

\$445,000 - 86 Elliott Court, Ventura

MLS® #OC25219405

\$445,000

2 Bedroom, 2.00 Bathroom, 1,540 sqft
Manufactured In Park on 0 Acres

Lemonwood MHP, Ventura,

Beautiful remodel inside and out of a 2BR/2BA manufactured home in the highly popular 55+ community of Lemonwood! Gone is the paneling of the 70s — new drywall throughout, new ceilings, lighting, bath fixtures, flooring, and window treatment. Exterior recently painted. Updated electrical and some plumbing. Huge kitchen with modern euro style cabinetry, quartz surfaces, an island AND a peninsula breakfast bar. If you love to cook, you will be impressed. Flex room with mini-split heat and A/C adjacent to the kitchen currently used as an office, but could be an exercise room or craft room. Living room has a soothing view of one of the pond fountains. Stunning gas fireplace with floor to ceiling ceramic tile surface will surely keep you cozy on those chilly winter mornings. Whole house water filtration plus a water softener; 220v plug in carport (30amp) for EV charging. Metal garden shed and two storage closets in carport. Awning posts in carport replaced with offset style to allow more room for vehicles. Privacy slats installed in carport. Home has earthquake bracing. Lovely front and rear garden with many low maintenance succulents and shrubs; artificial turf - perfect for your fur babies without needing a lawn mower. Back yard was enlarged by putting in a retaining wall made of rustic wooden railroad ties, and a newer vinyl fence installed with gates to keep your pets in and keep your space private. Patio for grilling, dining and relaxing off the side of the home. Lemonwood



has a clubhouse, pool, fitness room, putting green, and walking path surrounded by mature landscaping and ponds connected by a small creek. Community entrance is gated for security 7pm-7am daily. Lot rent will be \$1001/mo effective Jan. 1, 2026. No property taxes, home is on registration with HCD for under \$100/yr. Sellers are offering the property fully furnished and turn key (excluding artwork and personal belongings) which makes it even more of a deal! Roof was recently power washed and then 2 coats of ASC silicone were applied. The roofer has a 10 yr warranty on it.

The softener is rented @\$57 month

1973 Silvercrest, size is 24 ft x 60 ft.

Built in 1973

Essential Information

MLS® #	OC25219405
Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,540
Acres	0.00
Year Built	1973
Type	Manufactured In Park
Status	Closed
Listing Agent	Emmett Dalton
Listing Office	Dalton Real Estate

Community Information

Address 86 Elliott Court

Area	VC26 - Victoria Ave. to Kimball Rd.
Subdivision	Lemonwood MHP
City	Ventura
County	Ventura
Zip Code	93003

Amenities

Utilities	See Remarks
Parking Spaces	2
Parking	Attached Carport, Carport
Garages	Attached Carport, Carport
View	Neighborhood, Pond
Has Pool	Yes
Pool	Community

Exterior

Lot Description	Back Yard, Front Yard
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Interior

Interior Features	Furnished
Heating	Central, Fireplace(s), See Remarks
Cooling	See Remarks
# of Stories	1
Stories	One

School Information

District	Ventura Unified
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Additional Information

Date Listed	September 19th, 2025
Days on Market	47
Short Sale	N
RE / Bank Owned	N

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