

\$670,000 - 44161 Village 44, Camarillo

MLS® #V1-28966

\$670,000

2 Bedroom, 2.00 Bathroom, 1,429 sqft
Residential on 0 Acres

Leisure Village 13 - 248710, Camarillo,

Welcome to 44161 Village 44, a radiant Holmby II model home nestled in the heart of Leisure Village, Camarillo's premier senior community. This property is designed specifically for those who appreciate the finer aspects of a vibrant and active lifestyle. As you approach this home, located at the serene end of the development, you are greeted by the gentle whisper of the surrounding agriculture and the rolling hills that cradle the village. The home's exterior reflects the golden California sun, inviting you into a world where every detail has been curated for your utmost enjoyment. Step inside and be enveloped by the warmth of natural light that floods the space, creating an ambiance of airy tranquility. The spacious living room, with its soft hues and wood flooring, is a perfect mix of move-in ready and available canvas for your preferences. The heart of this home is undoubtedly the kitchen, recently updated to cater to the culinary enthusiast. Here, you can gaze out from the kitchen sink to the inspiring views beyond, as you prepare your favorite dishes with ease. The kitchen's sleek countertops and ample cabinetry are a testament to the thoughtful design that makes every moment in this space a pleasure. Retire to one of the two large bedrooms, each a serene escape with generous dimensions that promise restful slumber. The patio enclosure off the second room extends your living space, offering a versatile area that can serve as a sunroom, art studio, or a cozy nook for reading



while you bask in the glow of the setting sun. Living in Leisure Village means embracing a lifestyle filled with endless opportunities for recreation and socialization. Challenge friends to a round of golf on the pristine course, make a splash in the Olympic size swimming pool, or stay active in the state-of-the-art fitness center. With a plethora of clubs and activities, you'll find your calendar brimming with events that cater to your interests, whether it's woodworking, billiards, or simply enjoying the company of like-minded neighbors. Peace of mind is paramount here, with 24-hour security and a guard at all gates ensuring a safe and secure environment. This is a place where you can live freely, surrounded by the camaraderie and support of a community that values your well-being. This is more than just a home; it's a lifestyle choice for those who seek the blend of leisure and activity!

Built in 1983

Essential Information

MLS® #	V1-28966
Price	\$670,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,429
Acres	0.06
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mckay Barlow
Listing Office	Barlow Realty

Community Information

Address	44161 Village 44
Area	VC45 - Mission Oaks

Subdivision	Leisure Village 13 - 248710
City	Camarillo
County	Ventura
Zip Code	93012

Amenities

Amenities	Clubhouse, Fitness Center, Barbecue, Pool, Pet Restrictions, Pets Allowed, Billiard Room, Bocce Court, Fire Pit, Game Room, Golf Course, Insurance, Maintenance Grounds, Management, Meeting/Banquet/Party Room, Meeting Room, Paddle Tennis, Pickleball, Recreation Room, RV Parking, Spa/Hot Tub
Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Connected
Parking Spaces	1
Parking	Driveway, Garage, On Street
# of Garages	1
Garages	Driveway, Garage, On Street
View	Mountain(s), Park/Greenbelt
Has Pool	Yes
Pool	Community, Fenced, Heated, In Ground, Association
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

Exterior

Roof	Composition, Shingle
Foundation	Slab

Interior

Interior Features	Separate/Formal Dining Room
Appliances	Dishwasher, Electric Range, Electric Water Heater, Water Heater
Heating	Central, Electric, Forced Air
Cooling	Central Air, Electric
Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	March 28th, 2025
Days on Market	16
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 31st, 2026 at 11:11pm PST.

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