

\$1,199,000 - 4226 Hitch Boulevard, Moorpark

MLS® #V1-30347

\$1,199,000

3 Bedroom, 3.00 Bathroom, 1,940 sqft
Residential on 1 Acres

Home Acres-204, Moorpark,

Incredible Opportunity - Versatile Property on Nearly 1 Acre! This unique and expansive property offers a multitude of possibilities! Set on a flat, nearly 1-acre lot, this charming single-story 3-bedroom, 3-bath home can function as one spacious residence or be divided into two separate living areas--ideal for multi-generational living or a live/work arrangement. A locking interior door allows for flexible separation between the two sides of the home. Separate laundry room with sink, washer and dryer are included. Adding to the versatility is an approximately 400 sq ft detached office or studio with electric and a sink, perfect for a home business, guest space, or creative use. Inside, the main home features a spacious living room with a cozy fireplace--possibly hiding hardwood floors beneath the carpet--and a formal dining room ideal for gatherings. The bright kitchen offers a newer stove, plenty of cabinetry, a nearby laundry area, and an additional bathroom. Energy-efficient newer windows and blinds and central A/C provide year-round comfort. Outdoors, the property truly shines. The expansive lot offers plenty of space for a future pool, and you'll enjoy your own private orchard with mature fruit trees including orange, peach, lemon, tangerine, pear, plum, and avocado. Entertain with ease thanks to a built-in barbecue area. Two carports, and a 2-car garage. Additional highlights include a well-maintained septic system with re piped plumbing, and ample space for RVs, tractors,



trucks, animals, gardens, or further development. While the setting feels rural and private, you're still conveniently close to shopping, schools, and freeway access. With endless potential, this is a rare and exciting opportunity you won't want to miss!

Built in 1955

Essential Information

MLS® #	V1-30347
Price	\$1,199,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,940
Acres	0.90
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Melody O'leary
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	4226 Hitch Boulevard
Area	SMP - South Moorpark
Subdivision	Home Acres-204
City	Moorpark
County	Ventura
Zip Code	93021

Amenities

Parking Spaces	2
Parking	Door-Multi, Garage, Detached Carport, Direct Access, One Space, RV Access/Parking, RV Hook-Ups
# of Garages	2
Garages	Door-Multi, Garage, Detached Carport, Direct Access, One Space, RV

	Access/Parking, RV Hook-Ups
View	None
Pool	None

Exterior

Lot Description	Agricultural, Back Yard, Front Yard, Level, Street Level, Yard, Orchard(s), Sprinklers None
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Interior

Interior	Carpet, Vinyl
Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), In-Law Floorplan, Storage
Appliances	Dishwasher, Dryer, Washer, Electric Oven, Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	June 2nd, 2025
Days on Market	20
Short Sale	N
RE / Bank Owned	N

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