

\$925,000 - 1661 Branch Avenue, Simi Valley

MLS® #224004982

\$925,000

4 Bedroom, 2.00 Bathroom, 1,885 sqft
Residential on 0 Acres

Madera Hills-137 - 1000482, Simi Valley,

Motivated sellers. Welcome to Madera Hills. This home is in a serene neighborhood that backs up to Quail Ranch's Avocado Grove, with views of rolling hills of the grove and the top of Mt. McCoy. This beautiful home offers dual primary bedrooms one downstairs and one upstairs. It has been completely updated. It has a newer roof. The air ducts and AC/furnace have been replaced. There is a newer tankless water heater. The interior and exterior have been newly painted. There is new flooring all throughout the home. The kitchen has been updated with newer appliances and butcher block counters. The windows are dual pane. The landscaping has customized concrete surrounded by beautiful plants and avocado, lemon, and lime trees. The RV access is oversized. Enjoy the quiet backyard that offers an extra large patio with vinyl patio cover, great for entertaining. The backyard also has a 50 amp circuit breaker for a spa or your own customized barbecue set up. There are great hiking trails nearby.



Built in 1976

Essential Information

MLS® #	224004982
Price	\$925,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	1,885
Acres	0.26
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Lia Arnold
Listing Office	The ONE Luxury Properties

Community Information

Address	1661 Branch Avenue
Area	SVW - West Simi
Subdivision	Madera Hills-137 - 1000482
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Parking Spaces	5
Parking	Concrete, Door-Single, Garage, Garage Door Opener, RV Access/Parking, On Street, Oversized
# of Garages	2
Garages	Concrete, Door-Single, Garage, Garage Door Opener, RV Access/Parking, On Street, Oversized
View	Hills, Orchard, Valley
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Landscaped, Paved, Back Yard, Near Public Transit, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System
Windows	Custom Covering(s), Double Pane Windows, Solar Screens
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Laminate
Interior Features	Separate/Formal Dining Room, Main Level Primary, Cathedral Ceiling(s), Dry

	Bar, Multiple Primary Suites
Appliances	Dishwasher, Disposal, Microwave, Tankless Water Heater, Water To Refrigerator
Heating	Central, Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Raised Hearth, Gas Starter
# of Stories	2
Stories	Two

School Information

District	Simi Valley Unified
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Additional Information

Date Listed	December 17th, 2024
Days on Market	83
Zoning	RM-3.7-8
Short Sale	N
RE / Bank Owned	N

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