

\$1,295,000 - 880 Lemon Grove Avenue, Ventura

MLS® #TR24166425

\$1,295,000

2 Bedroom, 2.00 Bathroom, 1,692 sqft

Residential on 0 Acres

N/A, Ventura,

2 Parcels / APNs for, essentially, the price of one: This could be the most unique property in Midtown Ventura, CA and possibly all of Ventura. It's perfect for an investor/developer/individual capable of realizing its development potential (see feasibility study). Rent out or live in the house while developing the potential of the rear 2nd parcel. Parcel 1: The first parcel (~7,508 sq ft) features a beautifully renovated single-story bungalow home and a detached garage. The home has an open floor plan filled with natural light and cross breezes throughout the day. The house has been extensively renovated throughout. Updates include new roof/solar, updated plumbing, new premium laminate and hardwood flooring throughout, earth-toned clay-fired tiling, white soft-close cabinets, countertops, stainless steel appliances, many of the windows and more. Parcel 2: The second parcel (~15,600 sq ft) is an unimproved, buildable lot situated directly behind Parcel 1. Based upon an architectural feasibility study, the lot can currently accommodate three income producing structures as follows: A two-story single-family home (~3,000 sq ft), A 'regular' accessory dwelling unit (â€œADUâ€•), and A 'junior' ADU. More information can be found in the feasibility study diagrams & Virtual Tour (or [â€œmoreâ€•](#)) link. * The home was originally designed/permited as a 3 bedroom/ 2 bathroom and functionally remains as one. To maximize the space and flow of the house,



access to the 2nd bathroom was altered from the common area hallway and is now directly accessible through the “3rd bedroom”/ mudroom/ office. The property description provided are for general information purposes only and are not intended to be a complete representation of the property.

Built in 1949

Essential Information

MLS® #	TR24166425
Price	\$1,295,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,692
Acres	0.17
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jonathan Minerick
Listing Office	Homecoin.com

Community Information

Address	880 Lemon Grove Avenue
Area	699 - Not Defined
Subdivision	N/A
City	Ventura
County	Ventura
Zip Code	93003

Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

Exterior

Lot Description	Level
Interior	
Interior	Laminate, Wood
Interior Features	Breakfast Bar, Open Floorplan, Pantry, Separate/Formal Dining Room, Storage, Unfurnished, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Disposal, Dryer, ENERGY STAR Qualified Water Heater, Gas Range, Ice Maker, Range Hood, Refrigerator, Washer, Water Heater, Water Purifier, Water Softener, Water To Refrigerator
Heating	Natural Gas, Wall Furnace
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Ventura Unified
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Additional Information

Date Listed	August 13th, 2024
Days on Market	206
Zoning	R1-6
Short Sale	N
RE / Bank Owned	N

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