

# \$785,000 - 1155 Via Colinas, Westlake Village

MLS® #V1-32224

**\$785,000**

3 Bedroom, 3.00 Bathroom, 1,435 sqft

Residential on 0 Acres

Hidden Canyon, Westlake Village,

Welcome to the home you've been looking for. This 3 bedroom and 2 1/2 bath Hidden Canyon gem boasts an enviable private location with a breathtaking canyon view and the largest floorplan in the community. Once you enter through the private brick bordered front patio, complete with low maintenance landscaping, you'll be instantly welcomed into the large living area, with a cozy fireplace and mantle, warm rich wood flooring, and expansive ceilings. An adjacent space, currently used for media, is a perfect spot for an office or lounge area. The easy flow continues into the kitchen with an expansive amount of cabinetry, custom granite counters with tile backsplash, an oversized sink, and stainless appliances. The bar counter area offers an additional space to entertain while cooking. A large dining room offers opportunity for fantastic meals and conversations, with inviting overhead lighting. Next to the kitchen and dining room, you'll find a second private atrium patio with warm Saltillo tiles, making this a creative space for various opportunities such as reading, relaxing, or dining al fresco. Downstairs, the powder bath has been remodeled with a modern custom vanity and sink, as well as extra storage. As you make your way up the stairs, the second floor of the home offers plush new carpet and baseboards, and fresh paint throughout. The primary suite affords a comfortable space with two closets, mountain views and a ceiling fan. Additionally, the room flows seamlessly into a



primary bath sanctuary, which has been remodeled with a warm wood vanity, LED lighted mirror, tile floors, and a large custom tiled shower. The hallway bath has also been tastefully remodeled with warm finishes and classic touches, with a new vanity and custom tiled shower and tub combo. Two additional and spacious bedrooms upstairs offer mirrored closet doors and ceiling fans. Privacy, views, and thoughtfully considered updates make this home a warm and comfortable place you'll be thrilled to call home. The Hidden Canyon community offers fantastic amenities, including three sparkling pools, relaxing spas, a playground, lush green spaces perfect for pets, and scenic breathtaking mountain views. The community is conveniently close to top-rated schools, scenic hiking and biking trails, the YMCA, and Westlake Village's best shopping and dining spots.

Built in 1987

## Essential Information

MLS® #	V1-32224
Price	\$785,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,435
Acres	0.03
Year Built	1987
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Margaret Reifer
Listing Office	Compass

## Community Information

Address 1155 Via Colinas

Area	WV - Westlake Village
Subdivision	Hidden Canyon
City	Westlake Village
County	Ventura
Zip Code	91362

## Amenities

Amenities	Call for Rules, Maintenance Grounds, Barbecue, Pool, Spa/Hot Tub, Trail(s)
Parking Spaces	2
Parking	Guest
# of Garages	2
Garages	Guest
View	City Lights, Mountain(s), Canyon
Has Pool	Yes
Pool	Community, In Ground, Association

## Exterior

Exterior	Stucco
Windows	Blinds, Atrium, Double Pane Windows
Roof	Tile
Construction	Stucco

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Pantry, Recessed Lighting, Primary Suite, All Bedrooms Up, Atrium, Granite Counters
Appliances	Dishwasher, Gas Range, Microwave
Heating	Central
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Stories	Two

## Additional Information

Date Listed	August 31st, 2025
Days on Market	33
Short Sale	N

RE / Bank Owned N

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