

# **\$1,895,000 - 612 Via Arroyo, Ventura**

MLS® #V1-30268

**\$1,895,000**

4 Bedroom, 3.00 Bathroom, 3,594 sqft

Residential on 0 Acres

N/A, Ventura,

Welcome to 612 Via Arroyo! This extraordinary home has been meticulously maintained by the same owner since 1966. A once 4-bedroom 3 bath home with modifications features 3,594 square feet of living space and is located on an over 13,000 square foot lot, with a pool. Upon entering through the custom leaded glass door into the entryway is the living room with a fireplace, the spacious kitchen has soaring ceilings that create an airy and open atmosphere. Enjoy the downstairs primary suite with an outdoor courtyard and beautiful water feature. As for the additional rooms, currently an office, gym and a great room, there are so many possibilities, with an outside staircase to the upstairs which could easily become a junior ADU. A stunning home with a yard that is a tropical paradise, professionally landscaped with outdoor lighting, a sparkling newer pebble coated pool and outdoor BBQ area great for entertaining. Quality upgrades include remote custom blinds, shutters, wood beam ceilings, new heating and dual A/C units. There is a tankless water heater, a water filtration system, and if the power goes out, no worries you have a Generac generator too. This home has it all and can be yours, just in time for Summer!!



Built in 1960

## **Essential Information**

MLS® #	V1-30268
Price	\$1,895,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	3,594
Acres	0.30
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Julie Zermenio
Listing Office	JZ REALTY

## Community Information

Address	612 Via Arroyo
Area	VC29 - Hillside above Poli St./ Foothill Rd
Subdivision	N/A
City	Ventura
County	Ventura
Zip Code	93003

## Amenities

Utilities	Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, Concrete, Driveway Up Slope From Street
# of Garages	2
Garages	Direct Access, Driveway, Garage, Concrete, Driveway Up Slope From Street
View	None
Has Pool	Yes
Pool	Gas Heat, In Ground, Pebble, Permits
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security Lights, Security System

## Exterior

Exterior	Stucco
Exterior Features	Awning(s), Barbecue
Lot Description	Drip Irrigation/Bubblers, Lawn
Windows	Double Pane Windows, Custom Covering(s), Plantation Shutters, Screens,

	Skylight(s)
Roof	Composition
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Recessed Lighting, Main Level Primary, Walk-In Closet(s), Attic, Eat-in Kitchen, Storage, Wet Bar
Appliances	Dishwasher, Microwave, Refrigerator, Barbecue, Double Oven, Self Cleaning Oven, Tankless Water Heater, Water Softener
Heating	Natural Gas, Fireplace(s), Forced Air
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Living Room, Gas, Gas Starter
# of Stories	2
Stories	Two

## Additional Information

Date Listed	May 29th, 2025
Days on Market	25
Short Sale	N
RE / Bank Owned	N

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