

# **\$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 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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