

\$900,000 - 2270 Portola Lane, Westlake Village

MLS® #225005039

\$900,000

2 Bedroom, 2.00 Bathroom, 1,508 sqft
Residential on 0 Acres

Triunfo West-723 - 723, Westlake Village,

Charming Single-Story Retreat in the Heart of Westlake Village with NO Interior Steps, NO Rear Neighbor, CORNER Location, PRIVATE Front & Back Patios, UPGRADED Kitchen & Baths, and WALKABILITY to Westlake Lake! Tucked within the peaceful and well-maintained community of Triunfo West, this 2-bed / 2-bath home offers a bright floorplan with community features including TWO Pool & Spa areas! From the moment you enter the gated front patio--lined with lush greenery--you'll appreciate the sense of calm and comfort that defines this property. Step inside and you're welcomed by HANDSOME real wood flooring and an open-concept Living & Dining Room with plush carpet, a dual-sided fireplace, and THREE pairs of tall windows that overlook the patio, bathing the space in natural light. The upgraded Kitchen boasts attractive granite countertops, mosaic-tile backsplashes, a stainless-steel sink, and matching Frigidaire stainless-steel appliances--all complemented by ample cabinetry & pantry storage! A bright and inviting Family Room sits just off the Kitchen, enjoying large sliding glass doors that open to the backyard and frame serene green views. Tucked behind bifold doors, the indoor Laundry Area flanks the Kitchen to make laundry effortless & convenient! The spacious Primary Bedroom is a peaceful sanctuary with tall windows & sliding glass doors to the backyard, and TWO mirrored closets. Its en-suite bathroom features an upgraded



stone-topped vanity with skylight above, plus a separate water room with fully revamped shower, artistic tilework, and frameless glass doors. The Secondary Bedroom offers excellent flexibility--perfect for guests or a home office--with wood flooring, a FANTASTIC Murphy bed, built-ins, and views of the front patio. The full Hall Bathroom has also been redone with upgraded tile floors, a built-in stone-surfaced vanity, and a redone tub/shower combo with tile surrounds + frameless glass doors! Step outside to your PRIVATE backyard retreat--with NO rear neighbor--only peace and greenery beyond! Enjoy the covered concrete patio and side pathway which showcases a VIBRANT row of blooming rose bushes in every shade--pink, red, yellow, orange, white and more! Your 2-car garage is directly accessible from the front patio and is complete with built-in cabinetry. Residents of this sought-after community enjoy access to TWO sparkling pools & spas, shuffleboard courts, greenbelts, and scenic walking paths--all just moments from Westlake Lake, boutique shopping, and fantastic restaurants. This is the kind of peaceful, bright, and thoughtfully updated home that rarely comes available in such a prime Westlake Village location--don't miss it!

Built in 1975

Essential Information

MLS® #	225005039
Price	\$900,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,508
Acres	0.15
Year Built	1975
Type	Residential

Sub-Type	Townhouse
Status	Closed
Listing Agent	The Dave Walter Team
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	2270 Portola Lane
Area	WV - Westlake Village
Subdivision	Triunfo West-723 - 723
City	Westlake Village
County	Ventura
Zip Code	91361

Amenities

Amenities	Maintenance Grounds
Parking Spaces	2
Parking	Concrete, Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Concrete, Driveway, Garage, Garage Door Opener
Has Pool	Yes
Pool	Association, In Ground

Exterior

Lot Description	Back Yard, Corner Lot
-----------------	-----------------------

Interior

Interior	Carpet, Wood
Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Primary Suite, Main Level Primary, Pantry
Appliances	Dishwasher, Microwave
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Dining Room, See Through
# of Stories	1
Stories	One

Additional Information

Date Listed	October 5th, 2025
-------------	-------------------

Days on Market	24
Zoning	RPD7U
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 7th, 2026 at 9:53pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.