

The following is an example of a personalized neighborhood search.  
A woman (we changed her name to Lisa) is moving to the Conejo Valley with her husband and baby on the way.

She's looking for a single family home that's move in ready with an open-concept and private pool. With a new baby, her number one priority was to be in a neighborhood that caters to families and young kids.

Based on her answers, I narrowed it down to the 7 neighborhoods that fit into her home search. Once you fill out the questionnaire, I'll be able to do the same for you.

To: Lisa  
From: Michael Rice

Hi Lisa,

Thanks for reaching out! I know there's a lot of ground to cover in the Conejo Valley. I'm excited to help you cross some of the unwanted neighborhoods off your list and start honing in on the ones that feel right.

Take a look at these 7 neighborhoods and let me know what you like and don't like about each one. This will help define a baseline of what's out there that offers what you're looking for and fits in your price range.

As you start to really define what you like and don't like about certain neighborhoods, I'll be able to further help you tweak your search and find the neighborhoods that work best for you.

### [Three Springs](#) | Westlake Village

This is one of our most popular kid friendly neighborhoods. It's known for all the kids and the big annual Halloween party. Plus, there's a park in the middle of the neighborhood too. This will check off a lot of your boxes including the age of the 1980s construction.

The biggest challenge will be staying within your budget. Ten homes have sold under \$1.35 this year so it is possible, but at that price they likely need some updating.

### [Chambord/Regency](#) | Oak Park

Similar to Three Springs in terms of kids and the Halloween party, this is another one of our top kid friendly neighborhoods. The homes are newer (2000s) so the plans are more open with large kitchens that flow into the family room. The downside is the yards are on the smaller size. Many have a pool and grass area, but don't expect it to be huge. Overall, I'd consider it an excellent option.

### [Sterling Oaks Ranch](#) | Oak Park

This is a smaller community in Oak Park. Nice layouts built in the 80s. Kid friendly neighborhood, but not as many homes as Chambord/Regency.

### Oak Park Honorable Mentions

These are a couple of popular neighborhoods right next to a great park. The homes are smaller though, so they may not work for you. But, they're well within your budget so I figured I'd jot them down:

[Monte Carlo](#)

[Bent Tree](#)

### [Lang Ranch Tract](#) | Thousand Oaks

Lang Ranch is made up of several neighborhoods and is generally recognized as the best area within Thousand Oaks. The schools are excellent and students are assigned to Westlake High School (one of our best) rather than Thousand Oaks High School (still good, but many parents prefer Westlake High). You get more for your money in Lang Ranch compared to Westlake Village and Oak Park. The Lang Ranch tract is the best one. Nice open plans. However, yards tend to be smaller.

### [Brock Collection](#) (Lang Ranch) | Thousand Oaks

This neighborhood is just a little older than the Lang Ranch Tract, but you tend to get a bigger yard. May need some updating too, but they're open with high ceilings and well within your budget.

### [Rancho Conejo](#) | Thousand Oaks West

This is a popular neighborhood further down the 101. It's large (about 1k homes) and has a lot of the things you're looking for - kids, newer construction, open concept. The downside is that it's not as close to the more favored amenities like some other neighborhoods. But you do get a lot more for your money.

I hope this is helpful and starts to point your search in the right direction! I look forward to hearing from you.

Michael Rice

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