Paul Sessum
01456020
818-395-0518



$849,000

Bedrooms: 3
Bathrooms: 2

EXTRAS:
Bonus Room
Granite Counters
Living Space: 1,268 sq ft
Lot Size: 11,099 sq ft

3091 Camino Graciosa, Thousand Oaks, CA 91360

Description

Perched on a gentle elevation that catches golden morning light out front and rewards you with sweeping, panoramic sunsets across the private backyard, 3091 Camino Graciosa delivers an authentic Southern California lifestyle in one of Thousand Oaks' most established and enduring neighborhoods. This address represents a rare opportunity to secure an elevated setting anchored by long-term community roots and unmistakable pride of ownership. Adding to the neighborhood's longstanding stability is its premier civic infrastructure, situated within the renowned Conejo Valley Unified School District with close proximity to Thousand Oaks High School, nearby, walkable, elementary campuses, and California Lutheran University just five minutes away. These foundational educational anchors have underpinned the area's desirability, sustained property values, and generational stability for decades. Beyond the home's immediate charm, the expansive lot presents extraordinary future flexibility. The generous grounds offer prime potential to accommodate a detached Accessory Dwelling Unit (ADU)—creating a compelling avenue to maximize property value, generate passive rental income, or provide private, independent living space for a loved one. Everyday convenience integrates seamlessly into your daily rhythm, with an easy stroll to Trader Joe's, local eateries, and neighborhood services at University Shopping Center. Active outdoor recreation sits right outside your door: walk down the street to the expansive Thousand Oaks Community Center for tennis, basketball, and community programming, or drive just five minutes to Wildwood Regional Park to explore 14 scenic trails leading to Paradise Falls. Evenings and entertainment are equally effortless, with dining and movies at The Oaks Mall and AMC theater less than ten minutes away, while direct access to Highway 23 and the 101 freeway makes travel across Ventura and Los Angeles counties frictionless. Offering an exceptional combination of scenic vistas, lot potential, recreational vitality, and foundational neighborhood stability, this property is a standout Conejo Valley offering. Welcome home to Camino Graciosa.







360°

To View the Virtual Tour of this property please visit