

Features include:

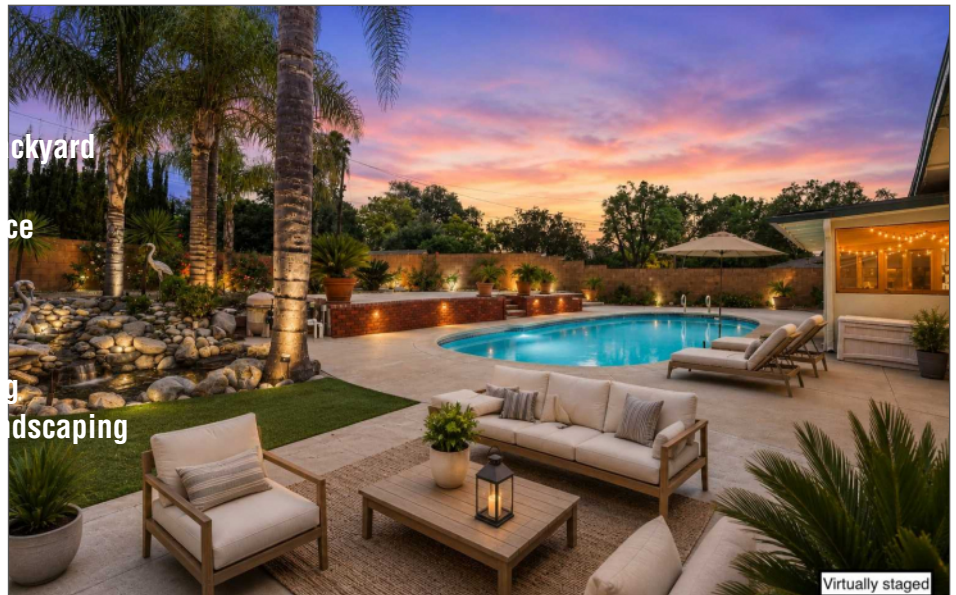
- Bedrooms - 3
- Bathrooms (full) - 2
- 1185 permitted sq. ft.
- 11,325 sq. ft. - lot
- Sparkling pool
- Custom stone waterfall & koi pond
- Enclosed sunroom w/pool views
- Primary suite w/ French doors to backyard
- Mature palm trees & rose garden
- Bonus flex room/entertainment space
- Owned solar - no lease
- Central HVAC
- Updated kitchen & bathrooms
- Smooth ceilings & recessed lighting
- Artificial turf & low maintenance landscaping
- Quiet cul-de-sac, private lot



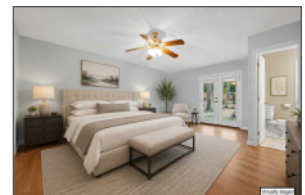
## 2340 Calle Malvon, Thousand Oaks, CA 91360

### Resort-Style Living on a Quiet Cul-de-Sac

**\$998,000**



Step outside, and the story becomes clear immediately. A freeform pool anchors a backyard designed for living & lit palms, a custom stone waterfall cascading into a serene koi pond, a rose garden in bloom, artificial turf for low-maintenance beauty, and a fully enclosed sunroom with cafe lights overhead and pool views on every side. Whether it's a Sunday afternoon or a warm summer evening with friends, this backyard sets a scene that photographs are almost insufficient to capture. Inside, the home has been updated where it matters most. The kitchen delivers quartz countertops, white shaker cabinetry with matte black hardware, stainless steel appliances including a gas range, and a pass-through window with a direct sightline to the sunroom and pool & a small detail that makes an enormous everyday difference. Smooth ceilings, recessed lighting, and warm hardwood-style flooring run throughout the main living areas, creating a clean and move-in-ready foundation. The primary suite is generously proportioned with French doors that open directly to the backyard & wake up, open the doors, and you're steps from the pool. The bonus room off the pool patio is a true entertainer's flex space, complete with its own access to the laundry area and the yard & envision a game room, home gym, media room, or home office depending on your needs. Owned solar panels deliver meaningful monthly savings, and central HVAC ensures year-round comfort throughout the home. A property of this character, this lot, and this level of outdoor investment rarely comes to market in Thousand Oaks under \$1 million.



Kim Blackwell  
Realtor®  
DRE 01351697  
The ONE | Luxury Properties  
2535 Townsgate Rd #109, Westlake Village, CA 91361  
Cell: (805) 551-2137  
kimclemensrealestate@gmail.com  
<http://2340callemalvon.property2tour.com>  
Equal Housing. Information believed to be accurate but is not guaranteed

THE ONE  
Luxury Properties

