

\$2,249,000 - 5477 Via Nicola, Newbury Park

MLS® #225004296

\$2,249,000

4 Bedroom, 5.00 Bathroom, 4,630 sqft

Residential on 1 Acres

Palermo/Dos Vientos-194 - 194, Newbury Park,

Now offered at \$2,249,000--a \$250,000 price improvement that opens this home to an all-new buyer pool. All offers due Tuesday at 5PM (seller reserves the right to accept sooner). Behind the Palermo gates you'll find four bedrooms (plus bonus room) five baths and 4,630 sq ft of light-filled living, with added bonuses include a four-car garage to store your favorite toys and fully owned solar! This stunning designer home has been completely updated, a perfect blend of modern elegance and comfort. The dramatic entry greets you with a striking double staircase adorned with patterned risers, setting the tone for the grandeur that awaits. To your right, a large office with French doors opens to the great outdoors, featuring a grassy area to frolic and play, and a gorgeous entertaining area equipped with two oversized spas, a huge sparkling pool with dramatic app-controlled lighting and water features, a built-in BBQ, and a cozy fireplace surrounded by generous outdoor seating. This space is designed for luxurious gatherings, peaceful evenings under the stars, or simply relaxing in privacy and serenity, creating an atmosphere like no other. Inside, the open-concept layout boasts breathtaking oversized chandeliers that illuminate the space, seamlessly connecting the entry, dining room, and living room. Premium large wood plank tile flooring and a captivating 3D tiled wall gas fireplace add warmth to this masterpiece. The all-new kitchen is a chef's dream equipped with a



stainless steel farmhouse sink, luxurious marble and quartz countertops, and backlit frosted upper white cabinetry. Don't miss the Sub Zero and Bosch appliances, built-in pot filler, a walk-in pantry, and jumbo glass pendants gracefully hanging over a massive kitchen island. A unique striped marble dining table attached to the peninsula adds a touch of class and functionality, while the wet bar features all-new white cabinetry for your entertaining needs. Convenience is key with a main floor bedroom and bathroom, complete with its own separate, private entry, ideal for guests or multi-generational living. A back staircase leads to the upper level, where you'll find three additional bedrooms, two boasting individual balconies with stunning mountain views, and a spacious perfectly located laundry room. The primary suite serves as your ultimate escape, featuring a massive walk-in closet reminiscent of the finest European boutiques, providing ample space for your wardrobe and accessories. Escape to the luxury and serenity you so richly deserve in this remarkable home, where every detail has been thoughtfully curated to create an unparalleled living experience. Don't miss the opportunity to experience this jewel if you deserve nothing but the best.

Built in 2002

Essential Information

MLS® #	225004296
Price	\$2,249,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,630
Acres	0.70
Year Built	2002

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Carmen Mormino
Listing Office	Rodeo Realty

Community Information

Address	5477 Via Nicola
Area	NBPK - Newbury Park
Subdivision	Palermo/Dos Vientos-194 - 194
City	Newbury Park
County	Ventura
Zip Code	91320

Amenities

Parking Spaces	4
# of Garages	4
View	Mountain(s)
Has Pool	Yes
Pool	In Ground, Private
Security	Gated Community

Exterior

Lot Description	Cul-De-Sac
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Interior

Interior	Wood
Interior Features	Bedroom on Main Level, Cathedral Ceiling(s), Crown Molding
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Conejo Valley Unified
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Additional Information

Date Listed	August 21st, 2025
Days on Market	71
Zoning	RPD101UOS
Short Sale	N
RE / Bank Owned	N

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