

# **\$1,025,000 - 146 Donner Avenue, Ventura**

MLS® #V1-32162

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## **\$1,025,000**

4 Bedroom, 3.00 Bathroom, 2,191 sqft  
Residential on 0 Acres

Suburbia 1 - 181601, Ventura,

Motivated Seller! Submit offers! If you're seeking a wonderful home in a great neighborhood, this is it! First time on the market since 1967, this single-level residence offers nearly 2,200 sq. ft. of thoughtfully designed living space on an expansive, private lot with no neighbors behind. Rarely available, this home combines timeless charm with remarkable potential, all within the coveted Suburbia neighborhood and within walking distance to the highly regarded Poinsettia Elementary School. Originally configured as a five-bedroom; and now a 4+2.5 the home was reimagined to create a grand living and dining room, featuring a stately fireplace, an inviting bay window with seating, and seamless access to the private patio and pergola--an ideal setting for entertaining. A welcoming family room adjoins the kitchen, a space that has hosted generations of gatherings with warmth and ease. The bedroom wing includes the serene primary suite along with three additional bedrooms, one of which serves beautifully as a home office with views of the landscaped front gardens. Notable features include: Partial ocean view on clear days ~Freshly painted interior walls. Central air conditioning & dual-pane windows ~Owned Solar system ~French doors & custom bay window seating ~Granite counters, Tile & Berber carpet ~Pull-down attic storage in the laundry room ~Artificial turf front and back for effortless maintenance ~Concrete driveway & lush, mature plantings for outdoor enjoyment



~With its freshly updated interior, generous scale, prime location, and exceptional privacy, this home offers an extraordinary canvas to make it your own. A true gem in Suburbia, it awaits its next chapter.

Built in 1968

**Essential Information**

MLS® #	V1-32162
Price	\$1,025,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,191
Acres	0.19
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Traditional
Status	Closed
Listing Agent	Laurie Rutledge
Listing Office	Coldwell Banker Realty

**Community Information**

Address	146 Donner Avenue
Subdivision	Suburbia 1 - 181601
City	Ventura
County	Ventura
Zip Code	93003

**Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Door-Single, Driveway Up Slope From Street, Garage, Garage Faces Front
# of Garages	2
Garages	Door-Single, Driveway Up Slope From Street, Garage, Garage Faces Front

View	City Lights, Peek-A-Boo
Pool	None
Security	Carbon Monoxide Detector(s), Security System, Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Gentle Sloping
Windows	Double Pane Windows, Screens
Roof	Composition
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	All Bedrooms Down, Bedroom on Main Level, Breakfast Area, Breakfast Bar, Ceiling Fan(s), Dressing Area, Entrance Foyer, Granite Counters, Main Level Primary, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Microwave, Refrigerator, Vented Exhaust Fan, Water Heater
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

Elementary	Poinsettia
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## Additional Information

Date Listed	August 26th, 2025
Days on Market	54
Short Sale	N
RE / Bank Owned	N

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