



12147 ALDER GROVE STREET
MOORPARK, CA



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BEDROOMS

4 beds



BATHROOMS

2.5 baths



LIVING AREA

3,026 sq.ft.



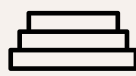
LOT SIZE

6,708 sq.ft.



GARAGE

3-car



LEVELS

2 story



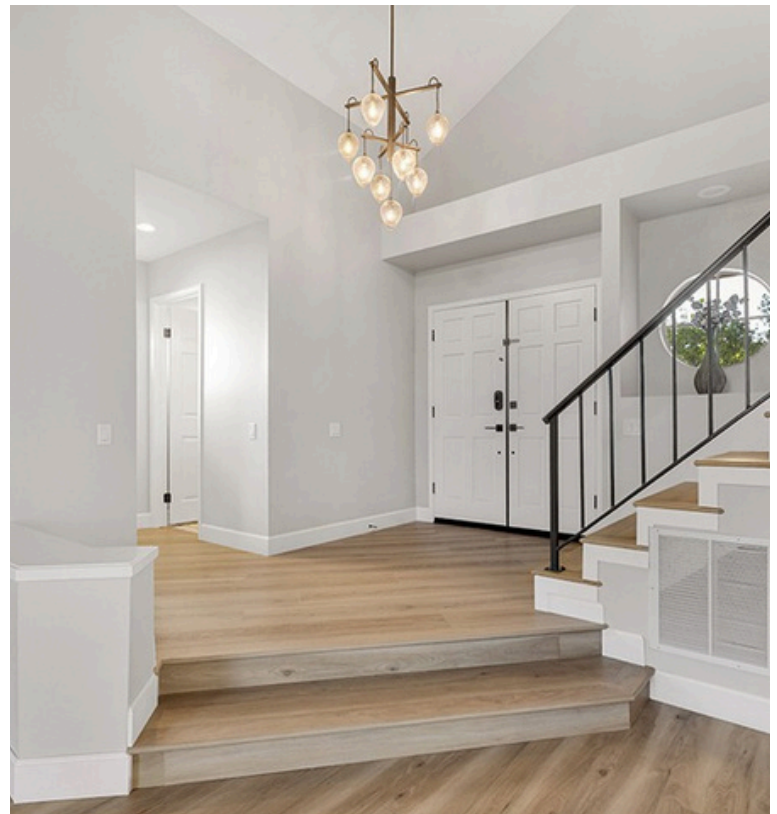
YEAR BUILT

1987



HOA

\$252/mo



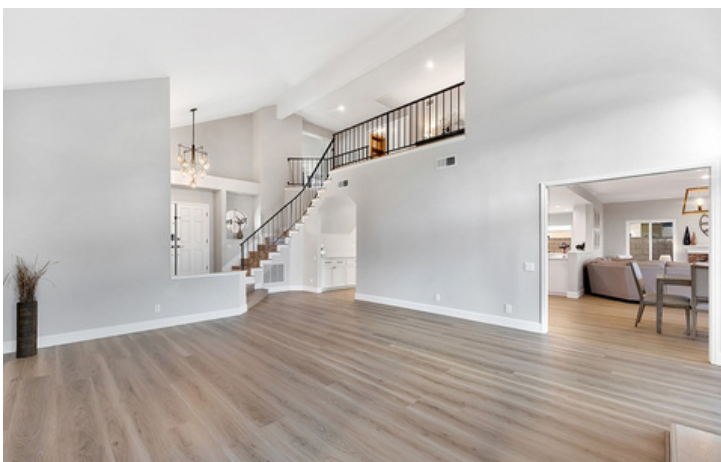
GROUND FLOOR

The highly sought after floorplan offers seamless flow between a spacious living room, family room, modern kitchen, formal and informal dining areas, easy garage & backyard access and more.



SPECIFICATIONS

- Grand Entry
- High Vaulted Ceilings
- Natural Light
- Gas Fireplace
- Sliding Glass Door to Backyard



LIVING ROOM

Designed for both comfort and style, the living room is filled with abundant natural light and enhanced by soaring ceilings that create an open, inviting atmosphere.

This flexible space easily adapts to a variety of lifestyles — ideal for everyday living, entertaining guests, or hosting memorable gatherings.

With its seamless flow to the surrounding living areas and a warm, welcoming feel, it offers the perfect balance of functionality and sophistication.

Live... Laugh... Love.

An elegant setting for hosting dinner parties, holiday gatherings and refined entertaining



A warm, inviting and comfortable space for everyday living and relaxed evenings



Versatile layout perfect for lively game nights, festive entertaining and memorable celebrations



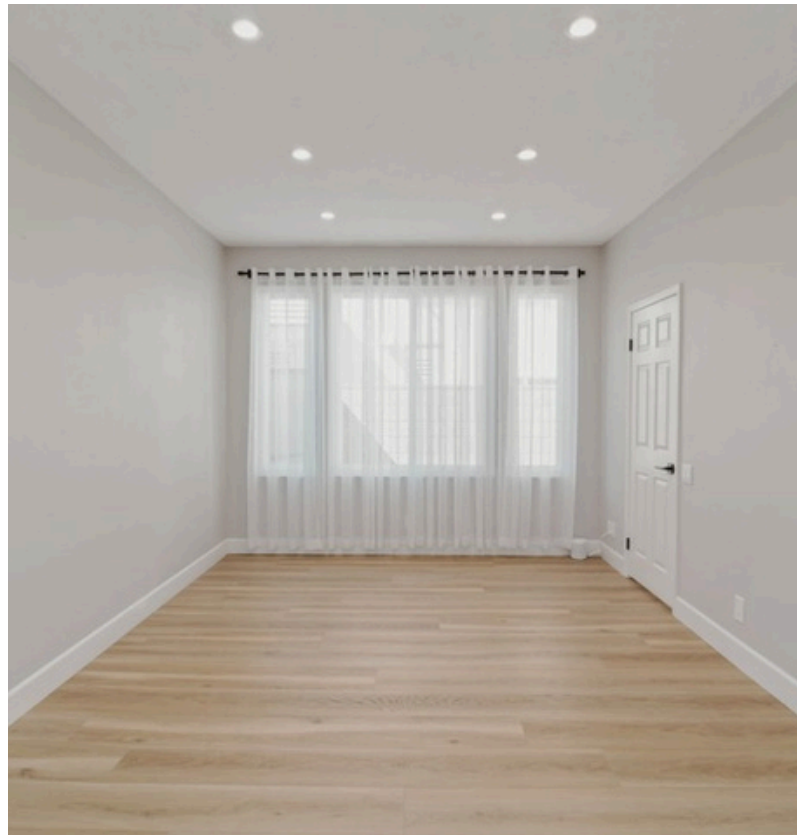
These images have been virtually staged



FORMAL DINING

Positioned adjacent to the kitchen, this elegant space is perfectly suited for hosting intimate dinners, festive gatherings, or refined entertaining.

With its timeless appeal and inviting atmosphere, this space not only sets the stage for memorable meals; beyond its traditional purpose, it can be thoughtfully reimagined to suit a variety of lifestyle needs.



Oh

...the possibilities

Home Office
Home School
Library Nook
Den



Downstairs Bedroom
Guest Room
Kids Play Area
Crafts & Hobbies

Fitness Studio
Wellness Room
Media Room
Creative Studio



These images have been virtually staged



SPECIFICATIONS

- Quartz Countertops
- Stainless Steel Appliances
- White Shaker Cabinets
- Soft-Close Cabinets & Drawers
- Pantry with Pull-outs
- High End Finishes

KITCHEN

Designed with style and functionality in mind, the kitchen showcases gorgeous, easy to clean quartz countertops, the convenience of soft-close cabinetry and drawers with pantry pullouts, a suite of stainless steel appliances, including a newer double oven with self-cleaning, air fryer, convection and sabbath modes, gas cooktop, built-in microwave, and a new Bosch dishwasher.

Experience the joy of cooking and dining in this beautifully appointed kitchen, where every detail is designed to enhance your culinary experience.





SPECIFICATIONS

- Kitchen open to family living & dining areas
- Breakfast nook
- Gas Fireplace



GATHER

This beautifully integrated space blends the kitchen, dining, and family room into an open-concept design that feels both expansive and inviting, while still offering distinct areas for dining, relaxing, and gathering; allowing everyone to feel connected while enjoying their own space.

The dining area is an elegant yet approachable setting for gatherings, while the family room is anchored by a timeless brick fireplace, creating a warm and welcoming focal point.

Abundant windows fill the space with natural light, while recessed lighting ensures a bright and comfortable ambiance throughout the day and into the evening.

UPPER LEVEL

This highly sought-after layout places the primary suite apart from the three additional bedrooms, offering a balance of privacy and connection.

Each secondary bedroom is generously sized and well-appointed with mirrored closet doors, built-ins, recessed lighting, ceiling fans, shutters and crown molding.

A spacious landing and hallway enhance the open feel of the upstairs, along with the convenience of an upstairs laundry.

The full bathroom in the hallway is beautifully remodeled, featuring quartz countertops, dual sinks, and modern brushed nickel finishes that add a refined touch.



SLEEPING QUARTERS





SPECIFICATIONS

- Double door entry
- Spacious sleeping quarters
- Sitting area with fireplace
- Barn door to ensuite bathroom



PRIMARY SUITE

The primary suite offers a true retreat, thoughtfully designed with both comfort and space in mind. Generously sized, the bedroom is filled with natural light from multiple windows, creating a bright and airy atmosphere.

A separate sitting area adds an additional layer of versatility—perfect for a quiet reading nook, morning coffee, or a private lounge space to unwind.

Anchored by its own fireplace, the third in the home, this suite brings warmth and a sense of relaxation, elevating the overall experience.

With its open layout and inviting feel, the primary suite provides a peaceful escape while still feeling connected to the home's cohesive design.



PRIMARY BATHROOM

SPECIFICATIONS

- Soaking Tub
- Step-in Shower
- Custom Tile
- Quartz Countertops
- Dual Sinks with Vanity
- White Shaker Cabinets
- Soft-close Drawers
- Recessed Lighting
- Lighted Mirrors
- Separate Water Closet
- Walk-in Closet with Custom Built-ins



A SPA INSPIRED RETREAT

Beautifully designed with a clean and modern aesthetic, the primary bathroom offers a bright and functional space for everyday living. Thoughtful finishes and a well-planned layout create an everyday spa-like experience. Completing the suite is a spacious walk-in closet with custom built-ins by *Inspired Closets*, providing exceptional organization and storage.



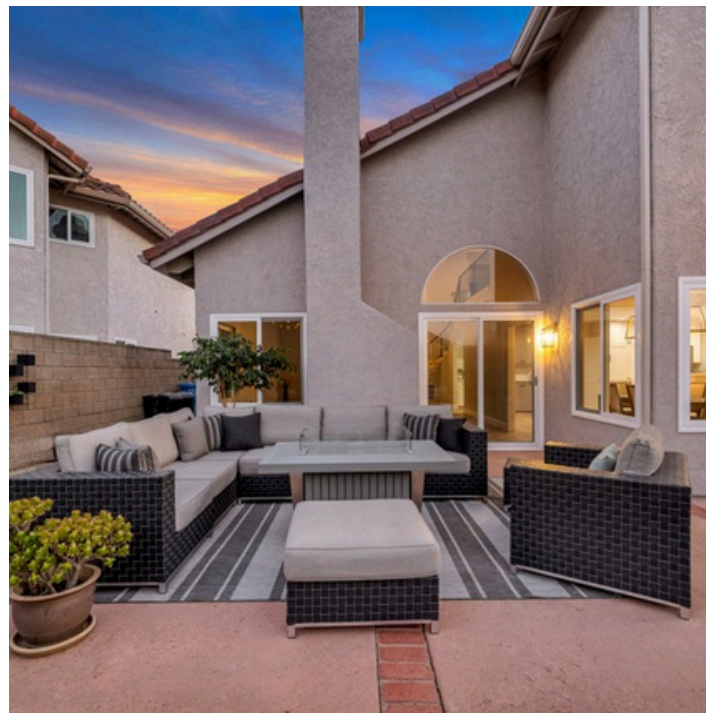
Clothes have been virtually removed from the closet



BACKYARD

"Designing the backyard became one of our favorite projects. The café lights, river rock, and carefully chosen plants created a space where we could relax and unwind. We often found ourselves watching the garden closely—hoping for just the right balance of sun and rain so everything would bloom beautifully and fill the air with fragrance while we sat by the fire enjoying peaceful evenings."

- The Mansmanns





SPECIFICATIONS

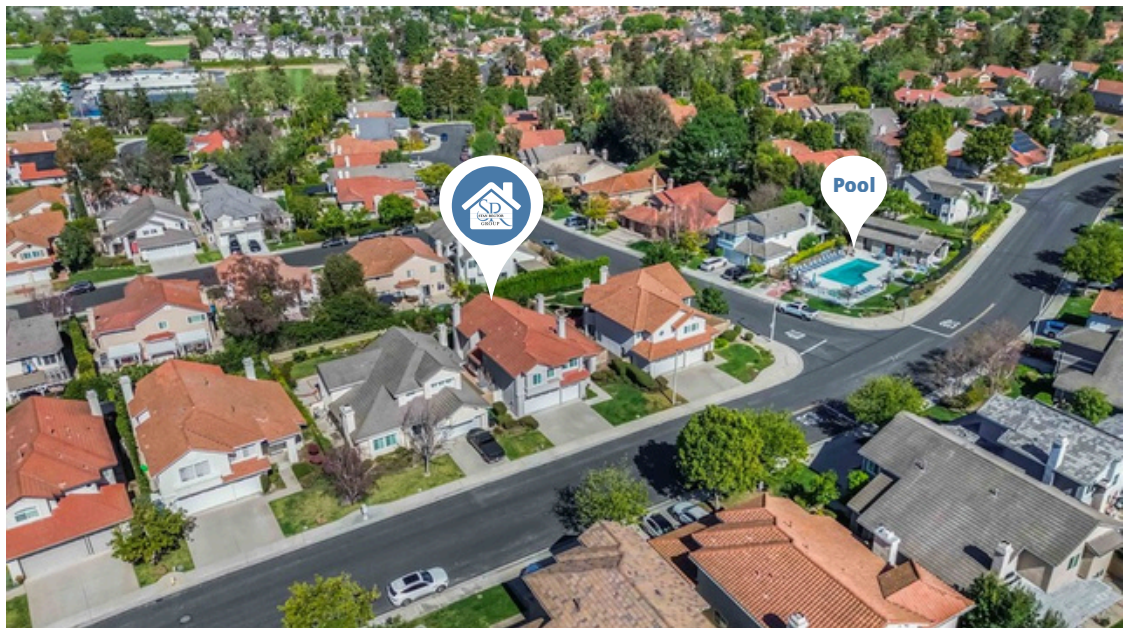
- Well cared for and manicured landscaping
 - Large grassy area
 - Roses, hydrangeas and herb area
 - Meyers lemon tree and Mexican lime tree
- Sprinkler and drip system
 - Orbit b-hyve Wi-Fi enabled water station
- Drainage throughout backyard
- Landscape and cafe lighting
 - Professional grade low voltage lighting
 - Kichler automatic timer

FUN IN THE SUN

Just moments from your front door, the community pool, spa, and newly renovated cabana offer a true extension of your living space. Residents and their guests can enjoy cooling off on warm days, hosting casual poolside gatherings, or unwinding with a relaxing evening soak in the spa. Whether it's a weekend pool party or a quiet night under the stars, this nearby amenity provides convenience, connection, and a resort-like lifestyle just steps from home.



50 yards from
your front door





REGIONAL ACCESS & DESTINATIONS

- 23 and 118 Freeway access – Flexible commuting options to Los Angeles, Santa Barbara and everywhere in between
- Metrolink Moorpark Train Station – an easy alternative to freeway driving when traveling to destinations such as Ventura, Santa Barbara, Burbank and Los Angeles
- Within 30-75 minutes to Burbank Airport, Santa Barbara Airport and LAX
- Approximately 30–35 minutes to Malibu and Pacific Coast Highway beach access
- Approximately 60 minutes to Los Angeles where activities and sports are endless
- Approximately 90 minutes to wine country in beautiful Santa Barbara, Solvang & Santa Ynez
- Within 3 hours of Big Bear, Palm Springs, San Diego and San Luis Obispo
- Multiple hiking trails (for all levels) in all neighboring mountains
- Close proximity to the Ronald Reagan Presidential Library in Simi Valley
- Close proximity to Pepperdine University, USC, UCLA, UCSB, Cal State Northridge and Cal State Channel Islands
- Moorpark College (including Exotic Animal Training & Teaching Zoo)
- California Lutheran University – Theatre, concerts, and public programs
- Thousand Oaks Civic Arts Plaza – Theatre, concerts, and public programs



LOCAL PARKS & SCHOOLS



- Mountain Meadows Elementary School ~ 0.3 miles
- Moorpark Middle Schools ~ 1.7-2 miles
- Moorpark High School ~ 0.5 miles



- Tierra Rejada Park ~ 0.3 miles
- Mountain Meadows Park ~ 0.5 miles
- Arroyo Vista Community Park ~ 1.2 miles



PARKS

Arroyo Vista Community Park
 Campus Canyon
 Campus Park
 College View Park (Dog Park)
 Community Center Park
 Country Trail Park
 Glenwood Park
 Magnolia Park
 Mountain Meadows Park
 Mammoth Highlands Park
 Miller Park
 Monte Vista Nature Park
 Peach Hill Park
 Poindexter Park (Skate Park)
 Tierra Rejada Park
 Veterans Memorial Park
 Villa Campesina Park
 Virginia Colony Park
 Walnut Acres Park

19
Parks

14
Schools



SCHOOLS

14 Public District Schools
 4 Preschools
 6 Elementary Schools
 3 Middle Schools
 1 High School



1 Community College

Moorpark
 Life can be this good

LIFE ON ALDER GROVE



Neighborhood Vibe

Driving into the neighborhood always feels safe, quiet, and secure. There is an overwhelming sense of comfort — grounded, warm, and settled. Day or night, it always feels like coming home.



Climate Advantage - Naturally Cooler

Moorpark benefits from a coastal airflow corridor coming up through Camarillo. While neighboring valleys can become quite warm in summer, Moorpark often enjoys cooler temperatures. Evenings are comfortable and breezy.



Immediate Neighborhood Amenities

- Recently renovated neighborhood Pool & Cabana – Just 50 yards from the front door.
- Walkable to neighborhood that has great trick or treating and has been deemed Moorpark's Candy Cane Lane at Christmas. Wonderful to walk through sipping hot chocolate.
- Easy neighborhood parking – Ample guest parking throughout the community.



Walkable Daily Living

- Vons grocery store
- Dining Favorites: Taqueria Jalisco Mexican Grill, Lemmo's Grill and YoFrutii Frozen Yogurt
- Tennis and pickleball courts, many local parks
- Dog-friendly streets and walking routes



Dining & Local Rituals

- Enegren Brewing Company – Popular brewery and gathering spot.
- The Alley – Dining and local shops.
- Revitalized High Street – Walkable downtown core with growing energy.
- New Moorpark Library – under construction, signaling civic investment & growth.



Seasonal & Agricultural Charm

- Underwood Family Farms – Pumpkin patches, harvest festivals, and seasonal family activities.
- Strong agricultural roots that preserve Moorpark's small-town character.



Pets

- Arroyo Vista Vet and Veterinary Specialty & Emergency
- Theresa's Country Feed & Pet
- Pet Food Express – self wash for pets



Shopping

- Thousand Oaks Mall
- Westlake Promenade
- Simi Valley Mall
- Camarillo Outlets

home
sweet home

FAVORITE THINGS

This home has been our foundation and our special place for the past 23 years. Moorpark, and this neighborhood in particular, gave us the opportunity to raise our four children surrounded by wonderful memories. From pool and pizza parties at the community pool, to 3rd of July fireworks at Arroyo Vista, to countless seasons of sports—soccer, softball, volleyball, and field hockey—this community has been the backdrop for so many meaningful moments. And of course, we can't forget the simple pleasures of walking down to the local shopping center for Mexican food at *Taqueria* and *Yo Fruitii* for dessert!

From the very first time we stepped into this house, we were in awe of the grand openness, vaulted ceilings, and the beautiful flood of natural light. We just knew this was the home for us. Over the years, we made the space our own. We turned the "formal dining room" into a home office—something that felt ahead of its time long before home offices became essential in 2020. Interestingly, the family before us even used it as a homeschool room! We always appreciated having the dining area open to the family room, which created a comfortable and natural gathering space for everyday life.

One of the things we loved most about this layout was that everyone could be on the same floor. Our bedroom sits on one side of the home, with the other three bedrooms on the opposite side—close enough to feel connected, yet with just the right amount of separation.

Designing the backyard became one of our favorite projects. The café lights, river rock, and carefully chosen plants created a space where we could relax and unwind. We often found ourselves watching the garden closely—hoping for just the right balance of sun and rain so everything would bloom beautifully and fill the air with fragrance while we sat by the fire enjoying peaceful evenings.

We've experienced many seasons of life here, and we will miss what we built within these walls. Now it's your turn to make this home your own. We hope you enjoy the ideas and possibilities this home offers as much as we have enjoyed transforming and updating it over the years. While we will miss Moorpark and this home dearly, we leave with wonderful memories, full hearts, and genuine happiness for you, the next homeowners who will create your own story here.

The Mansmanns



ADDITIONAL UPDATES

Interior

- Newer dual zoned HVAC system including A/C units and duct work
- NEST Thermostats for controlled temperature
- New luxury vinyl plank flooring throughout
- Newer Milgard Tuscany Series double & triple pane windows; sliding glass doors
- Remodeled bathrooms with custom tile, luxe vanities, soft-close drawers & doors and new fixtures
- Plantation shutters in secondary bedrooms
- Recessed lighting
- Light switches on dimmers; outlets with USB built in

Exterior

- New exterior paint
- New rain gutters
 - Oversized professional-grade aluminum
 - Integrated UV resistant powder-coat finish
 - Scratch resistant coating and fade-resistant

Garage

- Newer garage doors
- Built in cabinetry and overhead storage in 3 car garage
- Wall-mounted LiftMaster 8500W jackshaft garage door opener
 - Built-in Wi-Fi for myQ app control
 - 24v DC motor for quiet operation
 - Automatic deadbolt lock, and a battery backup
 - 2 wireless openers and integrated key pad opener

Sherwin Williams Color Palette:

SW 9169
Chatura Gray

Exterior

SW 6072
Versatile Gray

Exterior

SW 7029
Agreeable Gray

Interior

