

\$545,000 - 13208 Village 13 # 13, Camarillo

MLS® #V1-30561

\$545,000

2 Bedroom, 2.00 Bathroom, 1,070 sqft

Residential on 0 Acres

Leisure Village 13 - 248710, Camarillo,

Welcome to Leisure Village - Resort-Style Living for 55+. Discover the charm and potential of this light and bright Coronado model home, ideally situated on a desirable corner lot with a rare two-car garage. Enjoy beautiful views of the community's impeccably manicured grounds and mature trees, offering a peaceful and private setting. Featuring 2 bedrooms and 1.5 bathrooms, the home offers large windows, built-in storage, and a washer and dryer in the garage. The primary bedroom includes a mirrored closet, and the layout provides a great foundation for your personal touch. While the property does need updating throughout, the owners have priced it to sell and are ready for the next owner to make it their own. Whether you're looking to create your dream retirement space or invest in a home with strong community appeal, this is a fantastic opportunity. Leisure Village is one of Ventura County's most sought-after 55+ communities, offering a vibrant, active lifestyle with incredible amenities. Enjoy golf on the private 18-hole course, work out in the fitness center, or unwind in the heated Olympic-size pool and spa. The Rec Center is the hub of activity, offering clubs, classes, dance, crafts, woodworking, and more. Safety and simplicity are built in, with 24-hour guard-gated entry and community patrol. Not to mention most utilities included in the dues--just pay for electricity. Conveniently located near shopping, dining, and healthcare, this home offers comfort, community, and the perfect



chance to create something special.

Built in 1976

Essential Information

MLS® #	V1-30561
Price	\$545,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,070
Acres	0.04
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Terry Ayers
Listing Office	RE/MAX Gold Coast REALTORS

Community Information

Address	13208 Village 13 # 13
Area	VC45 - Mission Oaks
Subdivision	Leisure Village 13 - 248710
City	Camarillo
County	Ventura
Zip Code	93012

Amenities

Amenities	Call for Rules, Barbecue, Picnic Area, Pickleball, Pool, Pet Restrictions, Recreation Room, Spa/Hot Tub, Tennis Court(s), Trash, Billiard Room, Bocce Court, Cable TV, Clubhouse, Game Room, Guard, Maintenance Grounds, Management, Meeting/Banquet/Party Room, RV Parking, Security
Utilities	Natural Gas Not Available
Parking Spaces	2
Parking	Door-Single, Driveway, Garage
# of Garages	2
Garages	Door-Single, Driveway, Garage
View	Mountain(s), Neighborhood, Trees/Woods, Park/Greenbelt
Has Pool	Yes

Pool	None, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System, Security Guard, Security Lights, 24 Hour Security

Exterior

Exterior	Stucco
Lot Description	Front Yard
Roof	Composition
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Vinyl
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite
Appliances	Dryer, Washer
Heating	Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	May 16th, 2025
Days on Market	96
Short Sale	N
RE / Bank Owned	N

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