

\$1,210,000 - 6296 Merlin Street, Ventura

MLS® #V1-31467

\$1,210,000

4 Bedroom, 3.00 Bathroom, 2,424 sqft

Residential on 0 Acres

Island View - 4129, Ventura,

Welcome to serenity found in Ventura's east side Montalvo Park neighborhood! This Island View at Promontory Pointe home is newer construction from the 2000's, donning open floor plans, high ceilings, curved walls and media niches add character and charm. Light flows in abundance through the many windows with custom blinds, solar shades and decorative valances. The kitchen will satisfy any gourmet with double ovens, GE Profile stove with center griddle, Bosch dishwasher, wine refrigerator, Frigidaire Gallery 4-door refrigerator, built-in microwave and a warming drawer perfect for large gatherings. This home is equipped with 15 owned Enphase solar panels, and is updated for electric car charging from the garage. The backyard is set up for outdoor dining and entertainment with a built-in barbecue grill, electric, heated fireplace, countertop and seating. Relax in the therapeutic, 45-jet Artesian spa in the privacy of your backyard oasis - a hidden gem with no neighbors directly behind you! This 4 bedroom home has one bed and bath on the main level. A second bedroom upstairs has its own balcony off the front, and shares a bath with the third upstairs bedroom. The primary suite has a large balcony with ocean and island views on clear days, a cloud painted mural ceiling and ceiling fan, two large walk-in closets, a separate soaking tub, 2 vanities and views of the Santa Monica mountains from the primary bathroom. Low maintenance landscaping all on drip irrigation includes low



voltage landscape accent and flood lighting. Additional features include Reverse Osmosis drinking water and Water Softener systems, overhead storage in the garage and ADT security system with doorbell camera. Take the kids or dog to Montalvo Hill Park with basketball, a kid's play area, summer camps, plus Tai Chi and Zumba to keep us all young. Barranca Vista Park, Kimbal Community Park, Ventura Aquatic Center, and Cornucopia Community Garden are all within 2 miles for additional outside activities. Montalvo Metrolink Station is conveniently located nearby with trains to Burbank Airport and Los Angeles. This will also be the trailhead for the City's new Santa Paula Branch Line 'Rails and Trails,' 4-mile bike path to Saticoy. The award-winning Montalvo Arts Academy is known for its Dual Language Education (DLE) program. And with easy access to the freeway, shopping and beaches, you'll be amazed just how peaceful living in this home and community will be!

Built in 2006

Essential Information

MLS® #	V1-31467
Price	\$1,210,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,424
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lisa Gasaway
Listing Office	eXp Realty of California Inc

Community Information

Address 6296 Merlin Street
Subdivision Island View - 4129
City Ventura
County Ventura
Zip Code 93003

Amenities

Parking Spaces 2
Parking Driveway Down Slope From Street
of Garages 2
Garages Driveway Down Slope From Street
View Mountain(s), City Lights, Ocean, Park/Greenbelt
Pool None
Security Security System

Exterior

Exterior Features Balcony, Barbecue, Lighting, Rain Gutters
Lot Description Sprinklers Timer, Drip Irrigation/Bubblers, Near Park, Near Public Transit
Roof Concrete
Foundation Slab

Interior

Interior Features Built-in Features, High Ceilings, Open Floorplan, Recessed Lighting, Breakfast Area, Two Story Ceilings, Wired for Sound
Appliances Dishwasher, Microwave, Range Hood, Barbecue, Convection Oven, Double Oven, Refrigerator, Warming Drawer, Water Purifier, Water Softener
Heating Central, Fireplace(s)
Cooling Central Air
Fireplace Yes
Fireplaces Wood Burning, Gas Starter
of Stories 2
Stories Two

Additional Information

Date Listed July 29th, 2025
Days on Market 1
Short Sale N
RE / Bank Owned N

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