

# **\$789,000 - 83 Via Aldea, Newbury Park**

MLS® #225003045

**\$789,000**

3 Bedroom, 3.00 Bathroom, 1,867 sqft

Residential on 0 Acres

Aldea/Dos Vientos - 208 - 208, Newbury Park,

Sensational highly upgraded Dos Vientos Ranch Townhome in incredible location captures spectacular views of beautiful open space lands and Mount Boney! Located in upper Aldea, this home offers end-unit private location with extra windows throughout giving great natural light and all main rooms offer views! The beauty of the Santa Monica Mountains with alluring native landscapes and gardens abundantly surrounds this home. This end-unit is the largest model in the community with only twelve built in Aldea. Enter to an entertainer's front courtyard patio with splendid views that leads to a portico featuring additional outdoor living space. Inside, the open floorplan boasts loads of light and large windows, great layout, 9-foot ceilings, recessed lighting, and is ready for entertaining and relaxation. Impeccable Artisanship and Detail are evident in this home including traditional wood shutters, accent paint colors, custom 5-inch baseboards, and cabinet crown molding. Gorgeous Hand Scraped Maple Hardwood plank flooring is a centerpiece of the main living level and is featured in all rooms. To your right, the living room has ample space and is outfitted with a gas burning fireplace, built-in ceiling speakers, views, and 8-foot-high French sliding glass doors that lead out to the refreshing courtyard patio. The living room & other rooms enjoy cooling cross breezes. The dining room flanks the living room offering room for a large dining room set and has a cozy alcove with large



windows affording beautiful views. The Chef's kitchen enjoys beautiful granite slab single ogee edge counters, newer Kitchen Aid appliances with a five-burner range and convection oven, Kohler and Grohe fixtures, classic white enamel style cabinetry, plenty of storage, comfortable breakfast bar, and opens to the family room. The spacious family room has direct access through the French sliding glass doors to a large view balcony. Upstairs is outfitted with plenty of linen cabinetry. The spacious Primary Bedroom Suite is privately situated offering several windows with views towards Conejo Mountain & open space lands, soaring 9-foot ceilings, and is cooled by a ceiling fan. Primary en-suite bath is roomy with a large walk-in & secondary closets, a walk-in shower & separate large soaking tub, tiled dual vanity, private water closet, and custom travertine floors. The secondary bedrooms both have captivating Boney Mountain & open space views and have lots of light. They are adjacent to the secondary full bathroom featuring tiled vanity, soaking tub-shower, and stylish travertine floors. A laundry room that's part of a large storage-workshop area includes a walk-in closet, built-ins, and is adjacent to a large 2-car garage, completes the first level. Aldea Dos Vientos Townhomes provides two magnificent pools, spas, and a clubhouse. The Via Katrina pool has breathtaking views of Boney Mountain at 2,825 feet above sea level. The grounds encompass awe-inspiring plant-tree palette consisting of several California & Southwest natives that offer year-round blooms. Several walking paseos give great connectivity throughout the complex and to the Dos Vientos Ranch community. Aldea has direct access to Sycamore Park & The Village Town Center's stores, restaurant & church. The planned community has direct access to amazing COSCA Trails that connect to the Dos Vientos Community Center & fields, several parks, the beach via Sycamore

Canyon Fire Road, & multi-use trails that traverse to Rancho Sierra Vista, Point Mugu State Park, Thousand Oaks & Westlake Village. Sycamore Canyon Elementary & Middle School TK-8 is steps away--a 2023 California Distinguished School! Acclaimed International Baccalaureate World Schools & Blue Ribbon & California Distinguished School award-winning high schools are nearby. Centrally located close to exceptional eateries, theaters, fine shops, concert & performing arts venues, and amenities in Thousand Oaks, Westlake Village, Malibu & Ventura County.

Built in 2005

## Essential Information

MLS® #	225003045
Price	\$789,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,867
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Townhouse
Style	Mediterranean, Spanish
Status	Closed
Listing Agent	Rene Carion
Listing Office	RE/MAX ONE

## Community Information

Address	83 Via Aldea
Area	NBPK - Newbury Park
Subdivision	Aldea/Dos Vientos - 208 - 208
City	Newbury Park
County	Ventura
Zip Code	91320

## Amenities

Amenities	Clubhouse, Maintenance Grounds, Call for Rules, Insurance, Other, Pet Restrictions, Pets Allowed, Picnic Area, Recreation Room
Utilities	Cable Available
Parking Spaces	2
Parking	Garage, Covered, Direct Access, Door-Multi, Garage Door Opener, Oversized, Side By Side
# of Garages	2
Garages	Garage, Covered, Direct Access, Door-Multi, Garage Door Opener, Oversized, Side By Side
View	Canyon, Mountain(s), Rocks
Has Pool	Yes
Pool	Association, Gunite, In Ground
Security	Fire Detection System, Fire Rated Drywall, Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Paved
Windows	Custom Covering(s), Double Pane Windows, Shutters
Construction	Stucco

## Interior

Interior Features	Breakfast Bar, High Ceilings, Primary Suite, Walk-In Closet(s), All Bedrooms Up, Balcony, Crown Molding, Multiple Staircases, Open Floorplan, Storage
Appliances	Dishwasher, Microwave, Convection Oven, Disposal, Electric Cooking, Gas Cooking, Ice Maker, Refrigerator, Water To Refrigerator
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	3
Stories	Three Or More

## School Information

District	Conejo Valley Unified
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## Additional Information

Date Listed	June 17th, 2025
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Days on Market	137
Zoning	RPD - Residential Condomi
Short Sale	N
RE / Bank Owned	N

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