

\$875,000 - 3335 Amarillo Avenue, Simi Valley

MLS® #224004879

\$875,000

5 Bedroom, 3.00 Bathroom, 1,732 sqft
Residential on 0 Acres

Alpine (Texas)-101 - 101, Simi Valley,

Wow! RARE Opportunity! How would you like to buy a home that pays for itself every month? This home has an ADU that currently rents on average through Air BnB for thousands a month! TRULY a one of a kind opportunity! As you drive up to the property you will notice the beautiful curb appeal in the front with drought friendly turf lawn! The main residence is upgraded with a gorgeous kitchen with updated quartz countertops complimented by a huge custom walk-in pantry! Nice open floorplan in the living area with cozy fireplace and attached den/additional bedroom! Newer paint throughout most of the main residence with newer carpet as well! Upgraded master bath with custom dual shower and dual separate vanities! Additional upgrades for the main residence include newer AC/Furnace, ceiling fans, AC wall units and heat pump w/splitters added in addition to the central AC system, drought friendly turf in the front and backyard, backyard storage shed, and custom backyard soaking tub to enjoy a glass of wine at night while relaxing and looking at the stars. Large backyard perfect for entertaining family and friends plus room for adding a pool. Seller is willing to sell the property with the fully furnished Air BnB's for a turn key operation if you wish to continue the business! Or maybe you would want to want to use the ADU as a rental? Or an in-law suite? Or a home office with private entrance? There are so many opportunities here with this property that is located in the highly desired Texas Tract! You



could also simply convert this home back to the original floorplan and still have the ADU with its own bath for a rental! Possible 6 bedrooms here with the add-ons! Close to schools, shopping, golf course, and much more... Come see today!

Built in 1964

Essential Information

MLS® #	224004879
Price	\$875,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,732
Acres	0.19
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Eric Corbin
Listing Office	California Preferred Realty, Inc.

Community Information

Address	3335 Amarillo Avenue
Area	SVE - East Simi
Subdivision	Alpine (Texas)-101 - 101
City	Simi Valley
County	Ventura
Zip Code	93063

Amenities

Parking Spaces	2
Parking	Driveway
# of Garages	2
Garages	Driveway
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Back Yard, Drip Irrigation/Bubblers, Sprinkler System, Yard
Construction	Stucco

Interior

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, All Bedrooms Down
Appliances	Double Oven, Dishwasher, Gas Cooking, Disposal, Gas Water Heater, Range Hood
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	December 6th, 2024
Days on Market	11
Zoning	RM-3.7-8
Short Sale	N
RE / Bank Owned	N

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