

\$730,000 - 445 Mara Avenue, Ventura

MLS® #V1-29263

\$730,000

3 Bedroom, 2.00 Bathroom, 1,244 sqft
Residential on 0 Acres

N/A, Ventura,

Step back in time through the doors of this charming mid-century ranch-style home, nestled on one of the largest lots in the neighborhood, spanning 9,147 sqft. As you enter, a wide wall of windows fills the living room with natural light, highlighting the red brick fireplace as the heart of the space. Just off the living room, a cozy breakfast nook with French doors overlooks the expansive backyard, further enhancing the home's bright and airy feel. The kitchen, a true blast from 1959, boasts original solid pine cabinets, vibrant yellow Corian countertops, and a classic white porcelain sink, all with a peaceful view of the backyard. The quaint den offers a comfortable, inviting space that flows seamlessly back into the living room or down the hall, where you'll find two full-sized bathrooms and three bedrooms. With its untouched mid-century style and ample land space, this home presents a unique opportunity for someone with a creative vision to update and modernize, while retaining its original charm. Located just a short 3-minute drive from Juanamaria Elementary, Two Trees Diner, Simone's Cafe, and a variety of restaurants and grocery stores, this home offers both character and convenience. Updates include, whole house plumbing 2025, new garage door, front yard tree giant removal, new second bath toilet 2025, new faucets, two new wall heaters 2024, new oven 2024, selected drywall replacement, fresh paint and septic tank serviced



2025Property is being sold in AS-IS condition.
Fantastic fixer in a wonderful neighborhood

Built in 1959

Essential Information

MLS® #	V1-29263
Price	\$730,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,244
Acres	0.21
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern, Ranch
Status	Closed
Listing Agent	Jennifer Lipman
Listing Office	LIV Sothebys Ojai

Community Information

Address	445 Mara Avenue
Area	VC28 - Wells Rd. East to City Limit
Subdivision	N/A
City	Ventura
County	Ventura
Zip Code	93004

Amenities

Utilities	Natural Gas Connected, Electricity Connected, Sewer Available
Parking Spaces	4
Parking	Driveway, Garage, Asphalt, Door-Multi
# of Garages	2
Garages	Driveway, Garage, Asphalt, Door-Multi
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Back Yard, Corner Lot, Sprinklers None
Roof	Asphalt
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Laminate
Interior Features	Ceiling Fan(s), Breakfast Area, Laminate Counters, Unfurnished
Appliances	Convection Oven, Gas Oven, Water Heater
Heating	Natural Gas, Wall Furnace
Cooling	None
Fireplace	Yes
Fireplaces	Wood Burning, Gas, Living Room, Raised Hearth
# of Stories	1
Stories	One

School Information

Middle	Balboa
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Additional Information

Date Listed	January 27th, 2025
Days on Market	62
Short Sale	N
RE / Bank Owned	N

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