

# **\$775,000 - 1157 Via Colinas, Westlake Village**

MLS® #V1-32225

**\$775,000**

2 Bedroom, 3.00 Bathroom, 1,332 sqft

Residential on 0 Acres

Hidden Canyon, Westlake Village,

Welcome to your Hidden Canyon oasis. This beautifully updated 2-bedroom, 2.5-bath end-unit townhome offers the perfect blend of functionality and tranquility. Its prime location features a spectacular canyon view, creating a peaceful place to relax and unwind. The expansive, newly landscaped private patio with raised planters is perfect for entertaining and creates a seamless indoor-outdoor flow. Inside, the bright living room features soaring ceilings, a custom stone fireplace, warm wood floors, and a sliding glass door to the large brick patio. The kitchen is redesigned for maximum functionality with sleek Italian cabinets and drawers, glass-front uppers, stone counters and backsplash with custom inlaid tiles, and high-end stainless appliances including a Kohler sink. A large island provides seating and storage, and the adjacent dining room offers mountain views. A stylish main-floor powder room includes a custom vanity with stone countertop, stainless vessel sink, and faucet. Upstairs, the spacious second bedroom has a wall-to-wall mirrored closet, while the second full bath features a cast iron tub with glass enclosure, custom wood cabinetry, granite countertop, and wall-to-wall mirror. The primary suite boasts a spectacular custom walk-in closet with glass door cabinets, large drawers, granite countertop, and framed mirror, plus a wall-to-wall, floor-to-ceiling custom closet with adjustable cabinets and drawers. The en-suite bath includes a glass-enclosed shower, stained wood vanity



with vessel sink, and LED backlit mirror. The attached two-car garage offers custom built-ins, workbench, epoxy flooring, a 2024 water heater, and insulated remote-operated garage door. Hidden Canyon provides three sparkling pools, relaxing spas, a playground, lush green spaces, and mountain views. Conveniently close to top-rated schools, scenic trails, the YMCA, and Westlake Village's best shopping and dining.

Built in 1988

## Essential Information

MLS® #	V1-32225
Price	\$775,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,332
Acres	0.03
Year Built	1988
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Margaret Reifer
Listing Office	Compass

## Community Information

Address	1157 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)
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Parking Spaces	2
Parking	Guest, Workshop in Garage
# of Garages	2
Garages	Guest, Workshop in Garage
View	City Lights, Canyon, Mountain(s)
Has Pool	Yes
Pool	Community, In Ground, Association

## Exterior

Exterior	Stucco
Lot Description	Drip Irrigation/Bubbler, Front Yard, Greenbelt
Windows	Blinds, Double Pane Windows, Custom Covering(s)
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, High Ceilings, Open Floorplan, Pantry, Stone Counters, Recessed Lighting, Storage, All Bedrooms Up, Dressing Area, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	August 31st, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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