

# **\$345,000 - 4700 Aurora Drive # 76, Ventura**

MLS® #V1-27030

**\$345,000**

2 Bedroom, 2.00 Bathroom, 1,840 sqft

Manufactured In Park on 0 Acres

Patrician MHP - 0285, Ventura,

Ideal Location in a Desirable 55+ Community! This charming home sits on a prime corner lot near the clubhouse in the highly sought-after Patrician senior community. With over 1,800 square feet of living space, this spacious home offers two generously sized bedrooms. The primary bedroom features an ensuite bathroom with a separate tub and shower, as well as large walk-in closets. The second bedroom is perfect for a hobby room, office, or guest space, with a built-in desk. Relax in the cozy living room by the fireplace or entertain friends at the built-in bar. The adjoining dining room includes a built-in hutch for added storage. Enjoy the convenience of an indoor laundry room, and take advantage of the front porch or the small patio area out back to enjoy the outdoors. At the back of the carport and patio area, you'll also find a fully enclosed shed/workshop for extra storage or workspace. Located just moments from Camino Real Park, the Patrician community offers exceptional amenities, including a swimming pool, spa, clubhouse with a card room, billiards tables, and a variety of ongoing activities. This home combines comfort, space, and an active lifestyle--perfect for your next chapter!



Built in 1980

## **Essential Information**

MLS® # V1-27030

Price \$345,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,840
Acres	0.04
Year Built	1980
Type	Manufactured In Park
Status	Closed
Listing Agent	Loretta Barbar
Listing Office	RESOURCE REAL ESTATE

## Community Information

Address	4700 Aurora Drive # 76
Subdivision	Patrician MHP - 0285
City	Ventura
County	Ventura
Zip Code	93003

## Amenities

Parking	Carport, Guest
Garages	Carport, Guest
View	None
Has Pool	Yes
Pool	Community

## Exterior

Lot Description	Sprinklers None
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## Interior

Interior	Carpet
Appliances	Dishwasher, Gas Oven, Microwave, Refrigerator, Dryer, Washer, Gas Water Heater
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
# of Stories	1

## Additional Information

Date Listed	December 2nd, 2024
Days on Market	42

Short Sale N  
RE / Bank Owned N

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