

# **\$2,549,000 - 1415 Arroyo View Street, Newbury Park**

MLS® #225003476

**\$2,549,000**

5 Bedroom, 5.00 Bathroom, 4,470 sqft

Residential on 1 Acres

N/A, Newbury Park,

Welcome to your dream home, a stunning blend of luxury, comfort, and functionality, located in a premier gated community with breathtaking canyon and hillside views. Built in 2017 and situated on one of the largest lots in the neighborhood, this 5-bedroom, 4.5-bath masterpiece offers 4,470 sq ft of thoughtfully designed living space with no neighbors behind or across the street, ensuring rare privacy and serenity. Step inside to soaring 9+ foot ceilings, rich hardwood floors with elegant herringbone entry detail, and an open floor plan that seamlessly connects the expansive living room, formal living area, and gourmet kitchen. The chef's kitchen is a showstopper, featuring top-of-the-line Thermador appliances, including a bread warmer, a massive island, abundant cabinet storage, and oversized sliding doors that invite the outdoors in. Entertain effortlessly with the indoor-outdoor flow to a large covered patio complete with a fireplace and TV. Upstairs, greeted with a secondary living room dividing the primary suite and additional bedrooms. The sprawling primary suite is your private retreat, boasting dual walk-in closets, double vanities, and a covered balcony with a fireplace and TV. Two dedicated laundry rooms, one on each floor, add unmatched convenience, while the first-floor guest suite and mudroom offer smart, flexible living. The entertainer's backyard is designed for unforgettable gatherings, with generous side yards, a turf play area, and ample space to



relax or play. Additional highlights include fully owner solar, a 3-car garage, long driveway for extra parking, dual-zone A/C, tankless water heater, and access to inviting community pools and nearby parks. Perfectly located near the 101 and 23 freeways for easy commuting, this home offers both luxury and lifestyle. Don't miss your chance to own this rare gem!

Built in 2017

## Essential Information

MLS® #	225003476
Price	\$2,549,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,470
Acres	0.50
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	John Bumbarger
Listing Office	RE/MAX ONE

## Community Information

Address	1415 Arroyo View Street
Area	TOW - Thousand Oaks West
Subdivision	N/A
City	Newbury Park
County	Ventura
Zip Code	91320

## Amenities

Amenities	Security, Guard
Utilities	Cable Available
Parking Spaces	3

Parking	Concrete, Door-Multi, Garage, Garage Door Opener
# of Garages	3
Garages	Concrete, Door-Multi, Garage, Garage Door Opener
View	Canyon, Hills
Has Pool	Yes
Pool	Association, Community, Fenced, In Ground
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Fire Detection System, Fire Sprinkler System, Gated with Guard, Key Card Entry, Security Lights, 24 Hour Security

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Rectangular Lot, Sprinkler System, Near Park, Paved, Walkstreet
Windows	Double Pane Windows, Custom Covering(s), Drapes, Plantation Shutters
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet
Interior Features	Balcony, Cathedral Ceiling(s), High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Wired for Sound, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Jack and Jill Bath, Walk-In Pantry
Appliances	Double Oven, Dishwasher, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, Freezer, Gas Cooking, Ice Maker, Range, Range Hood
Heating	Central, Natural Gas, Zoned
Cooling	Central Air, Dual, Zoned
Fireplace	Yes
Fireplaces	Gas, Outside
# of Stories	2
Stories	Two

## Additional Information

Date Listed	July 10th, 2025
Days on Market	40
Zoning	RPD.76UOS
Short Sale	N
RE / Bank Owned	N

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