

# \$1,979,000 - 1262 Westridge Drive, Ventura

MLS® #V1-30361

**\$1,979,000**

4 Bedroom, 3.00 Bathroom, 2,387 sqft

Residential on 0 Acres

N/A, Ventura,

Perched atop a peaceful cul-de-sac in Ventura's coveted Clearpoint neighborhood, this 4 bed, 3 bath single-level sanctuary offers breathtaking panoramic views and sunsets --from the shimmering Pacific Ocean and Channel Islands to the serene beauty of Harmon Canyon Preserve. Experience the perfect balance of nature, privacy, and luxury in a home that has been cherished and beautifully maintained by one family for decades. Step inside to experience 2,387 SF of sun-filled living spaces enhanced by New English Oak wood flooring, a thoughtful floor plan, and an abundance of upgraded wood interior windows and sliding doors that seamlessly connect to multiple garden areas. The living & family rooms, each with a stunning natural stone fireplace, invite gatherings and cozy evenings. The kitchen features granite countertops, dark wood cabinetry, and views while flowing into the kitchen dining and family room--ideal for effortless entertaining. The primary suite retreat is a haven, boasting a unique fireplace, sunken tub with ocean views, walk-in closet, and direct access to the beautiful gardens spanning the 16,552sf lot. Three additional bedrooms are generously sized, complemented by new light fixtures throughout. One bedroom is currently used as an office with two built-in wood desks. The two other bathrooms have been tastefully remodeled in the last few years, one with a walk-in / wheelchair accessible



shower. Outside, discover a sparkling pool (resurfaced in 2020) with solar heating (installed in 2020), inviting you to enjoy sunny East Ventura days while cooking tri-tip on your outdoor built-in 5 burner BBQ, al fresco dining under the retractable awning, and two grassy areas perfect for play or relaxation. The drought-tolerant front yard, filled with vibrant kangaroo paws and agaves, attracts hummingbirds and butterflies, connecting the home to the nature that surrounds it. Solar panels for electricity were installed in 2018 locking in your electricity payment at the lowest tier - 25% savings over prior costs. Located near the Harmon Canyon hiking trails and offering stunning sunrise and sunset vistas, this home is a rare opportunity to own a well-loved property in immaculate condition, where every detail reminds you why we are lucky to embrace a coastal California lifestyle in beautiful Ventura.

Built in 1986

## Essential Information

MLS® #	V1-30361
Price	\$1,979,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,387
Acres	0.38
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Toni Guy
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	1262 Westridge Drive
Area	VC29 - Hillside above Poli St./ Foothill Rd
Subdivision	N/A
City	Ventura
County	Ventura
Zip Code	93003

## Amenities

Parking Spaces	4
Parking	Driveway, Garage, On Street
# of Garages	2
Garages	Driveway, Garage, On Street
View	City Lights, Hills, Mountain(s), Trees/Woods, Ocean, Panoramic
Has Pool	Yes
Pool	Private, Fenced, Solar Heat

## Exterior

Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Lawn, Level, Sprinkler System, Yard, Walkstreet
Windows	Insulated Windows
Foundation	Slab

## Interior

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Breakfast Area, Separate/Formal Dining Room, All Bedrooms Down, Primary Suite
Appliances	Dryer, Washer
Heating	Forced Air, Fireplace(s)
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room, Primary Bedroom
# of Stories	1
Stories	One

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	15
Short Sale	N
RE / Bank Owned	N

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