

\$1,369,000 - 968 Saddlehorn Place, Newbury Park

MLS® #PW25154424

\$1,369,000

4 Bedroom, 3.00 Bathroom, 2,494 sqft

Residential on 0 Acres

Shadow Run/Wendy (174), Newbury Park,

This is not your average Shadow Run home. Perched at the end of a quiet cul-de-sac with commanding curb appeal and elevated frontage, 968 Saddlehorn is arguably the finest property in the tract—where homes rarely turn over, and none come to market quite like this.

Set in one of Ventura County's fastest-growing neighborhoods, this beautifully updated residence is walking distance to Banyan Elementary (9/10), Banyan Park, and the Rancho Sierra Vista/Satwiwa trail system with direct access to Mount Boney and the Pacific. Plus, it's just 15 minutes to the beach—offering a rare blend of top-tier schools, trail access, and indoor-outdoor living with no HOA.

Inside, you'll find a wide-open floorplan with great flow and thoughtful separation between living zones. Custom woodwork is featured throughout, including wainscoting, crown molding, built-ins, reading nooks, and custom fireplace trim—all crafted by a Malibu woodworker. The kitchen has been updated with new GE Profile appliances, a Jenn-Air double oven, stone countertops, and a cozy built-in breakfast nook with storage. The bathrooms have been fully remodeled with marble vanities, designer finishes, and custom tile and stone work. Upstairs, the 510 SF primary suite includes a sitting area perfect for an office or gym, a large walk-in closet with



built-ins, and a spa-style bath with soaking tub. The oversized three-car garage offers natural light and plenty of storage. Major system updates include Andersen dual-pane windows, a 60-year concrete tile roof, upgraded HVAC and ducting, and a newer water heater. The front and back yards have been professionally landscaped with mature trees, privacy fencing, low-drip irrigation, extensive lighting, and a custom wood entry gate.

Step through the French sliders into a backyard built for entertaining—complete with a sparkling pool and spa, fire pit, fruit trees, and BBQ area with Dutch door access. A peaceful sitting swing in the front yard offers dramatic views of Boney Mountain, and a side patio off the kitchen (rare for this model) creates a true second outdoor living room.

Shadow Run is one of Newbury Park’s most desirable pockets, known for its larger lots, close-knit feel, and unbeatable access to schools, trails, shopping, and the 101. Homes like this don’t come around often—and this one checks every box.

Built in 1984

Essential Information

MLS® #	PW25154424
Price	\$1,369,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,494
Acres	0.19
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence

Style	Traditional
Status	Closed
Listing Agent	Kyle Woods
Listing Office	Lyon Stahl Investment Real Est

Community Information

Address	968 Saddlehorn Place
Area	NBPK - Newbury Park
Subdivision	Shadow Run/Wendy (174)
City	Newbury Park
County	Ventura
Zip Code	91320

Amenities

Parking Spaces	6
Parking	Direct Access, Driveway, Garage Faces Front, Garage, Storage
# of Garages	3
Garages	Direct Access, Driveway, Garage Faces Front, Garage, Storage
View	Mountain(s), Pool
Has Pool	Yes
Pool	In Ground, Private

Exterior

Exterior	Stucco, Brick, Copper Plumbing, Wood Siding
Exterior Features	Rain Gutters, Lighting
Lot Description	Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Lawn, Landscaped, Yard, Near Park
Windows	Double Pane Windows
Roof	Concrete
Construction	Stucco, Brick, Copper Plumbing, Wood Siding
Foundation	Slab

Interior

Interior	Carpet, Wood, Stone
Interior Features	Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Two Story Ceilings, All Bedrooms Up, Dressing Area, Primary Suite, Walk-In Closet(s), Breakfast Area, Chair Rail, Coffered Ceiling(s), Crown Molding, Paneling/Wainscoting
Appliances	Dishwasher, Electric Oven, Electric Range, Gas Water Heater, Microwave,

	Refrigerator, Dryer, Washer, Double Oven, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

School Information

District	Conejo Valley Unified
Elementary	Banyan
High	Newbury Park

Additional Information

Date Listed	July 9th, 2025
Days on Market	6
Zoning	RPD4.5
Short Sale	N
RE / Bank Owned	N

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