

Features include:

- Bedrooms - 4 + Den/Office
- Bathrooms (full) - 2
- Bathrooms (half) - 1
- Square Feet - 1,804 sq. ft.
- Lot Size - 10,018 sq. ft.



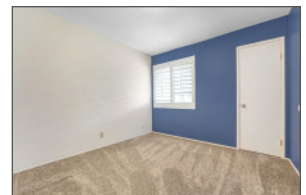
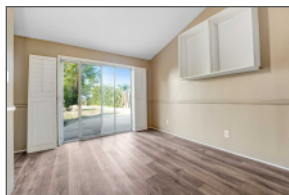
145 W Columbia Road, Thousand Oaks, California 91360

PRICE ADJUSTMENT!

\$969,000



Nestled in the hills of Thousand Oaks, 145 Columbia Road presents an exceptional opportunity to own a view home in one of Conejo Valley's most desirable communities. With its sweeping vistas, timeless single-story layout, and lovingly maintained charm, this property is ready for the next chapter. Featuring 4 spacious bedrooms plus an optional 5th room (perfect for a home office or guest suite), 2.5 bathrooms, and 1,804 square feet of bright living space, this ranch-style residence offers comfort, flexibility, and room to grow. The oversized primary suite includes mirrored closet doors and an en-suite bath, while the remodeled hall baths reflect a modern, fresh aesthetic. Key updates include a brand-new roof, exterior paint, upgraded garage with new door, opener and hardware, and dual-pane windows across the front. A step-down living room with a classic stone fireplace and plantation shutters brings warmth and character. The backyard offers incredible scale and panoramic views—an ideal canvas for a future pool, landscaped retreat, or entertainer's dream. Whether you're envisioning a lush garden, outdoor kitchen, or additional structure, the possibilities here are endless. Centrally located near top-tier schools, shopping, hiking trails, medical centers, and the 101/23 freeways, the location combines serenity and accessibility. Sellers are motivated and ready to pass this beloved home to its next owners. This is more than a home—it's a legacy waiting to be created.



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