

\$699,000 - 1234 Llama Court, Ventura

MLS® #SB25136758

\$699,000

3 Bedroom, 2.00 Bathroom, 1,296 sqft
Residential on 0 Acres

N/A, Ventura,

Modernized, upgraded largest corner end-unit townhome in Todd Ranch elevated on a gentle hill with an expansive uniquely private indoor-outdoor living space. This 3 bedroom 2 bathroom home greets you with high ceilings, upgraded open-concept kitchen with reverse osmosis and soft water purification, a beautifully manicured outdoor oasis, complete with an attached garage with interior access plus driveway parking and an assigned spot right by the front door.

The backyard is the largest in the community. Featuring new landscaping, turf great for pets, pavers, hammock, fire pit, irrigation system, outdoor lighting, patio seating, and a fully finished home office shed with A/C perfect for remote work or a creative studio. A true private oasis designed for year-round enjoyment. Breathe in the ocean air from the beach a mere 10 minutes away,

A desirable floor plan with a main floor bedroom and bathroom, and two rooms upstairs, one being a luxurious primary suite offering a retreat experience with a modern bathroom complete with a soaking tub. Featuring bamboo flooring downstairs and wood flooring upstairs. The attached garage has been fully remodeled with interior access, laundry, custom storage cabinetry, solid wood shelving, a folding station, and overhead racks for organization and functionality.



Enjoy the community's multiple swimming pools and the prime location of Ventura's most desirable neighborhoods; directly across from Kimball Park, close to local favorite hotspots, shopping centers, easy proximity to scenic hiking trails and East Ventura Community Park with playgrounds, and just 11 minutes to downtown Ventura and the beach. The HOA covers water, trash, building insurance, and maintenance for the grounds and pools.

Built in 1974

Essential Information

MLS® #	SB25136758
Price	\$699,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,296
Acres	0.05
Year Built	1974
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Rob Depaoli
Listing Office	Compass

Community Information

Address	1234 Llama Court
Area	VC27 - Kimball Rd. East to City Limit
Subdivision	N/A
City	Ventura
County	Ventura
Zip Code	93003

Amenities

Amenities	Call for Rules, Clubhouse, Picnic Area, Pool, Pet Restrictions, Trash, Maintenance Grounds, Management, Pets Allowed, Water
Parking Spaces	3

Parking	Assigned, Direct Access, Driveway, Garage, Door-Single
# of Garages	1
Garages	Assigned, Direct Access, Driveway, Garage, Door-Single
View	None
Has Pool	Yes
Pool	In Ground, Association

Exterior

Exterior Features	Fire Pit
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Interior

Interior	Wood, Bamboo
Interior Features	Separate/Formal Dining Room, Bedroom on Main Level
Appliances	Dishwasher, Disposal, Refrigerator, Tankless Water Heater, Dryer, Washer, Gas Cooktop, Vented Exhaust Fan, Water Purifier, Water Softener, Water To Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
# of Stories	2
Stories	Two

School Information

District	Ventura Unified
Elementary	Portola
Middle	Anacapa

Additional Information

Date Listed	June 17th, 2025
Days on Market	8
Zoning	RPD10U
Short Sale	N
RE / Bank Owned	N

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