

Property Highlights – 2302 Panda Place, Ventura

- First time ever on the market – original owner since 1978
- Located in the highly desirable Bristol Bay neighborhood of East Ventura
- Quiet cul-de-sac location
- 3 bedrooms, 2.5 bathrooms, approximately 1,786 sq. ft.
- Expansive 8,712 sq. ft. lot (nearly 1/5 acre) – one of the largest in the neighborhood
- Large backyard with 4 mature, high-yield avocado trees
- Plenty of space for a pool, garden, greenhouse, lawn, or outdoor entertaining
- Spacious bedrooms, including a generously sized primary suite
- Oversized two-car garage with built-in storage and work area
- Original development plans included with the sale
- Convenient access to Highways 101 and 126

Major Updates & Improvements

- New exterior paint, landscaping, house numbers, mailbox, and lighting (2026)
- Approximately 80% of exterior wood replaced and refreshed
- New redwood fencing with hidden side gate (2026)
- Luxury waterproof vinyl plank flooring throughout main living areas and bathrooms
- New carpet and upgraded padding upstairs and on stairs
- Updated bathrooms with new fixtures, toilets, lighting, and finishes
- Updated kitchen with LED lighting, granite composite sink, Moen faucet, and garbage disposal
- New interior paint and updated hardware throughout
- Dual-pane replacement windows and upgraded sliding glass door
- Roof replaced in 2005/2006
- Covered patio with lighting and power outlets
- Insulated garage door with quiet opener
- Updated fireplace and modern LED lighting throughout
- HVAC serviced and maintained, including heater motor replacement

Why You'll Love It

- Exceptional pride of ownership
- Move-in ready with extensive upgrades
- Rare oversized lot in a peaceful neighborhood
- Established fruit-producing avocado orchard
- Flexible outdoor space with endless possibilities
- A truly special home that has been lovingly cared for nearly 50 years