

\$659,000 - 761 Via Colinas, Westlake Village

MLS® #SR24194344

\$659,000

2 Bedroom, 2.00 Bathroom, 1,254 sqft
Residential on 0 Acres

Hidden Canyon (760), Westlake Village,

Now offered at \$30K below the previous price, this rare ground-floor, corner unit in the desirable Hidden Canyon community presents an incredible opportunity. With 1,254 sq. ft. of single-level living space, this home offers both comfort and privacy in one of the most sought-after locations.

Nestled at the top of the hill, this home enjoys serene, park-like surroundings with easy access to walking paths and community amenities. Inside, natural light floods the home, highlighting the gorgeous hardwood floors throughout the living areas and bedrooms. The updated kitchen features sleek granite countertops, perfect for cooking and entertaining, while both bathrooms have been tastefully upgraded with modern tile flooring. The spacious master suite includes a large walk-in closet with custom organizers, providing ample storage. A brand-new A/C unit ensures year-round comfort, and the in-unit stackable washer and dryer add extra convenience.

This unit offers two outdoor spaces, including a private gated entry and a large front courtyard, perfect for relaxing or entertaining. Plus, the private side patio is ideal for morning coffee or al fresco dining. With an attached 1-car garage, an additional assigned carport space, and ample guest parking, you'll have plenty of room for all your needs.

The Hidden Canyon community offers fantastic amenities, including a pool, spa, playground, and scenic sitting areas to take in the beautiful



views. This is a rare chance to own a beautifully maintained home in one of Westlake Village's most desirable neighborhoods, now at an exceptional price.

Built in 1987

Essential Information

MLS® #	SR24194344
Price	\$659,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,254
Acres	0.03
Year Built	1987
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Mina Tarzi
Listing Office	Coldwell Banker Quality Properties

Community Information

Address	761 Via Colinas
Area	TOE - Thousand Oaks East
Subdivision	Hidden Canyon (760)
City	Westlake Village
County	Ventura
Zip Code	91362

Amenities

Amenities	Playground, Pool, Spa/Hot Tub
Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	1
Parking	Garage, Assigned, Door-Single, Garage Faces Rear
# of Garages	1
Garages	Garage, Assigned, Door-Single, Garage Faces Rear
View	None
Has Pool	Yes

Pool	Association, In Ground
Security	Smoke Detector(s)

Exterior

Foundation	None
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Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, All Bedrooms Down, Main Level Primary, Walk-In Closet(s), Pantry, Recessed Lighting
Appliances	Dishwasher, Dryer, Washer, Gas Oven, Microwave, Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Conejo Valley Unified
Elementary	Westlake Hills
Middle	Colina
High	Westlake

Additional Information

Date Listed	September 26th, 2024
Days on Market	154
Zoning	RPD15
Short Sale	N
RE / Bank Owned	N

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