

# \$1,399,000 - 1694 Margate Place, Westlake Village

MLS® #225004723

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## \$1,399,000

4 Bedroom, 3.00 Bathroom, 2,300 sqft  
Residential on 0 Acres

Foxmoor-706 - 706, Westlake Village,

Nestled on a peaceful cul-de-sac in the highly sought-after Foxmoor neighborhood of Westlake Village, this beautifully maintained four-bedroom, three-bathroom home is being sold furnished (excluding curated staging decor) with a sleek, architecturally-inspired designer pool table, serving as a striking centerpiece for the home's converted recreation lounge. Set against a lush backdrop, the property features meticulously manicured front and back gardens, offering a tranquil outdoor sanctuary. Sculptural succulents and thoughtfully curated potted plants surround the home with vibrant, low-maintenance beauty. An electric retractable awning adds both comfort and style to the back patio, making it ideal for relaxing or entertaining. Freshly painted inside and out, the home also features new LED lighting, upgraded dimmer switches, and a whole-house fan to enhance comfort and energy efficiency. The kitchen includes an eat-in area and opens directly to the backyard. A step-down family room showcases a cozy fireplace, custom bar, and bar stools, perfect for gathering with family or friends. Downstairs includes one bedroom (currently used as an office) and a 3/4 bathroom. Upstairs, you'll find three additional bedrooms, including a spacious primary suite with a walk-in closet and en-suite bathroom. A second full bath with new lighting serves the remaining bedrooms. The three-car garage features epoxy flooring, ample storage, and direct backyard access. Additional upgrades include



a newer refrigerator, washer and dryer, water heater, and garbage disposal.HOA dues are \$240 per quarter.Conveniently located near scenic hiking and biking trails, top-rated schools, golf courses, and some of the area's most acclaimed dining and boutique shopping, this property offers a rare opportunity to enjoy the best of Westlake Village living. With its inviting charm, thoughtful details, and a location that blends tranquility with access, this is truly a one-of-a-kind home.

Built in 1968

**Essential Information**

MLS® #	225004723
Price	\$1,399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	2,300
Acres	0.16
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	George Recupito
Listing Office	Equity Union Real Estate

**Community Information**

Address	1694 Margate Place
Area	WV - Westlake Village
Subdivision	Foxmoor-706 - 706
City	Westlake Village
County	Ventura
Zip Code	91361

**Amenities**

Amenities	Clubhouse, Barbecue, Playground, Trail(s)
Utilities	Cable Available

Parking Spaces	6
Parking	Door-Multi, Driveway, Garage, Concrete, Garage Door Opener
# of Garages	3
Garages	Door-Multi, Driveway, Garage, Concrete, Garage Door Opener
Has Pool	Yes
Pool	Association, Community, In Ground, Fenced, Gunite
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Barbecue
Lot Description	Landscaped, Sprinkler System, Back Yard, Corner Lot, Drip Irrigation/Bubblers, Near Park, Paved, Rocks, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Walkstreet, Yard
Windows	Blinds, Drapes, Garden Window(s), Shutters
Construction	Stucco
Foundation	Raised

## Interior

Interior	Carpet
Interior Features	Chair Rail, Eat-in Kitchen, Open Floorplan
Appliances	Dishwasher, Gas Cooking, Disposal, Gas Water Heater, Microwave, Refrigerator, Range Hood, Electric Cooking, Ice Maker, Range
Heating	Central, Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Free Standing, Gas
# of Stories	2
Stories	Three Or More

## School Information

District	Conejo Valley Unified
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## Additional Information

Date Listed	September 17th, 2025
Days on Market	77
Zoning	RPD4.5
Short Sale	N
RE / Bank Owned	N

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