

# **\$1,350,000 - 2009 Broomfirth Court, Westlake Village**

MLS® #225000240

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**\$1,350,000**

4 Bedroom, 2.00 Bathroom, 1,673 sqft

Residential on 0 Acres

N/A, Westlake Village,

Welcome to this charming, four bedroom, two bathroom single-story home on a corner lot in Village Homes, just a stone's throw from Triunfo Park. This home boasts all-new windows and sliding doors, a high-efficiency HVAC system, and an upgraded kitchen with a Bosch refrigerator and dishwasher. The living room offers a soaring ceiling and a cozy fireplace. The dining area opens to the kitchen and backyard, with lots of room to play and entertain. With the contemporary upgrades and warm hardwood floors throughout, this home is a retreat blending modern convenience with classic ranch charm. Triunfo Park is right around the corner and boasts a recently upgraded playground, tennis courts, ball fields, and access to the scenic hiking trails of the Santa Monica Mountains. The HOA community offers lush and well-maintained green belts, a sparkling pool, and a community clubhouse. HOA fees \$240/quarter. Numerous K-12 public and private schools, along with a variety of dining and shopping options, make this neighborhood a true gem. Don't miss out on this beautifully upgraded treasure!



Built in 1971

## **Essential Information**

MLS® # 225000240

Price \$1,350,000

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,673                   |
| Acres          | 0.17                    |
| Year Built     | 1971                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |
| Status         | Closed                  |
| Listing Agent  | Thomas Neary            |
| Listing Office | Coldwell Banker Realty  |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2009 Broomfirth Court |
| Area        | WV - Westlake Village |
| Subdivision | N/A                   |
| City        | Westlake Village      |
| County      | Ventura               |
| Zip Code    | 91361                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Clubhouse, Controlled Access, Maintenance Grounds, Meeting Room, Tennis Court(s)      |
| Utilities      | Cable Available   |
| Parking Spaces | 2   |
| Parking        | Garage, Concrete, Direct Access, Door-Single, Garage Door Opener, Guest, Side By Side |
| # of Garages   | 2   |
| Garages        | Garage, Concrete, Direct Access, Door-Single, Garage Door Opener, Guest, Side By Side |
| Has Pool       | Yes   |
| Pool           | Association, In Ground  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Frame, Plaster   |
| Exterior Features | Rain Gutters   |
| Lot Description   | Back Yard, Landscaped, Corner Lot, Greenbelt, Near Park, Paved |
| Windows           | Blinds, Double Pane Windows, Solar Screens                     |

|              |                |
|--------------|----------------|
| Construction | Frame, Plaster |
|--------------|----------------|

## Interior

|                   |  |
|-------------------|--|
| Interior          | Wood   |
| Interior Features | Recessed Lighting, All Bedrooms Down, Walk-In Closet(s), Cathedral Ceiling(s), Separate/Formal Dining Room                 |
| Appliances        | Dishwasher, Disposal, Microwave, Refrigerator, Convection Oven, Electric Cooking, Gas Cooking, Gas Water Heater, Ice Maker |
| Heating           | Central, Forced Air, Electric, Heat Pump   |
| Cooling           | Central Air, Electric, Heat Pump   |
| Fireplace         | Yes  |
| Fireplaces        | Living Room, Gas   |
| # of Stories      | 1  |
| Stories           | One  |

## School Information

|          |              |
|----------|--------------|
| District | Las Virgenes |
|----------|--------------|

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | January 15th, 2025 |
| Days on Market  | 3                  |
| Zoning          | RPD4U              |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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