

# **\$1,695,000 - 489 Avocado Place, Camarillo**

MLS® #GD25003722

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## **\$1,695,000**

4 Bedroom, 4.00 Bathroom, 4,246 sqft  
Residential on 1 Acres

N/A, Camarillo,

Located in the highly sought-after Las Posas Estates, this property presents an exciting opportunity for investors and homebuyers alike. With its spacious layout and desirable location, this home is ready for a simple touch-up makeover to enhance its true potential.

This property features 4 bedrooms, 3.5 bathrooms, and 4,246 of living space, providing a blank canvas for those looking to add their personal touch. The home's design offers great bones with a traditional floor plan that is perfect for modern updates. Whether you're an investor seeking a profitable renovation project or a buyer looking to create their dream home, the possibilities here are endless.

The home sits on a generous 1 ACRE lot with a backyard that is ideal for outdoor entertaining or creating your own personal oasis. The surrounding Las Posas Estates neighborhood boasts beautiful views, serene streets, and close proximity to local amenities, schools, and parks.

With the right upgrades, this property can easily transform into a stunning residence with excellent resale value, making it a smart investment choice. Bring your vision and creativity, and make this property shine!

Tenant Occupied for several years, not



maintained as needed. Property Images are older photos of what it used to be.

Broker/Broker's agents/Seller do not represent or guarantee measurements, dimensions, bed/bath count, permitted/un-permitted status of spaces or structures, or school district and enrollment availability. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals to satisfy themselves.

Built in 2007

**Essential Information**

MLS® #	GD25003722
Price	\$1,695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,246
Acres	1.00
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Vartan Grigoryan
Listing Office	Treasure Capital Realty Inc

**Community Information**

Address	489 Avocado Place
Area	VC43 - Las Posas Estates
Subdivision	N/A
City	Camarillo
County	Ventura

Zip Code	93010
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### **Amenities**

Parking Spaces	2
# of Garages	2
View	Neighborhood, City Lights, Ocean
Pool	None

### **Exterior**

Lot Description	ZeroToOneUnitAcre, TwoToFiveUnitsAcre
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### **Interior**

Interior Features	All Bedrooms Up, Entrance Foyer
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

### **School Information**

District	Ventura Unified
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### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	153
Zoning	RE1AC
Short Sale	N
RE / Bank Owned	N

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