

\$1,600,000 - 120 Via Pacifica, Newbury Park

MLS® #225004302

\$1,600,000

4 Bedroom, 3.00 Bathroom, 2,965 sqft

Residential on 0 Acres

Avignon/Dos Vientos-198 - 198, Newbury Park,

Bright & Elegant Pool Home on END-OF-CUL-DE-SAC Location in the Scenic Dos Vientos Community! Tucked within the picturesque enclave of Avignon at Dos Vientos, this 4-bedroom, 3-bathroom beauty is flooded with NATURAL light and brimming with charm. Set on a spacious lot with lush tropical landscaping and a SPARKLING pebble-finished pool, this home delivers the ultimate California lifestyle! Fantastic curb appeal welcomes you with traditional Spanish-inspired architecture and vibrant greenery, with a covered front patio leading to the charming entry. The upgraded front door opens into a BRIGHT and airy layout, where TALL ceilings and expansive windows create openness from the very first step. To your left, the formal Living Room offers RICH wood flooring, a handsome gas fireplace, and large windows framing views of the front yard. A formal Dining Room (currently used as a kids playroom) sits adjacent, boasting a CHIC light fixture and continued wood flooring - perfect for entertaining or hosting holiday gatherings. The Gourmet Kitchen is a DREAM setup for chefs and entertainers alike, featuring a LARGE center island, granite countertops, plenty of pantry & storage cabinetry, a 5-burner GE Profile gas cooktop + convection oven, and sleek stainless-steel appliances. Just off the kitchen, the breakfast nook is flooded with morning sun and enjoys unobstructed views of the lush backyard oasis. Open to the Kitchen, the Family Room is



an inviting, light-filled retreat which enjoys SOARING two-story tall vaulted ceilings, its own gas fireplace, and windows + sliding glass doors to the backyard. This home provides you ample downstairs guest living space / office space / mother-in-law living space with its ROOMY downstairs guest room which has sliding glass doors to the backyard and neighbors a full bathroom which has DIRECT access to the single-car garage! The entire upstairs has been appointed with fabulous luxury vinyl plank (LVP) flooring and BOLD black baseboards which create a modern & contemporary look. The Primary Suite is a spacious, backyard-facing suite with DUAL walk-in closets and a luxe en-suite bathroom complete with dual vanities, a grand soaking tub, and a roomy tile-walled shower. Two additional upstairs bedrooms each feature BEAUTIFUL accent walls, large windows, and closets with sliding wardrobe doors. An upstairs full bath serves these secondary bedrooms with its dual-sink vanity + separate water room with tub shower. The Laundry Room is conveniently located inside & UPSTAIRS, fitted with ample cabinetry, tiled countertops, and ceramic tile flooring. When it comes to enjoying the Southern California sun, the private backyard SHINES with its resort-style POOL framed by TROPICAL foliage, handsome stamped-concrete patios, sprawling grass lawns, and palm-shaded corners ready for year-round relaxation and entertaining! And with the home's FULLY OWNED TESLA Solar System, you'll enjoy LOW electricity bills YEAR-ROUND (including in the summer!) The 2-car garage is directly accessible and features epoxy flooring, built-in cabinetry, and finished ceilings while the single-car garage (accessed through the downstairs bath) offers endless possibilities as a gym, studio, or storage! LOCATION - Nestled in the coveted master-planned community of Dos Vientos Ranch, enjoy miles of trails, wide

open space, and access to award-winning Sycamore Canyon K-8 School and Newbury Park High School. Residents of Avignon also enjoy proximity to Dos Vientos Community Park, tennis & basketball courts, playgrounds, picnic areas, and the natural beauty of the Santa Monica Mountains plus the cool, calming breezes that give Dos Vientos its name. This stunning home offers the BEST of both luxury & lifestyle - come experience it for yourself!

Built in 2003

Essential Information

MLS® #	225004302
Price	\$1,600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,965
Acres	0.19
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	The Dave Walter Team
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	120 Via Pacifica
Area	NBPK - Newbury Park
Subdivision	Avignon/Dos Vientos-198 - 198
City	Newbury Park
County	Ventura
Zip Code	91320

Amenities

Amenities	Playground, Barbecue, Horse Trails, Picnic Area, Recreation Room, Sport
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	Court, Tennis Court(s), Trail(s)
Parking Spaces	3
Parking	Concrete, Driveway, Garage, Garage Door Opener
# of Garages	3
Garages	Concrete, Driveway, Garage, Garage Door Opener
View	Hills, Mountain(s)
Has Pool	Yes
Pool	In Ground, Private

Exterior

Exterior	Stucco
Lot Description	Back Yard, Cul-De-Sac, Yard, Lawn, Paved
Windows	Double Pane Windows
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Wood
Interior Features	Pantry, Bedroom on Main Level, Cathedral Ceiling(s), High Ceilings, Recessed Lighting, Separate/Formal Dining Room, Two Story Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooking, Microwave, Refrigerator, Range Hood, Convection Oven
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	Conejo Valley Unified
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Additional Information

Date Listed	August 22nd, 2025
Days on Market	53
Zoning	RPD101UOS
Short Sale	N
RE / Bank Owned	N

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