

# **\$2,300,000 - 5455 Via Olas, Newbury Park**

MLS® #225004828

**\$2,300,000**

5 Bedroom, 6.00 Bathroom, 4,679 sqft

Residential on 1 Acres

N/A, Newbury Park,

Incredible price for this uniquely spectacular home! Some lucky buyer is about to WIN!!! Will it be you??? If you're someone who likes to entertain, this home was designed with you in mind. Imagine yourself here - hosting the most epic pool parties ever and serving from your private wine cellar! This home dazzles you from the moment you enter with double volume ceilings and a wall of windows, offering a beautiful view straight to the backyard. One of the most flexible designs in Palermo, this floor plan has everything you need. The first level boasts spacious living areas, a private guest suite and a charming office, complete with French doors leading directly to the rear yard. The island kitchen is perfect for entertainers. It provides a gracious walk-in pantry, stainless appliances including TWO dishwashers, a charming breakfast nook, counter seating and it flows seamlessly into the spacious family room which features extensive built-ins and a stone-faced hearth. Additional interior highlights include noche travertine flooring, tasteful Roman shades and leaded glass accents. On the second level, the primary suite enjoys a balcony overlooking the rear yard, a sunny sitting area, a custom wood built-in and a spacious bath with walk-in closet. You'll also find two secondary bedrooms with private, en suite baths and a generously sized bonus room that could easily be transformed into a fifth bedroom. Impress friends with a tasting in your own private wine cave! Temperature controlled and boasting



built-in racks to accommodate over 500 bottles, your collection is always assured of proper storage. If you've been wanting to try your hand at winemaking, you'll love the established vineyard hosting 35 Chardonnay vines and 35 Pinot Noir. You're sure to be the envy of every true wine connoisseur! The free-form pool and spa, complete with water slide, grotto and multiple water features is the sparkling centerpiece of the backyard. Pour yourself a cold drink, hop on a raft and let your cares float away. Entertain friends in the bubbling spa, which seats up to 10 and features a stand-up area where jets soothe your entire body. It's all controlled by the Aqualink app or via the convenient panel located just inside the home for easy access. The award-winning landscape features an integrated drip and micro-spray system with a 'smart irrigation controller' for landscape water use efficiency. Manage it all from your phone through the Rachio app. Evenings are highlighted by cooler temperatures and romantic lighting. Cozy up at one of two fire pits. The first is thoughtfully placed just outside the wine cave and the second is located on the upper patio, adjacent to the vineyard. It's just like being in Tuscany! Perched at the top of the property, you'll find a third patio with a spectacular view of the surrounding mountains. It's the perfect spot for to star gaze and watch for shooting stars. For those with an eye for practicality and eco friendliness, the roof was largely reset in 2022, and the solar system for heating the pool was replaced entirely - maintaining swimmable water temps during sunny months. The home includes a remote controlled, recirculating hot water system, which quickly delivers hot water throughout the home. The gardens are served by a drip system, keeping water usage down AND this home also includes a Level 2 Tesla charger. Located on a quiet, gated cul-de-sac, this charming neighborhood boasts ideal

weather and coastal influences. Enjoy a morning hike or bike ride in the beautiful Santa Monica Mountains, just a stone's throw away. This area is surrounded by protected open space - it's truly a hidden gem.

Built in 2002

## Essential Information

MLS® #	225004828
Price	\$2,300,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,679
Acres	0.63
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Dore Baker
Listing Office	The ONE Luxury Properties

## Community Information

Address	5455 Via Olas
Area	NBPK - Newbury Park
Subdivision	N/A
City	Newbury Park
County	Ventura
Zip Code	91320

## Amenities

Parking Spaces	3
Parking	Garage, Direct Access
# of Garages	3
Garages	Garage, Direct Access
Has Pool	Yes
Pool	In Ground, Gas Heat, Private, Solar Heat, Waterfall

Security Gated Community

## Exterior

Exterior Features Rain Gutters  
Lot Description Lawn, Sprinkler System, Cul-De-Sac, Drip Irrigation/Bubblers, Landscaped, Sprinklers Timer  
Windows Double Pane Windows

## Interior

Interior Carpet  
Interior Features Pantry, Recessed Lighting, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s), Balcony, Breakfast Bar, Cathedral Ceiling(s), High Ceilings, Wine Cellar  
Appliances Double Oven, Dishwasher, Disposal, Microwave, Gas Cooking, Refrigerator  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
Fireplaces Family Room, Living Room, Gas, Raised Hearth  
# of Stories 2  
Stories Two

## Additional Information

Date Listed September 24th, 2025  
Days on Market 79  
Zoning RPD101UOS  
Short Sale N  
RE / Bank Owned N

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