

‘Mrs. Dockside’ takes to the Waterways for success that contradicts claims of a slowing market

Top listing and selling agent, Kim Dolan of Beach View Real Estate is somewhat amused when she hears reports that the regional real estate has slowed.

That’s because times are absolutely booming for Dolan, known as “Mrs. Dockside.” The foremost expert in Dockside Waterfront properties in Ventura County.

“The market is still strong and properties are selling,” Dolan said. “I have five in escrow right now, and closed three this week and I now have 20 listings, on the waterways at this time.

Water appears to be the secret of Dolan’s success. A resident on a main channel in the Channel Islands Harbor, it is there that she nurtures her relationship with both the community and potential buyers, by hosting special community events, or taking home-lookers for a ride in her electric boat.

“The buyers love seeing the homes they are interested in buying, by way of the water channels,” Dolan said. “Remember, they are not just buying a home, they are also buying a Dockside Lifestyle and by taking them in my electric boat I am giving them the chance to experience it.”

While buyers may love seeing the waterway homes, local residents often adore seeing Dolan cruising by. **That will be the case on the 5th and 6th of July, the holiday weekend, when Dolan continued her yearly event of distributing Teddy Bears to the first 600 local residents who wave her down from their Dockside Homes.**



The site of Dolan’s red electric boat packed with colorful stuffed toy animals has become an annual community event. Always popular, this year’s event will surpass all others, she says. The Seabridge and Westport waterside communities will be included in this year’s event. All passerby’s can feel free to flag her down on these 2 special days.

“I will be giving away more than 600 stuffed animals. Everyone looks forward to the event as much as I enjoy bringing it to the waterway channels. Because I sell homes in the area of the channels, I consider this a payback for all the success I’ve enjoyed.”

Asked whether dockside and coastal properties are still attractive to potential buyers in today’s market, Dolan said, “Yes, the properties I sell are what dreams are made of, and that is what a lot of the Baby Boomer are buying ... their Dream.”

And the current market’s future?

“I see properties values of specialty homes in the Oxnard area holding their own. As in any market the over-priced homes will remain on the market longer and the realistically priced home may even get multiple offers,” she said. “One thing you have to remember is that in general the boat dock and beach homes sell to buyers looking for a different kind of lifestyle. These homes are in a market of their own.” They are Dream Homes...

Serving all of Ventura County. Kim believes that dedication to excellence, service and a marketing plan can’t be topped are the keys to her success in selling homes. Her goal is to make a difference. Kim can be reached at (805) 341-4495.

Beach View Real Estate is a full-service real estate company specializing in Beach & Boat Dock properties, as well as Residential and Commercial properties in the Oxnard, Channel Islands and Ventura area. It is located in a two-story stand-alone building right on the beach at the entrance to the Channel Island Harbor waterways at 2909 Ocean Drive in Oxnard.

Kim Dolan, AKA Mrs. Dockside

(805)341-4495

www.mrsdockside.com



GREAT END UNIT ON GREENBELT with a 40 ft. boat easement, western exposure, best deal in Mandalay Bay. Beautifully remodeled kitchen with center island and bay window seat, new granite and custom Vanity cabinets in sink area in second master bedroom, downstairs half bath is totally custom remodeled. A real plus is an office or TV room downstairs. This also could be used as a bottom floor bedroom.. Great open floor plan with lot of light. **\$1,150,000**



BEAUTIFUL LOCATION WITH MOUNTAIN AND MARINA VIEWS. Great community with walking trails and two parks. 35-ft boat dock directly behind home on the Mandalay Bay Waterways. Granite countertops in kitchen and tumbled travertine floors. Large great room with fire place and channel view. A real plus is one bedroom and bath down stairs. All bedrooms are large and have there own bath. Master has it own sitting or TV room. Loft for game room. In door laundry room. This house is a must see!!! **\$1,399,950**



GREAT WESTERN EXPOSURE. Located right off the large secondary channel... Beautiful new trex decking with 2 flower planters and Palm tree. Glass wind shield on part of deck. Great entertainers home... Hugh formal step-down living room with fireplace and Bay window. Extra large loft for media or game room with a viewing balcony overlooks living room... security system with cameras... new paint inside and out.. Great neighborhood. Forty foot boat dock. Come live the dockside lifestyle... see showing remarks in agent’s remarks... Seller’s want you to bring all offers. **\$1,445,000**



MOST DESIRABLE SEA BRIDGE ESTATE, Luxurious Port Haviland Plan 2.. The only street in Sea Bridge without public walkways. 45 Ft. private boat dock directly behind home. Custom distressed hardwood floors throughout the house, all bathroom have custom European travertine design, gourmet kitchen with center island, granite counter tops, stainless steel appliances breakfast bar & dining area. Dramatic grand spiral stair case at the entry. Large master suite with a duel fireplace, sitting room, gigantic walk-in closet & a balcony overlooking the channel. Home features a bedroom and full bath on the ground floor with French doors leading to a grassy backyard. The house is classy and elegant. Amenities include.. private club house, pool, spa, gym, parks and walking trails. Have dockside day.... **\$1,575,000**