

# \$945,000 - 1164 Calle Almendro, Thousand Oaks

MLS® #225003447

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## \$945,000

3 Bedroom, 2.00 Bathroom, 1,610 sqft  
Residential on 0 Acres

N/A, Thousand Oaks,

Welcome home to this charming single-story residence, nestled on a spacious, flat lot with mature shade trees and plenty of room to relax, play, or entertain. (Room perhaps for an ADU or home addition?) Whether you're envisioning backyard barbecues, a future pool, or a peaceful retreat under the trees, this yard is your canvas. From the bright, freshly painted exterior, step inside to an inviting open-concept layout. The spacious "Great Room" design seamlessly connects the Living Room, Dining Area, and Kitchen, creating a warm and welcoming space for gatherings. French doors lead into the cozy yet ample Family Room, where you can enjoy tranquil views of the lush backyard. The home features three comfortable bedrooms and two bathrooms tucked away in one wing. The Primary Suite offers a serene view of the backyard, perfect for waking up to nature's beauty each day. Ideally located by the highly regarded Ladera STARS Academy, with convenient access to shopping, dining, and the freeway--this home truly offers the best of comfort and convenience. Bonus: the roof was replaced approx. 4 years ago.



Built in 1969

## Essential Information

MLS® #	225003447
Price	\$945,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,610
Acres	0.29
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Dionne Curtiss
Listing Office	Keller Williams Westlake Village

### Community Information

Address	1164 Calle Almendro
Area	TOE - Thousand Oaks East
Subdivision	N/A
City	Thousand Oaks
County	Ventura
Zip Code	91360

### Amenities

Parking Spaces	2
Parking	Concrete, Driveway, Garage, Private, Door-Single
# of Garages	2
Garages	Concrete, Driveway, Garage, Private, Door-Single
View	Trees/Woods
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### Exterior

Lot Description	Back Yard, Lawn, Landscaped, Paved, Sprinkler System, Yard, Level
Windows	Blinds

### Interior

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite
Appliances	Dishwasher, Gas Cooking, Disposal, Microwave, Refrigerator
Heating	Central, Natural Gas

Cooling	Central Air
# of Stories	1
Stories	One

## School Information

District	Conejo Valley Unified
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## Additional Information

Date Listed	July 9th, 2025
Days on Market	34
Zoning	R1-10
Short Sale	N
RE / Bank Owned	N

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