

# **\$1,197,000 - 1161 Via Arroyo, Ventura**

MLS® #225003087

**\$1,197,000**

4 Bedroom, 3.00 Bathroom, 2,598 sqft

Residential on 0 Acres

N/A, Ventura,

Original-owner home in Ventura's sought-after Ondulando community! This 4-bed, 3-bath, 2,598 sq ft property sits on a 16,988 sq ft lot with RV/boat access, peekaboo ocean views, and a serene, park-like setting with mature landscaping and fruit trees. Updates include a newer roof, heating system, attic insulation, replaced drains, fresh paint, and remodeled kitchen and bath. Additional highlights include a water conditioning system, storage shed, and redwood chicken coop. Plenty of room for an ADU. and pool. A rare opportunity to own a truly special Ondulando home.



Built in 1964

## **Essential Information**

MLS® #	225003087
Price	\$1,197,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,598
Acres	0.39
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	John Thompson
Listing Office	Channel Cities Realty Group

## Community Information

Address	1161 Via Arroyo
Area	699 - Not Defined
Subdivision	N/A
City	Ventura
County	Ventura
Zip Code	93003

## Amenities

Parking Spaces	2
Parking	Direct Access, Garage, Garage Door Opener, RV Access/Parking
# of Garages	2
Garages	Direct Access, Garage, Garage Door Opener, RV Access/Parking
View	Ocean, Peek-A-Boo

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Near Park, Paved
Construction	Stucco

## Interior

Interior Features	Breakfast Area, Multiple Primary Suites
Appliances	Electric Cooking, Gas Cooking, Gas Water Heater, Range
Heating	Fireplace(s), Forced Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

District	Ventura Unified
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## Additional Information

Date Listed	June 19th, 2025
Days on Market	162
Zoning	R1-10
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 10th, 2026 at 8:20pm PST.

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