

3310 Foothill Rd, Ventura, CA

Features of the Property

- Solar power with battery backup
- AC in both houses
- Fence and gated entry in front and RV pad
- Irrigated landscape on timers
- Separate Instant hot water heaters on each house (Main house - recirculation for instant hot water)
- Ring cameras around the outside of the entire property with doorbells at all entrances
- Front gate and garage doors all connected to Chamberlain MyQ for remote access
- Outside front fence and near shed - heritage poinsettias that bloom beautifully red at holidays
- Both Houses - Whole House Life Source Water Filtration System
- Both houses - Gutters with leaf protection screens
- Main house - Motorized (rechargeable battery) shades in living room
- Main house - Plantation shutters on bedroom windows
- Main house - Outside upper lights on switches or timers for holiday lights and outdoor lights
- Main house - Heated tile floors in master bath
- Main House - Electric fireplace
- Main house - Original transom windows above sliders in main house
- Guest House - Sauna, shower, and soaking tub
- Guest House - Full kitchen with Bertazzoni appliances & Zephyr wine refrigerator
- Guest House - Composite decking around guest house
- Guest House - Queen-size Murphy bed pull-down
- Guest house - Motorized (rechargeable battery) shades
- Guest house - Heated tile floors in bathroom
- Guest house - Outlet in eaves on timers for holiday lights
- Guest house - Lumary color-changing lights in eaves and under railing
- Garage - 3 car garage
- Garage - Epoxy floors
- Garage - Clopay garage doors with glass door facing backyard
- Garage - Custom cabinet storage
- Garage - Slat wall storage with 4 bike hooks
- Garage - 3 EV chargers (1 in each area)
- Backyard - Built-in Black Earth grill and smoker combo
- Backyard - Custom grill area with leathered granite countertop, fridge, and stainless steel drawers
- Backyard - Fire pit with built-in concrete benches
- Backyard - Trash, recycling, and yard debris in hidden gated area
- Backyard - Outdoor lighting in landscape on timers in backyard

- Backyard - Turf in backyard
- Backyard - Beautiful mature Chinese lantern tree planted in the 50's
- Front yard - Happy hour orchard with fruit trees and avocados
- RV pad - Filtered soft water for RV fill
- RV pad - Filtered soft water at gate to wash cars
- RV pad - Electricity for holiday lights near sprinkler controls
- RV pad - 30amp power outlet
- RV pad - Secure RV storage behind large swing gate (owners had 25 foot RV)

Improvements Made in Past 6 years

- 2025 - Solar Panels and battery backup
- 2021 - Completed guest house addition and garage expansion from 2 to 3 car garage
- 2021 - Both roofs completed
- 2021 - Added RV pad with 30 amp electrical hookup
- 2021 - Installed whole-house Life Source water filtration and softening
- 2021 - Installed new driveway pavers on Agnus/Garage side
- 2021 - Replaced sewer main from main house to street
- 2020 - Added Tuff Shed with electricity and ocean view window

Furnishings that Stay with the Property

- Outside ping pong table
- Outside 4 bar stools by grill
- Outside 4 bar stools by ADU
- Outside long table with 12 chairs
- Guest house oak table in banquette
- Guest house bar stools under counter
- Main house bar stools at kitchen counter
- Main house washer and dryer
- Both houses - kitchen appliances
- Garage refrigerator

Negotiable Furnishings

- TV in guest house
- TV in main house living
- Sectional in main house living area
- Green bar cabinet in main house dining area
- Orbi mesh network WiFi system for coverage of entire compound