

\$399,900 - 2731 Erringer Road # 79, Simi Valley

MLS® #224004941

\$399,900

1 Bedroom, 1.00 Bathroom, 724 sqft
Residential on 0 Acres

Canyon Club Villas-370 - 1003932, Simi Valley,

2731 Erringer Rd Unit 79, located in the Canyon Club Villas of Simi Valley, is a charming 1-bedroom, 1-bathroom condominium offering 724 square feet of well-designed living space. Built in 1990, this unit is part of a beautifully maintained Gated community that blends comfort and convenience. Upon entering, you are welcomed by an open-concept floor plan with dining and living rooms that maximizes natural light and creates a warm, inviting atmosphere. The living area is equipped with brand new flooring, fireplace, and has a slider to your private patio. Adjacent to the living room, the kitchen boasts a brand new stove and microwave, ample cabinetry, and countertop space with breakfast bar. The generously sized bedroom features large windows, offering abundant natural light and a tranquil retreat with large mirrored closets. The bathroom is well-appointed with shower over tub concept. Additional highlights include in-unit laundry hookups and ample storage options throughout the home. Residents of this community enjoy access to a range of amenities, including a sparkling swimming pool, hot tub, and meticulously landscaped common areas that provide a peaceful setting for outdoor relaxation. The unit also comes with an assigned parking space and one car private garage space for added convenience. Located in a prime area of Simi Valley, this property is near shopping centers, parks, restaurants, and freeway



Built in 1990

Essential Information

MLS® #	224004941
Price	\$399,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	724
Acres	0.02
Year Built	1990
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Jonathan Palacios
Listing Office	eXp Realty of California Inc

Community Information

Address	2731 Erringer Road # 79
Area	SVW - West Simi
Subdivision	Canyon Club Villas-370 - 1003932
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Parking Spaces	2
Parking	Garage, One Space
# of Garages	1
Garages	Garage, One Space
Has Pool	Yes
Pool	Association, In Ground

Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, Breakfast Bar
Appliances	Dishwasher, Disposal, Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air

Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	December 12th, 2024
Days on Market	109
Zoning	RMOD-9.9
Short Sale	N
RE / Bank Owned	N

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