

\$2,685,000 - 164 Via Sandra, Newbury Park

MLS® #225002983

\$2,685,000

5 Bedroom, 7.00 Bathroom, 5,159 sqft

Residential on 0 Acres

Palermo/Dos Vientos-194 - 194, Newbury Park,

Outstanding Resort-Style Sanctuary with Fantastic Indoor + Outdoor Entertaining Spaces as well as Multi-Generational Living Potential! Resting within the PRESTIGIOUS gated enclave of Palermo at Dos Vientos, this home is a one-of-a-kind resort-style sanctuary offering a RARE blend of modern architecture and expansive indoor & outdoor space. With 5,159sf of fantastically appointed living space on a nearly HALF acre lot with local hills/mountains views, this residence is set up amply for multigenerational living as it hosts a stellar primary retreat as well as a detached CASITA. From the moment you arrive, you admire the gorgeous neighborhood/environment and the sophistication the community & home radiate. A wide driveway and lush tropical landscaping flank the charming front porch which welcomes you into a light-filled interior defined by TALL ceilings, wide-plank OAK flooring, and an ABUNDANCE of natural light. The formal Living Room boasts a GRAND fireplace flanked by TALL windows to backyard views, neighboring the Dining Room which enjoys BIG picture windows that frame the yard's lush palm trees & gardens. Nearby, a downstairs bedroom provides its own EN-SUITE bath and sits across from a roomy private downstairs study which acts as a great work-from-home retreat. The heart of the home is the Chef's DREAM Kitchen which has been remodeled with Carrera MARBLE countertops, custom soft-close drawers & cabinetry, ornate



marble-tile backsplashes, a MASSIVE center island with breakfast bar seating, designer stainless-steel appliances, and a fully outfitted Butler's Pantry with a WALK-IN pantry. The adjacent Family Room features a rustic stone-surfaced fireplace, surround-sound speakers, and large backyard-facing windows that seamlessly connect indoor and outdoor living. Upstairs, the Primary Suite is a true RETREAT and occupies its own backyard-facing wing, boasting a fireplace, a private balcony with VIEWS to local hills, and an expansive WALK-IN closet with custom organizers. Its Primary Bathroom is a MARBLE lover's delight and dazzles with its AMAZING marble shower & grand tub, dual vanities, and marble-mosaic flooring. Also upstairs, a bonus media room is pre-wired to attach 11 audio speakers, and two secondary en-suite bedrooms each enjoy their own en-suite bathrooms. In the backyard, the detached CASITA is Ideal as a guest house or in-law suite as it provides a private haven of its own, featuring a full bath, kitchenette, gas fireplace, and inviting covered porch area. The completely PRIVATE + resort-style backyard is a showpiece all unto itself, and is designed for both large-scale entertaining + private relaxation. Centered around a sparkling pebble-finish pool & spa, the yard showcases a stunning flagstone waterfall pond, expansive stamped-concrete patios, and multiple zones for lounging and dining. Encompassed in the backyard is EVERY feature to covet and includes a spacious built-in BBQ area, BASKETBALL half-court, five-hole PUTTING GREEN, and fire pit lounge - with outlining of tall palms and tropical plants. Additional highlights of this home include a 3-car garage with EV charging, a FULLY OWNED solar system (including a backup battery!), smart irrigation, and dual HVAC systems. Residents of Palermo enjoy exclusive access to one of the Conejo Valley's most desirable gated

communities just moments from
AWARD-winning public schools, the Dos
Vientos Community Park, and stupendous
hiking & biking trails, tennis courts, and sports
fields.

Built in 2002

Essential Information

MLS® #	225002983
Price	\$2,685,000
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	5,159
Acres	0.45
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	The Dave Walter Team
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	164 Via Sandra
Area	NBPK - Newbury Park
Subdivision	Palermo/Dos Vientos-194 - 194
City	Newbury Park
County	Ventura
Zip Code	91320

Amenities

Amenities	Maintenance Grounds, Other, Trail(s)
Parking Spaces	3
Parking	Concrete, Driveway, Garage, Garage Door Opener
# of Garages	3
Garages	Concrete, Driveway, Garage, Garage Door Opener
View	Hills, Mountain(s)

Has Pool	Yes
Pool	In Ground, Gas Heat, Pebble, Private
Security	Gated Community

Exterior

Exterior	Stucco
Lot Description	Back Yard, Cul-De-Sac, Level, Yard, Landscaped, Lawn, Paved, Rectangular Lot
Windows	Double Pane Windows, Plantation Shutters
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, High Ceilings, Pantry, Recessed Lighting, Two Story Ceilings, Bedroom on Main Level, Main Level Primary, Primary Suite, Cathedral Ceiling(s), Crown Molding, Multiple Primary Suites, Walk-In Closet(s), Walk-In Pantry
Appliances	Dishwasher, Gas Cooking, Microwave, Double Oven
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Gas, Primary Bedroom, Raised Hearth
# of Stories	2
Stories	Two

Additional Information

Date Listed	June 13th, 2025
Days on Market	37
Zoning	RPD101UOS
Short Sale	N
RE / Bank Owned	N

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