

# \$1,159,000 - 953 Main Street, Ventura

MLS® #V1-25177

**\$1,159,000**

2 Bedroom, 1.00 Bathroom, 1,141 sqft

Residential on 0 Acres

Cal - Chrisman - 0214, Ventura,

Built in 1902, this jewel-box Queen Anne Cottage features 2 bedrooms, 1 bath, and an office/creative space, all within blocks of the Pacific Ocean. Zoned for both residential and select commercial use, the Kate Duval House sits on a 6,650 square foot through-lot spanning Main Street to Hemlock Lane and offers a range of residential and entrepreneurial possibilities. Set amidst historic homes and humming local businesses, this one-of-a-kind property is mere blocks from beloved neighborhood cafes, live music & theatre, local breweries, eateries, independent bookstores, boutiques and world-class surf breaks. Catch your coastal breezes from the outdoor brick patio, ideal for al fresco gatherings, or in the Eden of mature plantings, which include a fragrant magnolia champaca tree, a sprawling pink coral, manzanita, Meyer lemon, persimmon, Mexican lime, a lacy screen of Grevillea, and a shoestring acacia. Preserved sunburst brackets, original wavy glass bay windows, a monumental pocket door, and original finish work reflect stewardship and care throughout the years. As designated City of Ventura Landmark No. 74, this historic treasure may be Mills Act eligible for preservation property tax incentives. Enjoy as the perfect pied-a-terre or full-time residence, or add to Ventura's vibrant landscape of artists and independent business operators as the next proud owner of 953 E. Main Street.



Built in 1902

## Essential Information

|                |   |
|----------------|---|
| MLS® #         | V1-25177  |
| Price          | \$1,159,000   |
| Bedrooms       | 2   |
| Bathrooms      | 1.00  |
| Full Baths     | 1   |
| Square Footage | 1,141   |
| Acres          | 0.15  |
| Year Built     | 1902  |
| Type           | Residential   |
| Sub-Type       | Single Family Residence                               |
| Style          | Victorian   |
| Status         | Closed  |
| Listing Agent  | Elizabeth Jebef                                       |
| Listing Office | Berkshire Hathaway HomeServices California Properties |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 953 Main Street       |
| Subdivision | Cal - Chrisman - 0214 |
| City        | Ventura               |
| County      | Ventura               |
| Zip Code    | 93001                 |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Sewer Connected                              |
| Parking Spaces | 2  |
| Parking        | Concrete, No Driveway, Off Street, One Space |
| Garages        | Concrete, No Driveway, Off Street, One Space |
| View           | None   |
| Pool           | None   |

## Exterior

|                 |                                    |
|-----------------|------------------------------------|
| Exterior        | Shingle Siding, Wood Siding        |
| Lot Description | Sprinklers None, ZeroToOneUnitAcre |
| Roof            | Composition                        |
| Construction    | Shingle Siding, Wood Siding        |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Laminate, Wood, Carpet  |
| Interior Features | Built-in Features, High Ceilings, Separate/Formal Dining Room |
| Appliances        | Refrigerator, Dryer, Washer, Free-Standing Range              |
| Heating           | Central   |
| Cooling           | None  |
| Fireplaces        | None  |
| # of Stories      | 1   |
| Stories           | One   |

## School Information

|            |          |
|------------|----------|
| Elementary | Lincoln  |
| Middle     | Cabrillo |
| High       | Ventura  |

## Additional Information

|                 |                |
|-----------------|----------------|
| Date Listed     | July 9th, 2024 |
| Days on Market  | 181            |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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