

Your Own Personal Oasis
12250 Linda Flora Drive
Rancho Matilija, Ojai

- The only gated community in Ojai
- 5 bed, 6 bathroom + full office with built ins + large additional yoga room (could be bedroom)
- Basement wine cellar
- Two large living rooms
- Dining room with floor-to-ceiling windows
- 3 car garage + carport
- 3 Fireplaces (all are wood or gas, we have two set up as faux w/gas on, living room is real wood burning)
- Wood storage outside patio door, side yard
- Large recreation room w/pool table
- Massive master suite with huge walk-in closet, whirlpool jet tub, heated towel rack, dual vanities + Toto electronic bidet, and a gas fireplace
- One of the only properties with a private well and one of the largest residential grounds with beautifully established landscaping
- Sauna
- Hot tub
- Pool 9+ feet deep + heated
- Full bathroom off pool
- Organic personal orchard: 3 types of apple trees, 3 orange trees, 3 peach trees, 3 avocado trees, 1 Persimmon tree, 1 plum tree, and loads of blackberries line the back property fence line.
- Firepit (wood burning) for 20 people

Noteworthy:

- Fresh paint throughout the house
- Private well
- Pool completely acid washed and pebble tech redone
- New pool equipment 2020
- Remodel done in 2018-2019
- New HVAC on guest suite/rec room will be complete by December 2024
- New Sub Zero fridge 2023
- New 2-drawer Fisher Paykel dishwasher 2023
- New 2-drawer drink fridge 2023
- 3 acres of paved, lighted pathway surrounding your personal garden and full-size tennis court.
- Pickleball court outside of garage built into the driveway

- All pavement resealed in 2024 including the tennis court
- Roof tiles replaced as needed
- Downstairs marble flooring steamed and resealed 2024
- 20+ miles of private hiking trails in Rancho Matilija
- New Eucalyptus trees in center back yard + Elm + 10 other new trees 2021-2024
- Chinese Rose Garden (roses the size of your palm)
- Gazebo is lighted and covered in Wisteria – the essential napping spot and smells like heaven
- Entire property fence and tennis court covered in Jasmine
- Entire property is on an automatic sprinkler system from a private well – gardeners manage and maintain the system
- Riding lawnmower – gardeners manage and maintain
- Soft water tank
- Whole house reverse osmosis system
- Tesla wall charger in garage
- Alarm system