

\$1,095,000 - 113 San Miguel Drive, Camarillo

MLS® #V1-32780

\$1,095,000

1 Bedroom, 2.00 Bathroom, 1,671 sqft

Residential on 1 Acres

N/A, Camarillo,

Unmatched Privacy & Potential in Camarillo Heights - Nearly One Acre with Two Parcels! A rare opportunity awaits, tucked away behind your own private automatic gate, this home on a stunning flag lot offers nearly a full acre of peaceful, usable land--a true sanctuary with endless possibilities. As you travel down your private driveway, you're welcomed into an expansive, serene setting that feels miles away from it all--yet just minutes from everything. This custom-built home, completed in 2002, is full of warmth and character, featuring exposed wood beams, vaulted ceilings, crown molding, plantation shutters, and large windows that flood the home with natural light and showcase beautiful views of the mountains and ocean. Step out onto the upper deck and take in the incredible sunsets over the Channel Islands--a daily reminder of the beauty that surrounds you. The home's open-concept layout is ideal for both everyday living and entertaining, with spacious living areas that invite connection and comfort. Recent upgrades include quartz kitchen countertops, newer cabinets, brand-new carpet, newer HVAC system, water softener, and water heater. But what truly sets this property apart is the second, flat, buildable parcel--perfectly cleared and ready for your vision. Whether you dream of adding an ADU, barn, pool, or creating a family compound, the mature perimeter trees provide both beauty and privacy to make your dreams a reality. With potential to expand the existing



home and create a multi-generational estate, this is more than just a home--it's a rare chance to create your own private retreat in one of Camarillo's most sought-after neighborhoods.

Built in 2002

Essential Information

| | |
|----------------|----------------------------|
| MLS® # | V1-32780 |
| Price | \$1,095,000 |
| Bedrooms | 1 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,671 |
| Acres | 0.80 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Jamie Hadler |
| Listing Office | BHHS California Properties |

Community Information

| | |
|-------------|--------------------------|
| Address | 113 San Miguel Drive |
| Area | VC42 - Camarillo Heights |
| Subdivision | N/A |
| City | Camarillo |
| County | Ventura |
| Zip Code | 93010 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Concrete, Covered, Carport, Door-Single, Driveway, Electric Gate, Garage, Gated, RV Access/Parking, RV Covered |
| # of Garages | 2 |
| Garages | Concrete, Covered, Carport, Door-Single, Driveway, Electric Gate, Garage, Gated, RV Access/Parking, RV Covered |
| View | City Lights, Hills, Mountain(s), Ocean, Trees/Woods, Water |

| | |
|----------|----------------------------------|
| Pool | None |
| Security | Security Gate, Smoke Detector(s) |

Exterior

| | |
|-----------------|---|
| Exterior | Wood Siding |
| Lot Description | ZeroToOneUnitAcre, Cul-De-Sac, Flag Lot, Level, Rectangular Lot, Sprinklers None |
| Windows | Plantation Shutters |
| Construction | Wood Siding |

Interior

| | |
|-------------------|--|
| Interior | Carpet, Laminate |
| Interior Features | Beamed Ceilings, Breakfast Bar, Balcony, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, High Ceilings, Living Room Deck Attached, Open Floorplan, Pantry, Pull Down Attic Stairs, Quartz Counters, Recessed Lighting, Two Story Ceilings, Attic, Loft, Main Level Primary |
| Appliances | Built-In Range, Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Softener |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Great Room |
| # of Stories | 2 |
| Stories | Two |

Additional Information

| | |
|-----------------|----------------------|
| Date Listed | September 20th, 2025 |
| Days on Market | 1 |
| Zoning | Rural Exclusive 20 |
| Short Sale | N |
| RE / Bank Owned | N |

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