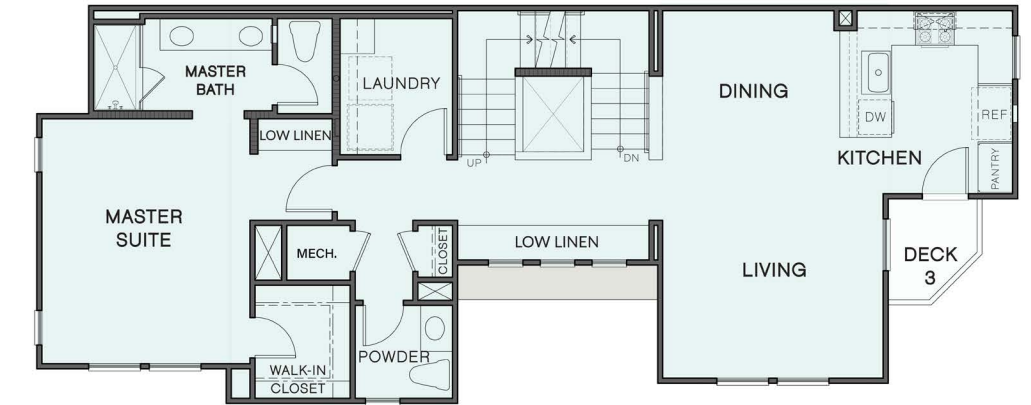


BUILDING B 1276 #104

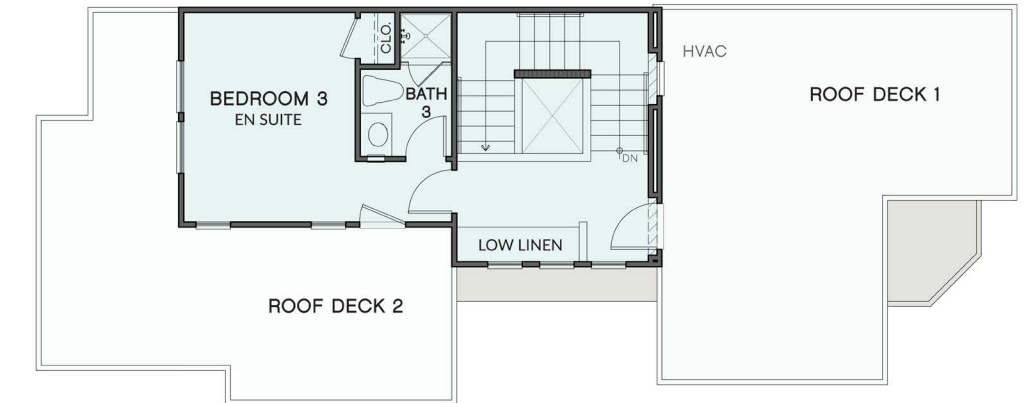
FLOOR PLAN 8 • 1797 SF



LEVEL TWO • 996 SF



LEVEL THREE • 263 SF



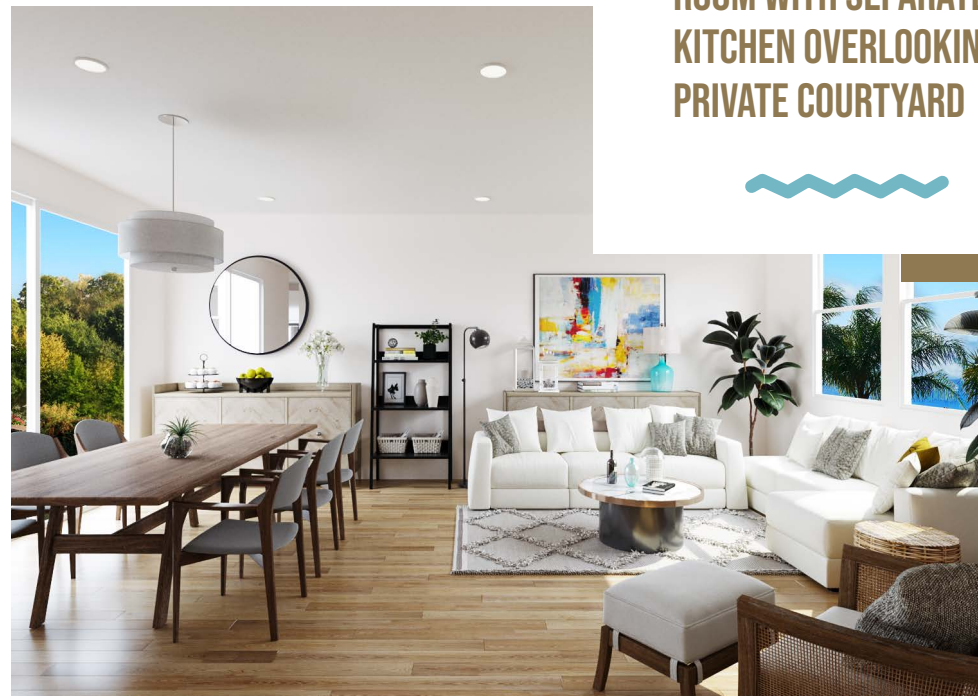
MASTER SUITE • TWO SECONDARY BEDROOMS • THREE BATH • POWDER • OFFICE / FLEX • LAUNDRY • DECK • TWO ROOF DECKS

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HIGHLIGHTS

- Private Courtyard
- XL Rooftop Deck
- Bonus Room
- Tech & Flex Areas
- Opt Bedroom 4 & Bath 3 ILO Bonus
- Patio Bar & 2nd Entry
- Acc. Door & Window

PLAN 9, 9_{alt}, 9B & 9B_{alt}
5 AVAILABLE | BUILDINGS: A B D



FORMAL LIVING DINING
ROOM WITH SEPARATE
KITCHEN OVERLOOKING
PRIVATE COURTYARD



Residence Nine

Level one provides for a separate kitchen from the formal living and dining room area with three way private courtyard access. **Unique accordion door and window for open patio bar** entertaining, convenient powder and 2 bay garage.

Three bedrooms comprise level two, including the **secluded master suite on one end** with a flex area, laundry, full bath and two secondary bedrooms, through to the other end.

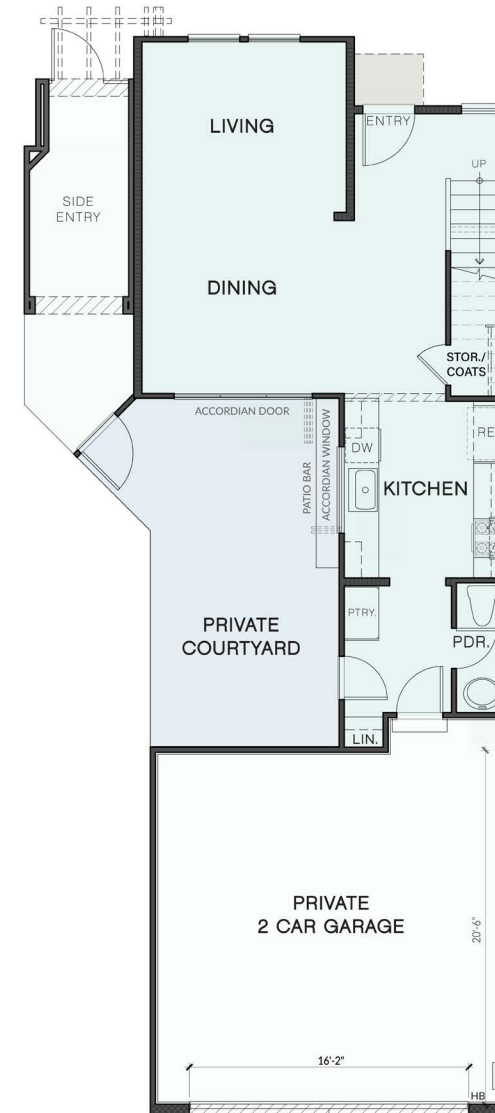
Level three offers a bonus room and tech area with adjacent generous rooftop deck. If more sleep space is needed, **convert to a fourth bedroom and third full bath ILO bonus.**

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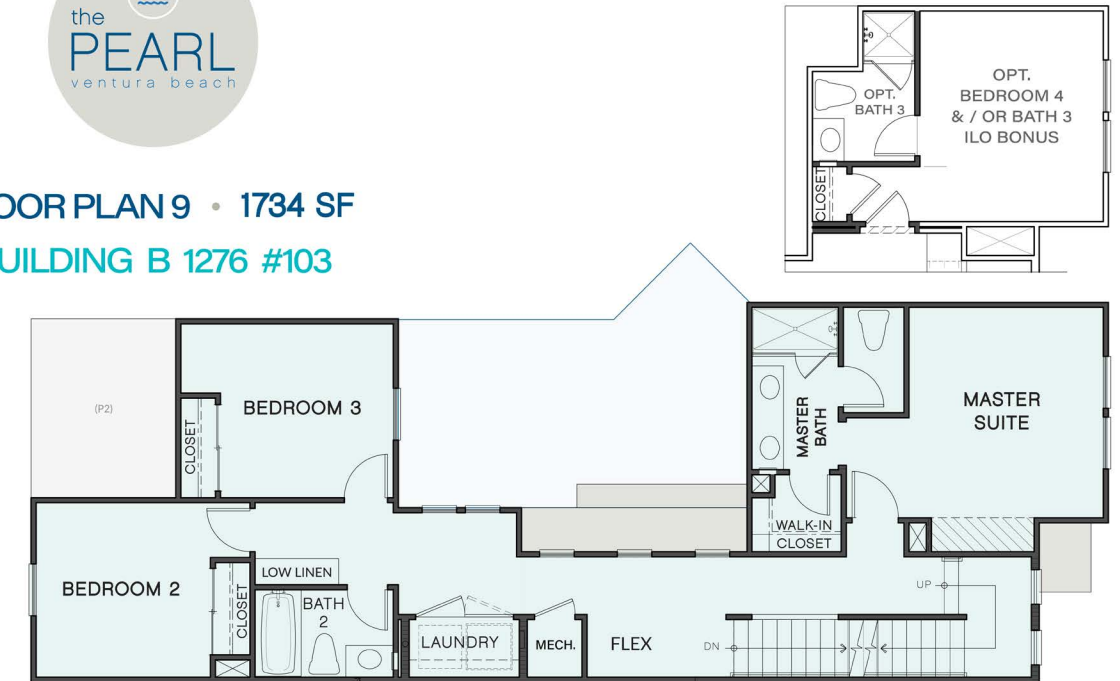
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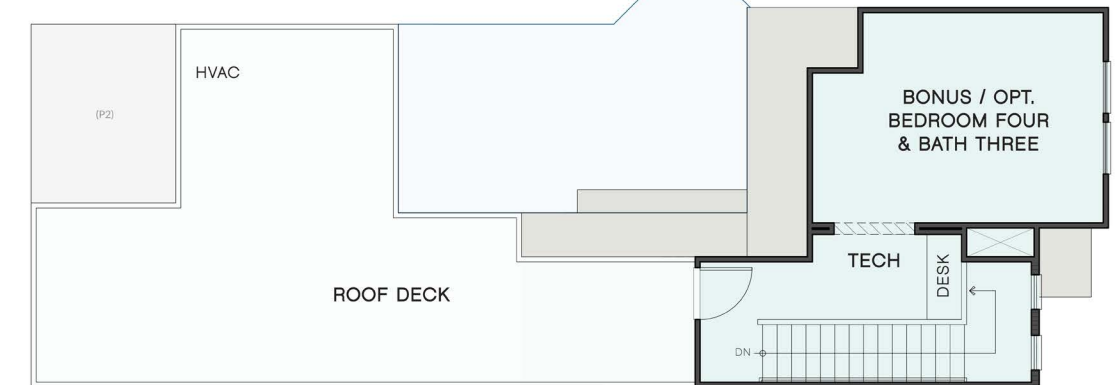
FLOOR PLAN 9 • 1734 SF BUILDING B 1276 #103



LEVEL TWO • 894 SF



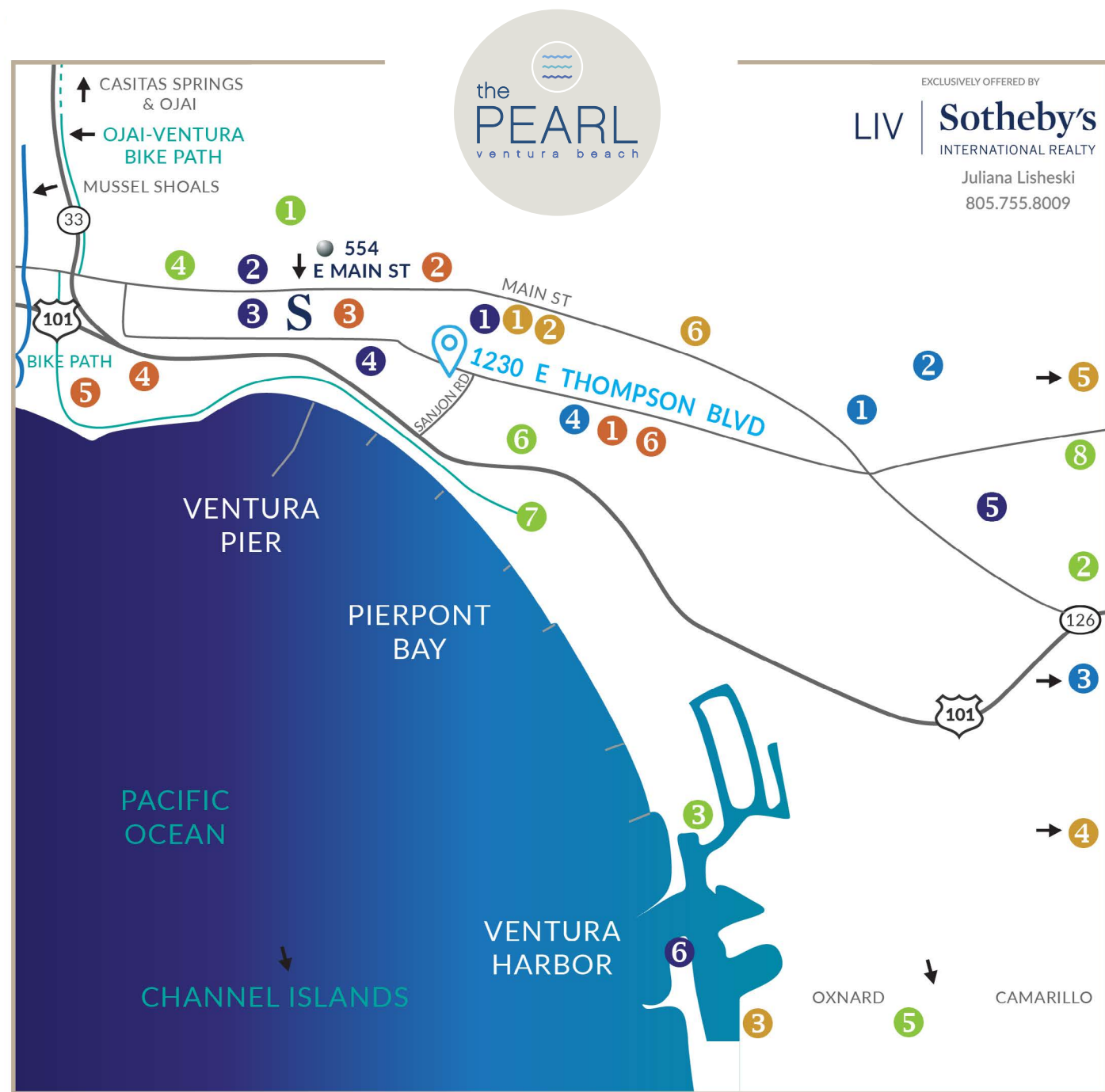
LEVEL THREE • 286 SF



MASTER SUITE • TWO SECONDARY BEDROOMS • BONUS / BEDROOM FOUR | BATH THREE • TWO BATH • POWDER • TECH • ROOF DECK

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YOUR NEIGHBORHOOD



The Pearl - An invitation to explore where nature thrives - Embrace a new habitat for a life well lived at the edge of the sea

EDUCATION

- 1 LINCOLN ELEMENTARY
- 2 CABRILLO MIDDLE SCHOOL
- 3 COASTAL MARINE BIOLABS
- 4 UNIVERSITY OF LA VERNE
- 5 VENTURA COLLEGE
- 6 VENTURA HIGH SCHOOL

ENTERTAINMENT

- 1 DISCOVERY BOWLING
- 2 RUBICON THEATER CO
- 3 THE MAJESTIC PA CENTER
- 4 VENTURA FAIRGROUNDS
- 5 VENTURA RACEWAY
- 6 WINE ED-VENTURES TOURS

HEALTH

- 1 COMMUNITY MEMORIAL
- 2 COUNTY MEDICAL CTR
- 3 KAISER PERMANENTE
- 4 VETERINARY HOSPITAL

PARKS | RECREATION

- 1 BOTANICAL GARDENS
- 2 CAMINO REAL PARK
- 3 MARINA PARK
- 4 MISSION SAN BUENAVENTURA
- 5 OLIVAS LINKS
- 6 PIERPONT RACQUET CLUB
- 7 SB STATE BEACH
- 8 YMCA

SHOPPING | DINING

- 1 CAFE NOUVEAU
- 2 DOWNTOWN
- 3 LURE FISH HOUSE
- 4 SPENCER MAKENZIE'S FISH
- 5 TRADER JOE'S | TARGET
- 6 VENTURA HARBOR VILLAGE

THE AMBIENCE DOES THE TALKING

Envision miles of uncrowded beaches set against panoramic mountain vistas with one of the best year-round climates in the country. If you love spending your days with your toes in the sand, afternoons with an array of boutique shopping, and live music from well-established stars and fresh cutting-edge talent in the evening, then Ventura • the City of Good Fortune • welcomes you home.

Officially the City of San Buenaventura - Ventura is a classic beach town located north of Los Angeles and just 27 miles south of Santa Barbara. Renowned for its top surfing spots, historic wooden pier, notable landmarks, expansive beach walk, quaint downtown, harbor, annual events, and easy access to the 101.

Ventura Harbor Village is bustling with activity, engage in every water sport and boating activity imaginable, eat freshly caught seafood and view art-ists original work or explore the Channel Islands for abundant wildlife, plants, and archaeological resources found nowhere else accross the globe.

Downtown Ventura provides a thriving cultural environment with a spectrum of live music, theater and arts events at every turn along with the historic Mission San Buenaventura. The Fairgrounds offer year-round activities from Flea Markets, Derby Races, and yes, the annual Fair with twelve days of fun!

Locals and visitors enjoy pristine bike paths, historic points of interest, and more than 700 acres of parkland and amenity-filled facilities for every age. Embracing life in board shorts and flip flops • the California dream • Ventura is remarkable, vibrant and speaks volumes.



Features and

EXCEPTIONAL EXTERIORS



- An Impressive Street Scene Comprised of Modern Accented Contemporary Oceanside Inspired Architecture, Siding, Trellis, Canopy, Awning, Landscaping, Pavers, Artwork and Decor.
- Statement 8' Entry Doors with Kwikset® San Clemente Handset with Halifax Lever featuring SmartKey Security™ in Satin Nickel, Illuminated Outdoor Unit Address Sign, Push Button for Door Chimes
- Sleek Classic Steel Insulated Sectional Roll Up Garage Doors with WiFi Enabled Chain Drive Opener, Wireless Keyless Keypad, 2 Three Button Preprogrammed Transmitters, Vacation Lock and Safety Sensors, in addition to Coach Lighting
- Fully Textured and Painted Garage Spaces
- Open and Trellis Covered Decks and Rooftop Decks with Dex-o-Tex Weatherwear Roof Decking System to Expand Your Indoor | Outdoor Living Experience - Varies per Plan and Building
- Community Gathering Spaces, an Array of Seating Options, Fire Features, Sculptures, Art, Paseos, Courtyards, Corner Plaza, Outdoor Incorporated Activity Center, Ocean Friendly Garden, Walkways, Pavers, Bicycle Parking, Pedestrian Connection to Beach and Gateway to Downtown Corridor
- Engaging Sustainable and Aesthetic Landscaping to Quiet the Mind and Activate the Senses, Decorative Pots with Accent Planting, Native Canopy, Palm, Evergreen and Heritage Trees, Ornamental Grasses, Accent Lighting, Eco Friendly Irrigation Incorporating Low Volume Spray Heads, Bubblers and Drip Systems
- Enhanced Entry Paving and Decorative Living Street with Guest Parking
- Rain Gutter System at Select Locations with Downspouts
- Weather Proofed Exterior Electrical Outlets
- Metal Canopy, Wood Trellis with Kicker and Metal Awnings per Plan
- Vinyl Privacy Fencing Between Unit Decks per Plan
- Decorative Metal Gates per Plan
- Fine Sand Float Finished 3 Coat Stucco System

CONTEMPORARY CALIBER KITCHENS



- European Style Maple Shaker Flat Panel Cabinetry with Recessed Panel Door Accent and Satin Finish Hardware with plenty of options
- European Drawer Slides and Concealed Hinges
- Adjustable Shelving in all Uppers and Pantries
- 42" Upper with White Melamine Interiors
- 4" Crown Molding
- White Melamine Interior Drawers
- Convenient Under Sink Plastic Breadboard
- European Quartz 2cm with 1 ½" Square Flat Edge Countertop with Undermount Sink and Solid Surface 6" high Backsplash
- Full Height Backsplash at Range
- Elkay® Undermount Stainless Steel 32"x18"x10" Mega Basin Sink offers fresh geometric straight and flat design with a Heat and Sound Barrier
- Delta® Trinsic Pro Single Handle Pull-Down Sprayer Artic Stainless Faucet
- Insinkerator Badger® 5 ½ HP Garbage Diposal with Air Switch
- Oversized Kitchen Islands Ideal for Entertaining in Select Plans plus Opts
- Optional Prewired Kitchen Islands in Select Plans plus other Opt Lighting
- Recessed LED Lighting in addition to easy electrical buyer options
- Ceramic Dal Tile 12"x24" Parkway Flooring plus buyer options
- Optional ADA Compliant Features at Level One per Select Plans
- Pantry Cabinets per Plans with a plethora of select buyer options
- Open Floor Plan with Great Rooms per Select Plans
- Built In Tech Desk per Select Plans
- Optional Built In Wet Bar per Select Plans
- Adjacent Decks, Balcony and Private Courtyards per Select Plans
- GE® Stainless Steel Integrated Appliance Package Includes:
 - 30" 4-Burner with Extra Large integrated non-stick griddle, Gas Range with Convection Oven
 - 1.7 Cu. Ft. Microwave with Quick Touch Settings, Stainless Steel Interior, Charcoal Filter, Sensor Cooking Controls, Chef Connect
 - Multi Cycle, Sanitize and Dry Boost Dishwasher with Hidden Controls

Specifications

INVITING INTERIORS



- Dramatic Open Floor Plans with Outdoor Living Spaces
- Staircase with White Painted Boxed Newels, Contemporary Balusters and Low Profile Handrails with Modern Stainless Steel Horizontal Bars
- Two-panel Interior Doors with Satin Nickel Kwikset® Halifax Privacy Lever at all Bedrooms and Baths and Passage Lever at all Coat Closet, Laundry, Hall and Walk In Closet
- Painted MDF Shelving Supplied in all Closets, Pantries and Linen, Double Run on Longest Wall in Master Closet, Oval Chrome Shelf Poles
- Sleek 2 ½" Door Casings and 4½" Baseboards
- Design Enhancing Squared Wall Corners
- Modern Master Baths Feature Solid Surface Countertops with Western Pottery® Under Mount Sink and 6" High Backsplash, Dual Sinks with Delta® Stainless Single Handle Centerset Faucets, Walk In Showers with Frameless Clear Tempered Glass Enclosure, 84" High White Subway Style Tile, Acrylic Shower Pan with Non Skid Textured Bottom, Delta® Shower Trim, 18" High Shower Seat in Select Units, Elongated Toilet, Zaca® Nunki Frameless Beveled Medicine Cabinet
- Secondary Baths Feature Solid Surface Countertops with Under Mount Sink and 4" High Backsplash, Delta® Faucet, Walk In Shower in Select Plan, FiberCare® Tub Shower with Subway Style Smooth Tile Surface Appearance on Wall, Elongated Toilet, Zaca® Nunki Frameless Beveled Medicine Cabinet, White Framed Beveled Mirror in Powder
- Interior Laundry Room Features Gas Dryer Hook Ups, Optional Electric, European White Maple Flat Panel Cabinets with 2½" Crown Molding
- Built In Desk with Drawers at Tech Area Locations per Plan
- Shaw® Carpeting in Grand Turk with ¾" 5lb Rebond Padding
- Ceramic Dal Tile 12"x24" Parkway Flooring
- Expansive Storefront Encasement Slider and Fixed Windows per Plan
- Plus More Modern Upgrades and Offerings with our Homebuyer Option Program via the Reknowned Award Winning Interior Design and Expertise of **Andrew Lauren Interiors Design Centers.**

TECHNOLOGY & ECO FRIENDLY ENERGY EFFICIENCY

- Title 24 Compliant Energy Efficient LED Lighting, Bath Vacancy Setting and Energy Efficient Appliances
- Media Box Digital Networking Solutions Prewiring with Category 5e Data Wire to Allow for Phone Lines and High Speed Data Connection in Kitchen, Family Room, Master and Secondary Bedrooms
- Ceiling Fan Prewiring at all Bedrooms
- Alarm Prewiring at all Bedrooms, Living Room, Family Room
- White Decora® Plug and Dimmable Switches per Plan, USB Outlets in Kitchen and Dining,
- Low-E Dual Glazed Vinyl Windows and Sliding Glass Doors that Provide Solar Control and Visible Light Transmittance, Resulting in Utility Cost Savings with Increased Efficiency
- 7 Day Programmable, Adjustable and Adaptable Smart WiFi Thermostat for Maximum Efficiency
- High Performance Faucets, Low Flow Toilets and Pressure Balancing Valves and Showerheads Conserve Water
- WiFi Enabled Chain Drive Opener, Wireless Keyless Keypad, 2 Three Button Preprogrammed Transmitters with Safety Sensors
- Insulated Sectional Roll Up Garage Doors
- EcoNet Enabled Tankless Water Heater with Direct Vent
- Hardwired Interlinked Smoke and Carbon Monoxide Detectors with Battery Back Up Included
- Smooth Textured ½" and ⅝" Fire Rated Drywall
- Outdoor Outlets with Waterproof Covers
- Interior Fire Sprinkler System Throughout Each Home
- Solar Ready and Future Solar Photovoltaic Systems
- Optional Electric Vehicle Supply Equipment Ready
- Radiant Barrier at Roof Consists of Highly Reflective Material that Reflects Heat Rather than Absorbing, Thereby Creating a More Energy Efficient Home
- Flush Mounted Electrical Service Panel
- ADA Compliant Features at Level One in Select Units



ELEVATE DAILY LIFE

EMBRACE THE PEARL'S LOCAL

ADVANTAGE WITH *Flare*

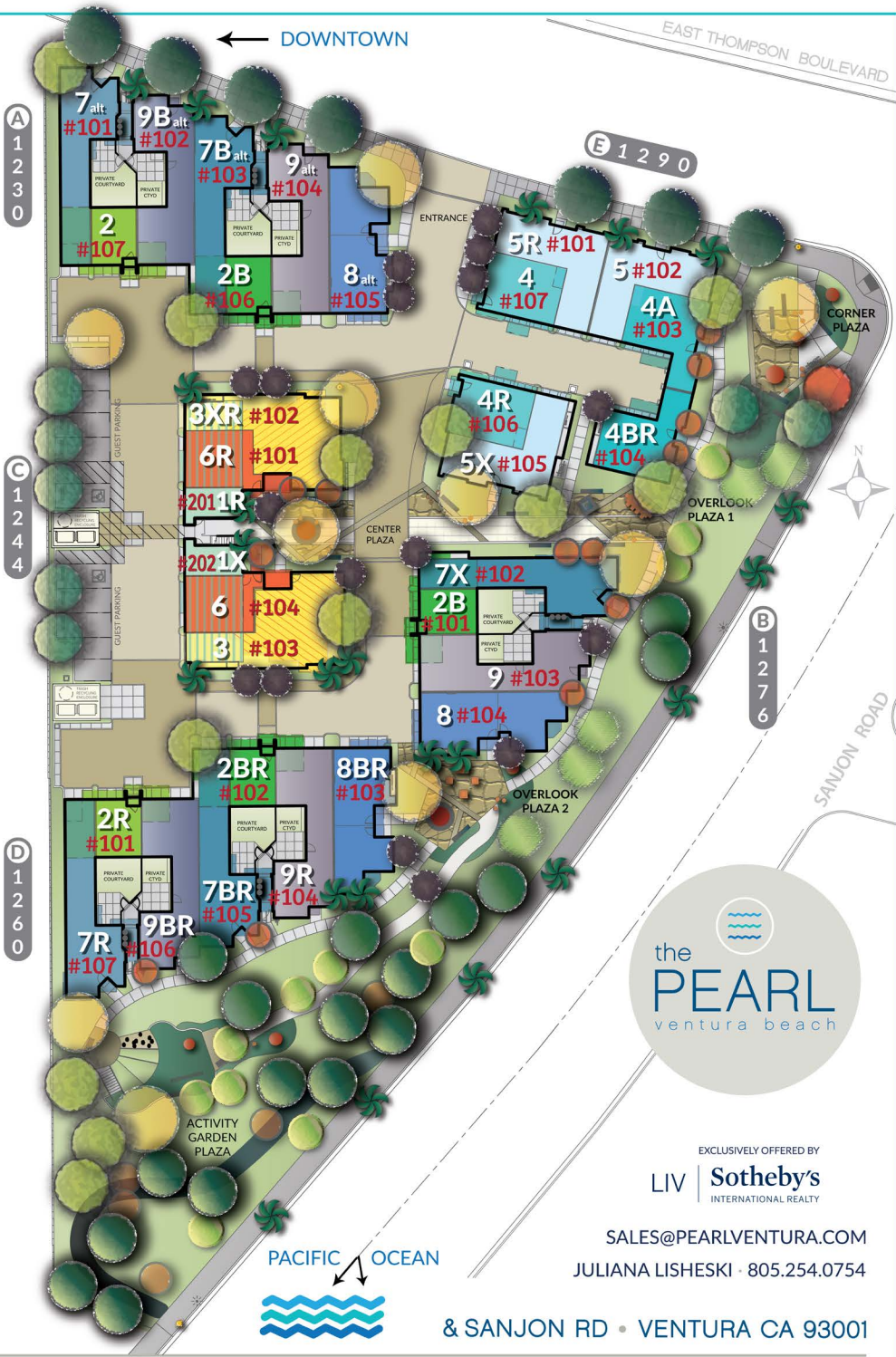
PL	BED	BA	DECKS	PLUS	PLAN OPTIONS	GARAGE	SF	BLDG	#
1R	2	2	L2 L3LG	BB EN L2 L3	Extend BB	1C	1232	C	201
1X	2	2	L2 L3LG	BB EN L2 L3	Extend BB	1C	1232	C	202
2	2	2	L2 2xL3L	BB	Extend BB	1C	1186	AD	107 101
2B	2	2	L2 2xL3L	BB	Extend BB	1C	1186	ABD	106 101 102
3	3	3		SIDE GARAGE ENTRY BB BL EN T	ADA Extend BB	T	1366	C	103
3X	3	3		BB BL EN T	ADA Extend BB	T	1366	C	102
4	2	2.5	L2 L3B	GR	KIT ISLAND w/BAR	2C	1230	E	107 106
4A	2	2.5	L2LG L3B	GR OFFICE	KIT ISLAND w/BAR	2C	1355	E	103
4B	2	2.5	L2LG L3B	GR OFFICE	KIT ISLAND w/BAR	2C	1355	E	104
5	2	2.5	L2 L3B & 2xL3XXL	BBXL EN T L	BED 3 BA 3	T	1494	E	101 102
5X	2	2.5	L2 2xL3XXL	BBXL EN T L	ADA BED 3 BA 3	T	1494	E	105
6	2	2.5	L2 L3LG	BB L	BED 3 Extend BB	2C	1447	C	104 101
7	3	2.5	L2 L3LG	SIDE ENTRY B BB CY 2T	BED 4 BA 3 Ext BB	T	1691	AD	101 107
7B	3	2.5	L2 L3XL	SIDE ENTRY B BB CY 2T	BED 4 BA 3 Ext BB	T	1656	AD	103 105
7X	3	2.5	L2 L3LG	SIDE ENTRY B BB CY 2T	ADA B4 BA3 eBB	T	1691	B	102
8	3	3.5	L2 2xL3XL	DUAL ENTRY BB EF EN O	eBB DOOR L1 WB	2C	1797	AB	105 104
8B	3	3.5	L2 2xL3XL	DUAL ENTRY BB EF EN O	eBB DOOR L1 WB	2C	1765	D	103
9	3	2.5	L3XXL	SIDE ENTRY B CY EF T PB	BED 4 BA 3 EN	2C	1734	ABD	104 103 104
9B	3	2.5	L3XXL	SIDE ENTRY B CY EF T PB	BED 4 BA 3 EN	2C	1731	AD	102 106

HOMEBUYER OPTIONS PROGRAM: APPLIANCES · CABINETRY · COUNTERTOPS & BACKSPLASH · ELECTRICAL · FIREPLACES FLOORING · GAS STUB OUTS · HARDWARE · LIGHTING & CEILING FANS · LOW VOLTAGE · MIRRORS · PAINT · PLUMBING SHOWER & TILE · STAIR RAILINGS · TUB/SHOWER ENCLOSURES · UTILITY SINK · WALL CAPS · WARDROBE DOORS & MORE

L2 / L3 = Level 2 or 3 Deck • L3B = Balcony BB = Bkfst Bar at Kit / Island EN = En Suite Secondary Bedroom
L2LG / L3LG = Level 2 or 3 Large Deck BL = Bi-Level Townhome GR = Great Rm • L = Loft • O = Office
#L3XL = Qty x Level 3 XL or XXL Decks CY = Private Courtyard PB = Patio Bkfst Bar & Accord Window
ADA = ADA Opt Level 1 • B = Bonus EF = Extra Flex Space / Area T = Tech / Desk • WB = Wet Bar

PEARLVENTURA.COM • 31 TOWNHOMES • 1230 EAST THOMPSON BLVD

IN OUR CONTINUING EFFORT TO MEET CUSTOMER EXPECTATIONS, WE RESERVE THE RIGHT TO MODIFY FEATURES, SPECIFICATIONS AND/OR PRICES WITHOUT NOTICE OR OBLIGATION. DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ALL SF IS APPROXIMATE.



QUESTIONS

- Which plan has the best ocean view?
- When will the homes be ready?
- What do the HOA fees include?
- How much is a deposit?

Q: HOW MUCH IS A DEPOSIT?
A: \$10,000

31 TOWNHOMES FROM THE \$800s



Frequently Asked

Q: WHICH PLAN HAS THE BEST OCEAN VIEW?

A: Buildings D, B, and E, along with select lots in A and C

Q: WHEN WILL THE HOMES BE READY?

A: Summer 2021 is the estimated timeframe for the first buildings to be in process starting with buildings A & E along Thompson Blvd followed by C, B and D. Additional details and updates to follow

Q: WHAT DO THE HOA FEES INCLUDE?

A: As a common interest development, dues include funds necessary

for HOA insurance, management company administration, and maintenance of common areas and site amenities. Estimated monthly dues \$387. Please see Sales Agent to review CC&Rs

Q: WHAT DO I NEED TO DO TO MAKE AN OFFER?
3 EASY STEPS - SEE OFFER REQUIREMENTS DOC



Q: WHAT ARE THE DESIGNATED SCHOOLS?

A: LINCOLN ELEMENTARY

alt: De Anza Academy of Technology and the Arts

alt: Mound Elementary

CABRILLO MIDDLE

VENTURA HIGH

alt: Foothill Technology High

alt: El Camino High at Ventura College

Please confirm all school information directly with
Ventura USD

Offer Requirements

1

COMPLETE THE PREQUALIFICATION REGISTRATION PROCESS WITH OUR **PREFERRED LENDER** WHICH WILL QUALIFY YOU FOR THE PEARL'S PRIORITY PURCHASE LIST AT APPROVAL

2

CONTACT JULIANA LISHESKI TO CONFIRM THE PEARL'S RECEIPT OF YOUR **PREQUALIFICATION WORKSHEET** IN ADDITION TO ANY SALES, RESERVATION, PURCHASE OR OTHER DETAILS

3

CONTINUAL PLACEMENT TO THE NEXT RELEASE IN THE EVENT THAT A PLAN YOU ARE INTERESTED IN IS SOLD

LIV | Sotheby's
INTERNATIONAL REALTY

OBTAIN ASSISTANCE FROM OUR PREFERRED LENDER TO QUALIFY FOR THE PEARL'S PRIORITY PURCHASE LIST

LOAN DEPOT

MARC LISHESKI 805.407.7774 MLISHESKI@LOANDEPOT.COM

CLICK FOR ONLINE PORTAL LINK: [HTTPS://WWW.LOANDEPOT.COM/LOAN-OFFICERS/MLISHESKI](https://www.loandepot.com/loan-officers/mlisheski)

NMLS ID 341994 LOANDEPOT.COM

THE PRE-QUALIFICATION WORKSHEET IS NOT AN APPLICATION FOR A LOAN. BUYERS HAVE THE RIGHT TO APPLY FOR AND OBTAIN A LOAN FROM ANY LENDER THEY CHOOSE.

JULIANA LISHESKI • 805.755.8009 • SALES@PEARLVENTURA.COM





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