

\$980,000 - 261 Hiram Avenue, Newbury Park

MLS® #225004040

\$980,000

4 Bedroom, 2.00 Bathroom, 1,541 sqft

Residential on 0 Acres

Cameo-103 - 1000062, Newbury Park,

Welcome to Newbury Park and your soon-to-be beautiful 4 bedroom, 2 bath home. Before you even walk in, a brick paved conversation area adjacent to the front door greets you. Imagine beginning your day in this peaceful space with a coffee or unwinding here at the end of the day with a glass of wine. NEW interior paint throughout! NEW carpet! NEW wood like flooring! Dual pane windows and sliders in every room complete this home. The kitchen features quartz counters and backsplashes and gently flows into the dining area and living room. Both bathrooms have been spectacularly upgraded with granite counters, luxurious dark wood cabinetry, designer fixtures and gorgeous custom tile surrounds in the tub and shower. There's a brick mantled, gas fueled, fireplace in the living room to help get you through those freezing Southern California nights as well:) Primary bedroom features plantation style shutters and that amazingly upgraded en suite bathroom with a glass enclosed shower and custom tile that was previously mentioned. There are three nice sized secondary bedrooms. One of those bedrooms is currently set up as an office with a built in desk and shelves. But wait, let's back up to what awaits you when you walk through the front door: A skylight atrium beckons you through a sliding door to the backyard with its raised deck and fire pit. Avocado and apple trees, accented with rose bushes, compliment this tranquil space. A newer fence has been installed on one side of



the property. A side yard with access through sliding doors in the dining room offers an additional place to entertain outside. Possible RV/boat storage on one side of the house. Bonus feature: the roof is composed of long lasting, stone coated steel roof tiles. Shopping, dining, schools such as Earths Magnet School, Sequoia Middle School, and Newbury Park High School, in addition to the many hiking trails that are a part of this beautiful world we call the Conejo Valley are all nearby. Move in and start living the idyllic Newbury Park lifestyle!

Built in 1964

Essential Information

| | |
|----------------|---------------------------|
| MLS® # | 225004040 |
| Price | \$980,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,541 |
| Acres | 0.18 |
| Year Built | 1964 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Bruce Bousman |
| Listing Office | The ONE Luxury Properties |

Community Information

| | |
|-------------|---------------------|
| Address | 261 Hiram Avenue |
| Area | NBPK - Newbury Park |
| Subdivision | Cameo-103 - 1000062 |
| City | Newbury Park |
| County | Ventura |
| Zip Code | 91320 |

Amenities

| | |
|----------------|--------------|
| Parking Spaces | 2 |
| Parking | RV Potential |
| # of Garages | 2 |
| Garages | RV Potential |

Interior

| | |
|--------------|---------------------------------|
| Interior | Wood, Carpet |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Gas, Living Room, Raised Hearth |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|-----------------------|
| District | Conejo Valley Unified |
|----------|-----------------------|

Additional Information

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|-----------------|------------------|
| Date Listed | August 7th, 2025 |
| Days on Market | 52 |
| Zoning | R1-8 |
| Short Sale | N |
| RE / Bank Owned | N |

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