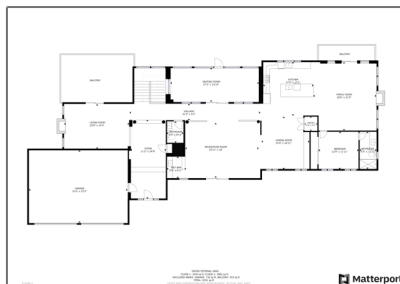


Residential For Sale

5,443 Sqft - 40 Saddlebow Road, Bell Canyon,
California, 91307



Basic Details

Status: **Active**

Listing Type: **For Sale**

Property Type: **Residential**

Property SubType: **Single Family Residence**

Price: **\$3,289,000**

Price Per Square Foot: **\$604**

Square Footage: **5,443 Sqft**

Lot Area: **1.12 Sqft**

Year Built: **1991**

View: **Mountain(s)**

Bedrooms: **5**

Bathrooms: **5**

Bathrooms (Full): **4**

Bathrooms (1/2): **1**

Country: **US**

State: **California**

County: **Ventura**

City: **Bell Canyon**

Features

✓ View: **City Lights, Mountain(s), Panoramic, Hills, Canyon**

Association: **1**

Senior Community: **0**

✓ Common Walls: **No Common Walls**

Stories: **2**

✓ Community Features: **Hiking, Horse Trails, Foothills, Biking**

✓ Pool: **In ground, Private, Waterfall**

✓ Amenities: **Tennis Court(s), Clubhouse, Hiking Trails, Horse Trails**

Attached Garage : **1**

✓ Parking

✓ Parking: **Paved, Garage Door Opener, Garage - Two Door, Garage, Driveway Down Slope From Street, Garage Faces Front**

✓ Fireplace: **Living room, Family room**

✓ Lot Features: **Sprinkler System, Landscaped**

Zipcode:	91307	✓ Fence:	Wood
Listing ID:	SR23162699	✓ Security:	Gated community, Gated with guard, Gated With Attendant, Fire Sprinkler System
		✓ Patio:	Patio, Patio Open, Enclosed, Stone, Tile
Entry Level:		1	
		✓ Laundry:	Individual Room, Dryer Included, Washer Included
		✓ Room Type:	Separate Family Room, Walk-in Closet, Kitchen, Laundry, Walk-in Pantry, Main Floor Bedroom, Utility Room, Jack & Jill, Bonus Room, Primary Suite, Primary Bathroom, Primary Bedroom, Two Primaries
		✓ Roofing:	Tile
		✓ Flooring:	Tile
		✓ Window Features:	Double Pane Windows
		✓ Entry Location	
		✓ Property Condition:	Updated/remodeled
		✓ Exterior Features:	Barbecue Private
		✓ Interior Features:	High Ceilings, Open Floorplan, Pantry, Vacuum Central, In-law Floorplan, Balcony, Ceiling Fan(s), Living Room Balcony, Bar
Main Level		2	
Bathrooms:			
Main Level Bedrooms:		1	
		✓ Heating System:	Central, Forced air
		✓ Cooling System:	Central Air
		✓ Water Source:	Public
		✓ Sewer:	Public Sewer



Appliances:

Dishwasher, Disposal,
Double Oven, 6 Burner
Stove, Gas Range,
Microwave, Refrigerator,
Gas Oven, Barbecue, Gas
Cooktop, Range Hood,
Trash Compactor



Accessibility
Features:

Customized Wheelchair
Accessible, Grab Bars In
Bathroom(s), Ramp -
Main Level

MLS [Addon](#)

Association Fee Frequency:	Monthly
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Zoning:	RE1AC
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Parcel Number:	8500032115
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Lot Size Square Feet:	48,787
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TaxAnnualAmount:	\$0
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Association Fee:	\$285
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RoomKitchenFeatures:	Kitchen Island, Remodeled Kitchen, Self- closing Cabinet Doors, Kitchen Open To Family Room, Self-closing Drawers, Walk-in Pantry, Butler's Pantry
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RoomBathroomFeatures:	Separate Tub And Shower, Soaking Tub, Walk-in Shower, Remodeled, Bidet, Double Sinks In Bath(s), Dual Shower Heads (or Multiple), Main Floor Full Bath, Double Sinks In Primary Bath
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Garage Spaces:	1
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High School:	Arlington
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High School 2:	Arling
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Middle Or Junior School:	Miller
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High School District:	Las Virgenes
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Levels:	Two
<div>✓</div> EatingArea:	Dining Room, In Kitchen, Family Kitchen
Taxes:	\$0
Guest House SqFt:	0
Approx Lot SqFt:	0
<div>✓</div> Special Listing Conditions:	Standard
Virtual Tour URL Unbranded:	Click Here

Agent [Info](#)



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