



Welcome to  
**254 Loma Drive**  
Camarillo, CA 93010

Please scan for video!





# Magnificent Opportunity!

Discover the charm and potential of this 1939 gem discreetly tucked in a serene unincorporated spot of the gorgeous Camarillo Heights area. This unique property spans over a half-acre of (mostly) flat, usable land, offering endless possibilities to the creative homeowner, hobbyist, homesteader or investor.

With a total combined living space of approximately 1689 square feet, the main house provides for most of that, while the separate studio/guest house offers an additional cozy cute living space with its own bathroom. In the main home you will find a lovely entry, comfortable living room, 2 bedrooms, 2 bathrooms and behind a set of french doors is a den/bonus room with its own door to the exterior (could be a wonderful office!). The large kitchen with dining area is a great space for all to gather. The kitchen is bathed in natural light from a large window over the sink plus a wonderful skylight. The home is cooled naturally with open windows and a refreshing crossbreeze and heated by an efficient electric wall heater. The guest house/studio is a little more than 300 sq ft, with a vaulted ceiling, large closet and its own bathroom. It too, is heated by wall heater and is cooled by ceiling fan.

The property benefits from a fully owned solar system, reducing your environmental footprint and energy costs. The waste is managed by a septic system.

Southern California weather allows us to live & dine outdoors for most of the year and you will LOVE the incredible deck in the backyard. It's huge! Dine al fresco, have a BBQ plus a firepit plus all your favorite patio furniture...there is plenty of room! Now let's talk about the rest of the backyard! At the end of nearly 250 feet of gravel driveway you can get your creative juices flowing out in the workshops! Initially this was a 32x18 carport but has transformed into 2 workshop spaces to be filled with whatever your heart desires. Need more storage? No problem! Two storage sheds come with the property as well.

The land here offers a ton of potential. If you are looking for a family compound, this may be the home for you. You have the space to split or expand. Imagine building additional dwelling units (ADUs) or another single family home or splitting the lot to maximize your investment. Surrounded by multimillion-dollar homes any additional improvements you make will be a great investment.

The property boasts an array of mature trees, including seven avocado trees, bringing a touch of nature and the potential for fresh, home-grown produce.

This property isn't just a home; it's a canvas for your lifestyle or investment dreams. Whether you're drawn by the eclectic neighborhood, the quiet and expansive lot, or the potential for development, this Camarillo Heights treasure awaits your vision.

<http://www.254LomaDrive.com>







# Features & Upgrades

Built in 1939, Owned since April 1969

Single story home with studio/guest house

1,689 sq.ft. of total combined living space

Main house approx 1382 sq.ft. with 2 large bedrooms, 2 bathrooms

Guest house/studio approx 307 sq.ft. with 1 bathroom

22,853 sq.ft. lot (1/2 acre) measures about 76 ft. wide by 299 ft. deep

Located within an unincorporated area of Camarillo

Some farm animals allowed

Potential for lot split

Potential for additional dwelling units

Owned solar panel system (2001, added panels 2012 & 2015)

Vinyl privacy fence (2007)

Milgard lifetime warranty kitchen window (2016)

Replaced natural gas line from meter to house & through attic to all fixtures (2021)

Abandoned septic tank filled in & new tie in installed (2021)

Bathroom remodel (2020)

8x8x9 backhoe leach pit installed (2006)

Pea gravel driveway (2009)

New wall furnace (2017)

40-gal water heater (2020)

Reroof over back of house + 2 skylights (2019)

New carport roof & small house roof repair (2017)

Hydrojetted kitchen line via cleanout (2023)

West facing living room with large window

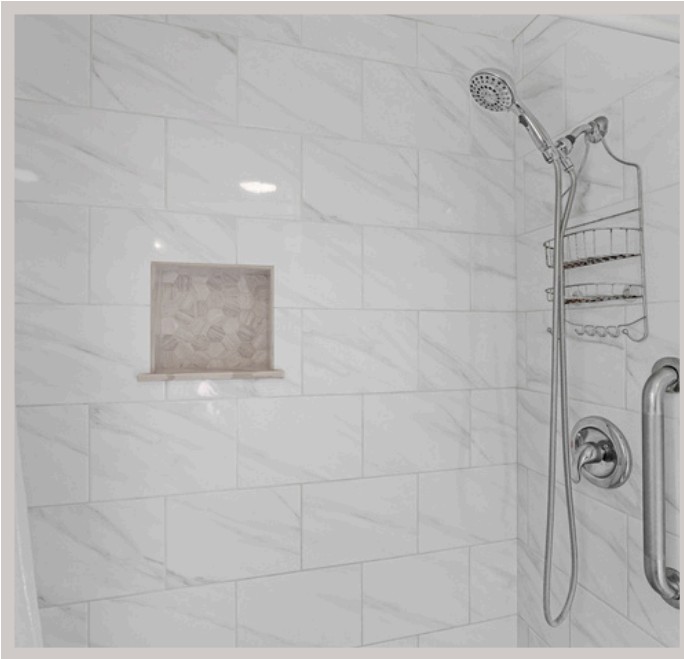
Exceptional location

Mountain views

Many mature trees including approx. 7 avocado trees

Fridge included, washer/dryer negotiable

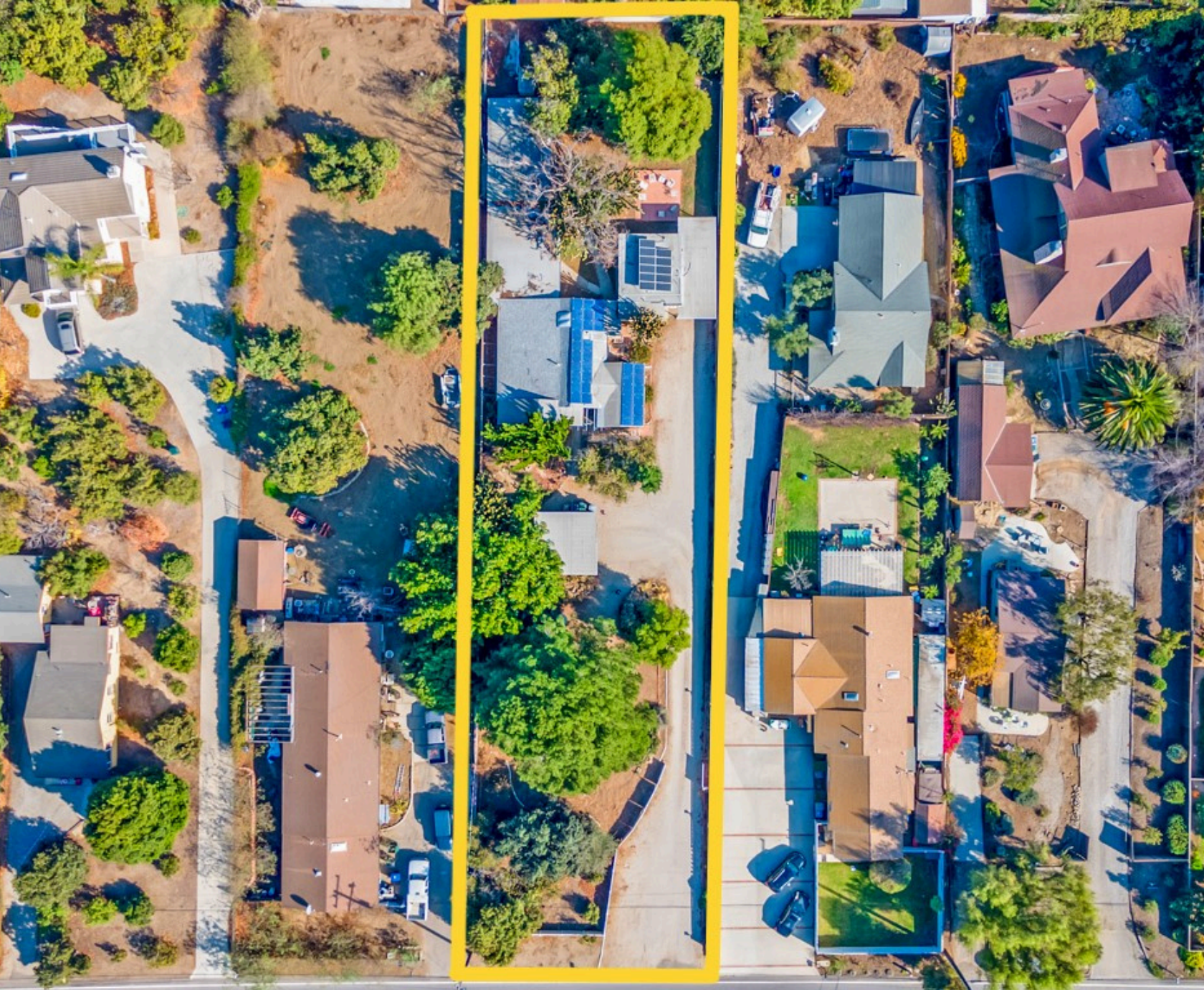












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