



★
PARDEE
— PROPERTIES —

2661 Ladera Road
Ojai, CA

Say *hello!*

pardeeproperties.com

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#1 sales team in
Los Angeles

\$5.4⁺ billion
all time sales

3,190⁺ homes sold
since 2005

Ranked
#59 largest woman-owned
business in Los Angeles

1,229⁺ 5-star
reviews



ojai vineyard estate on 40 acres ★

2661 Ladera Road  Ojai | single-family



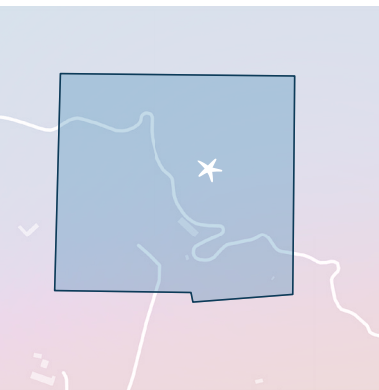
~ 4,100 sq. ft. living
~ 40 acre lot



3 bed



2.5 bath



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2661 Ladera Road

Ojai, CA

- 40 acres in a private, natural setting yet close to town
- Single story Tuscan country custom villa with terracotta tile roof and hand painted plaster inside and out
- Panoramic views from every room
- Gardens, orchards and vineyards surround the house (all low water)
- Solar heated 14 ft deep infinity pool and spa overlooking the Ojai Valley
- 2000 bottle custom wine cellar
- Private, abundant well which has proved resilient through the last drought
- One of the few homes with a complete water system and real water security in the Ojai Valley
- Active solar hot water, low agricultural rates for electricity
- Fireproof eco block construction
- Level building site for proposed guest house and guest Barn (agro building) with geo-technical report and soil test for septic system
- Newly built connections between three separations of the house & a grand entry tower
- Newly paved from bridge to driveway and all of Ladera Road (90% community funded)
- Extensively rehabilitated, robust and reliable water system, new water tanks
- Combination solar-active electric hot water with recirculation
- All new pool mechanicals & new pool retaining wall
- New pool gates and pet/security fencing around the pool side of the house
- New drainage on both sides of the house (no issues through major rains last two years)
- New dry garden, shade trees and paths
- Circular lavender garden and olive orchard with new roads & fencing.
- 2 Syrah vineyards.
- LED landscape lighting around property
- Wine cellar complete with custom shelving for 2000 bottles & new refrigeration
- New & more powerful heating/cooling units in the kitchen, great room & media room
- New sink, screens and shelving in garage
- Whole house speaker, high speed internet
- New ADT Security System
- 240 Grosso Lavender plants, products: lavender bouquets, buds, hydrosol and essential oil.
- 30 Pixie Tangerine trees
- 400 Syrah vineyard vines, with 200 bottles of 2019 Syrah ready for labels
- 60 Olive trees
- And a few: pomegranate, meyer lemon, lemon, lime, persimmon, guava, walnut, goji, valencia orange, grapefruit, kumquat.

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